

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE - WORCESTER, PA
WEDNESDAY, OCTOBER 19, 2016 - 6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE

INFORMATIONAL ITEMS

PUBLIC COMMENT

- A five-minute limit per person.

PRESENTATIONS

- a) stormwater ordinance
 - The Township Engineer will review and discuss a proposed stormwater ordinance.

OTHER BUSINESS

ADJOURNMENT

UPCOMING MEETINGS

Planning Commission	Thursday, October 27	7:30 PM
Board of Supervisors, Work Session	Wednesday, November 16	6:00 PM
Board of Supervisors, Monthly Meeting	Wednesday, November 16	7:30 PM
Zoning Hearing Board	<i>next hearing date to be confirmed</i>	

All meetings are held at the Worcester Township Community Hall, 1031 Valley Forge Road.

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

Fourth Draft For Review: October 4, 2016

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

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Chapter 129. STORMWATER MANAGEMENT

Article 1. General provisions

§ 129-1. Statement of Findings.

The Board of Supervisors of Worcester Township finds that:

- A. 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. 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.
- B. 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.
- C. 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.
- D. 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.
- E. The aforementioned impacts happen mainly through a decrease in natural infiltration of stormwater.
- F. 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.
- G. Public education on the control of pollution from stormwater is an essential component in successfully addressing stormwater.
- H. Federal and State regulations require certain municipalities to implement a program of stormwater controls. These municipalities are required to obtain a federal permit for stormwater discharges from their separate storm sewer systems under the National Pollutant Discharge Elimination System (NPDES).
- I. Non-stormwater discharges to municipal separate storm sewer systems can contribute to pollution of Waters of the Commonwealth by the Township.

§ 129-2. Purpose.

The purpose of this comprehensive stormwater management ordinance is to promote health, safety, and welfare within Worcester Township by maintaining the natural hydrologic regime and by minimizing the harms and maximizing the benefits described in § 129-1 of this Chapter through provisions designed to:

- A. Meet Water Quality requirements under State law, including regulations at 25 Pa. Code Chapter 93.4a to protect and maintain "existing uses" and maintain the level of water quality to support those uses in all streams, and to protect and maintain water quality in "special protection" streams.
- B. Promote nonstructural Best Management Practices (BMP).
- C. Minimize increases in stormwater volume and control peak flow.
- D. Minimize impervious surfaces.
- E. Manage accelerated runoff and erosion and sedimentation problems at their source by regulating activities that cause these problems.
- F. Utilize and preserve the existing natural drainage systems.
- G. Maintain the pre-development volume of groundwater recharge and prevent degradation of groundwater quality.
- H. Maintain the pre-development peak and volume of stormwater runoff and prevent degradation of surface water quality.
- I. Minimize nonpoint source pollutant loadings to the ground and surface waters.
- J. Minimize impacts on stream temperatures.
- K. Maintain existing flows and quality of streams and watercourses in the Township and the Commonwealth.
- L. Preserve and restore the flood-carrying capacity of streams.
- M. Provide proper operations and maintenance of all permanent stormwater management facilities and Best Management Practices that are implemented in the Township.
- N. Provide performance standards and design criteria for watershed-wide stormwater management and planning.
- O. Provide review procedures, performance standards, and design criteria for stormwater planning and management.
- P. Manage stormwater impacts close to the runoff source, requiring a minimum of structures and relying on natural processes.
- Q. Infiltrate stormwater to maintain groundwater recharge, to prevent degradation of surface and groundwater quality, and to otherwise protect water resources.

- R. Prevent streambank and streambed scour and erosion.
- S. Provide standards to meet National Pollution Discharge Elimination System (NPDES) Permit requirements.
- T. Address certain requirements of the Municipal Separate Stormwater Sewer System (MS4) NPDES Phase II Stormwater Regulations.
- U. Implement an illicit discharge detection and elimination program to address non-stormwater discharges into the MS4.

§ 129-3. Statutory Authority.

The Township is empowered to regulate land use activities that affect runoff by the authority of the Act of October 4, 1978, 32 P.S., P.L. 864 (Act 167) Section 680.1 et seq., as amended, the "Storm Water Management Act"; by the Authority of Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended by Act 170 of 1988, as further amended by Act 209 of 1990 and Act 131 of 1992, 53 P.S. Section 10101; and by the authority of the Pennsylvania Second-Class Township Code.

§ 129-4. Applicability and regulated activities

- A. This Chapter shall apply to all areas of the Township that are located within the Skippack Creek, Wissahickon Creek, and Stony Creek/Saw Mill Run Watersheds.
- B. All construction and development activities that may affect stormwater runoff, including land development and earth disturbance activity, are subject to regulation by this Chapter.
- C. This Chapter shall apply to temporary and permanent stormwater management facilities constructed as part of any of the regulated activities listed in this section. Stormwater management and erosion and sedimentation control during construction activities which are specifically not regulated by this Chapter, shall continue to be regulated under existing laws and ordinances.
- D. This Chapter contains the stormwater management performance standards and design criteria that are necessary or desirable from a watershed-wide perspective. Stormwater management design criteria (e.g. inlet spacing, inlet type, collection system design and details, outlet structure design, etc.) shall continue to be regulated by applicable ordinances, where not specifically identified herein.
- E. The following activities are defined as "Regulated Activities" and shall be regulated by this Chapter except as may be exempt from provisions of this Chapter pursuant to § 129-5:
 - (1) Land development.
 - (2) Subdivision.
 - (3) Prohibited or polluted discharges.
 - (4) Alteration of the natural hydrologic regime.
 - (5) Construction of new or additional impervious surfaces (e.g. driveways, parking lots, etc.)

- which cumulatively exceed one-thousand two-hundred (1,200) square feet in area since the date of adoption of this Ordinance.
- (6) Construction of new buildings or additions to existing buildings which cumulatively exceed one-thousand two-hundred (1,200) square feet of impervious surface area since the date of adoption of this Ordinance.
 - (7) Redevelopment.
 - (8) Diversion piping or encroachments in any natural or man-made stream channel.
 - (9) Nonstructural and structural stormwater management Best Management Practices (BMPs) or appurtenances thereto.
 - (10) Temporary storage of impervious or pervious material (rock, soil, etc.) where ground contact exceeds 5 percent of the lot area or 5,000 square feet (whichever is less), and where the material is placed on slopes exceeding 8 percent.
 - (11) Any activity requiring a Grading and Excavations Permit pursuant to Township Ordinance, 2011-229, as amended.

F. All regulated activities which result in earth disturbance shall comply with the requirements of the Worcester Township Grading and Excavations Ordinance No. 2011-229 (Chapter 81 of the Township Code), as amended.

§ 129-5. Exemptions

- A. Exemption from any provision of this Chapter shall not relieve the applicant from all other applicable requirements of this Chapter, as identified herein.
- B. The following regulated activities, not proposed in conjunction with a subdivision or land development, are exempt from the requirements of this Chapter (except where otherwise identified, herein):
 - (1) Installation of one-thousand two-hundred (1,200) square feet or less of cumulative impervious surface area since the date of adoption of this ordinance.
 - (2) Use of land for gardening for home consumption.
 - (3) Agricultural activities when operated in accordance with a conservation plan, nutrient management plan, or erosion and sedimentation control plan approved by the Montgomery County Conservation District, including activities such as growing crops, rotating crops, tilling of soil, and grazing animals. Installation of new, or expansion of existing, farmsteads, animal housing, waste storage, production areas, or other areas having impervious surfaces shall be subject to the provisions of this Chapter unless exempt pursuant to § 129-5.
 - (4) Forest Management operations following the Department of Environmental Protection's management practices contained in its publication "Soil Erosion and Sedimentation Control Guidelines for Forestry" and operating under an EROSION AND SEDIMENTATION CONTROL Plan approved by the Montgomery County Conservation District and which have Zoning approval from Worcester Township.

- (5) Public road replacement, replacement paving, repaving and/or maintenance, and roadway shoulder improvements. This includes shoulder improvements conducted within the existing roadway cross-section of municipally owned roadways, provided said improvements do not result in the construction of a new lane of travel. However, if the shoulder improvements require an NPDES permit, the proposed work must comply with all the requirements of this chapter.
- (6) Any aspect of BMP maintenance to an existing SWM system made in accordance with plans and specifications approved by the Township.
- (7) Repair and reconstruction of on-lot sewage disposal systems where work is performed in accordance with a valid permit issued by Montgomery County Department of Health.
- (8) Lots that are part of an approved subdivision containing overall subdivision stormwater management facilities, such as detention basins, rain gardens, etc., are exempt from additional individual lot controls if the total quantity of impervious surface area on the lot (existing plus proposed) is equal to or less than that quantity allocated to the lot, in the stormwater management design approved in conjunction with the subdivision.
- (9) Construction or reconstruction of buildings or additions to existing buildings or other impervious surface (regulated activities) is exempt where the following conditions are met:
 - (a) An area of impervious surface is removed from the site so that upon completion of the regulated activity, the total increase of impervious surface area is 1,200 square feet, or less.
 - (b) The area where existing impervious surface is removed pursuant to § 129-5.B.9.a above must be restored with a minimum of six (6) inches of topsoil and permanent vegetative groundcover.
- (10) Grading and Excavations Permit applications (pursuant to Chapter 81 of the Worcester Township Code) where the addition of impervious surface area is 1,200 square feet, or less.
- (11) Lot line adjustment subdivisions are exempt when no increase in impervious surface is proposed.
- (12) No exemption shall be provided for regulated activities as defined in § 129-4.E.8 and 9 of this Chapter.

C.

Any regulated activity in Worcester Township, not proposed in conjunction with a subdivision or land development, creating additional impervious surface area cumulatively in excess of 1,200 square feet (on the "parent tract") but less than 7,500 square feet as identified in table 129-5.1, and satisfying the setback criteria identified in Table 129-5.2 below are exempt from the release rate requirements of this Chapter but are required to submit a Simplified Stormwater Management Site Plan, obtain a Stormwater Management Permit (pursuant to Article IV of this Chapter) and install an infiltration/volume control BMP in accordance with Worcester Township design and construction criteria to be provided by the Township at the time of Permit application. This requirement shall apply to the total development even if development is to take place in

phases. The starting point from which to consider tracts as "parent tracts" is the date of adoption of this ordinance. All impervious surface area constructed after the date of adoption of this ordinance shall be considered cumulatively. Impervious surface area existing on the "parent tract" prior to this date shall not be included in cumulative impervious surface area summation for determination of an exempt regulated activity. Any area designated to be gravel or crushed stone shall be considered impervious surface unless it is part of a designed BMP.

All applicants seeking an exemption of stormwater management requirements based upon criteria contained in § 129-5.B and 129-5.C, and that are required to install an infiltration/volume control BMP in accordance with the Worcester Township design and construction criteria shall at a minimum, submit the documentation identified pursuant to § 129-23 of this Chapter, to the Township for review and approval as a prerequisite to approval of a Stormwater Management Permit and authorization to commence land disturbance activities.

Regulated activities creating impervious surface area greater than the quantities referenced in Tables 129-5.1 and 129-5.2 are NOT exempt from the requirements of this Chapter and shall submit a Stormwater Management Site Plan and Permit application pursuant to Article IV of this Chapter.

- (1) Regulated activities included within § 129-5.C are exempt from certain provisions of this Chapter where the cumulative amount of additional proposed impervious surface area and the location of the impervious surface area conform to the following tables, 129-5.1 and 129-5.2:

Table 129-5.1 - Maximum Exempt Impervious Surface Area

Total Parcel Area (acres)	Maximum Exempt Impervious Surface Area (square feet)
<0.50	1,200
0.50 to 1.0	2,500
>1.0 to 2.0	4,000
>2.0 to 5.0	5,000
>5.0	7,500

- (2) Maximum amount of impervious surface area permitted (pursuant to Table 129-5.1) within a setback (excluding driveway access), measured from the downslope property boundary, shall conform to the following table:

Table 129-5.2 - Maximum Exempt Impervious Surface Area Permitted within the Setback

Minimum Setback* (feet)	Maximum Exempt Impervious Surface Area (square feet) Permitted within the
10	None permitted
20	1,000
50	2,500
100	4,000

200	5,000
500	7,500

* The "Minimum Setback" is defined as that distance between the downslope property boundary (where surface stormwater runoff from the regulated activity crosses that boundary) to the nearest point of the proposed impervious improvements, or the stormwater control structure discharge point, whichever is closer. Setback distances may be adjusted at the discretion of the Township Engineer based upon factors such as topography, surface flow path, soil conditions, and location of structures.

- (3) Projects meeting the exemption criteria established by Tables 129-5.1 and 129-5.2 shall provide an infiltration/volume control facility capable of storing the first 2 inches of rainfall generated by the increase in impervious area. The facility, including all necessary construction details and calculations shall be shown on the Simplified Stormwater Management Site Plan. Tree planting may also be utilized toward volume control. See Section 129-23 and Appendix "E" for plan requirements, examples of various standard facilities, and additional design criteria.

D. Additional Exemption Criteria.

- (1) Exemption responsibilities - An exemption shall not relieve the applicant from implementing such measures as are necessary to protect the public health, safety, and property.
- (2) Drainage problems - Where drainage problems are documented or known to exist downstream of, or is expected from, the proposed activity, the Township may deny an exemption.
- (3) HQ and EV streams - An exemption or partial exemption shall not relieve the applicant from meeting special requirements for watersheds draining to high quality (HQ) or exceptional value (EV) waters.
- E. All applicants seeking an exemption of stormwater management requirements based upon criteria contained in § 129-5.B shall, at a minimum, submit documentation outlined in Section 129-23 to the Township for review and approval of a Stormwater Management Exemption and authorization to commence land disturbance activities.

§ 129-6. Repeater

Any Ordinance or Ordinance provision of the Township inconsistent with any of the provisions of this Chapter is hereby repealed to the extent of the inconsistency only.

§ 129-7. Severability

Should any section or provision of this Chapter be declared invalid by a court of competent jurisdiction, such decisions shall not affect the viability of any of the remaining provisions of this Chapter.

§ 129-8. Compatibility with Other Ordinance Requirements

Approvals issued pursuant to this Chapter do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance.

§ 129-9. Modification

The Worcester Township Board of Supervisors may grant a modification of the requirements of one or more provisions of this Chapter if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of this Chapter is observed.

§ 129-10. Erroneous permit

Any permit or authorization issued or approved based on false, misleading or erroneous information provided by an applicant is void without the necessity of any proceedings for revocation. Any work undertaken or use established pursuant to such permit or other authorization is unlawful. No action may be taken by a board, agency or employee of the Township purporting to validate such a violation.

ARTICLE II DEFINITIONS

§ 129-11. Definitions and Word Usage

- A. For the purposes of this Chapter, certain terms and words used herein shall be interpreted as follows:
- (1) Words used in the present tense include the future tense; the singular number includes the plural, and the plural number includes the singular; words of masculine gender include feminine gender; and words of feminine gender include masculine gender.
 - (2) The word "includes" or "including" shall not limit the term to the specific example but is intended to extend its meaning to all other instances of like kind and character.
 - (3) The word "person" includes an individual, firm, association, organization, partnership, trust, company, corporation, or any other similar entity.
 - (4) The words "shall" and "must" are mandatory; the words "may" and "should" are permissive.
 - (5) The words "used" or "occupied" include the words "intended", "designed", "maintained", or "arranged to be used", "occupied" or "maintained".

- B. As used in this Chapter, the following terms shall have the meanings indicated:

ACCELERATED EROSION. The removal of the surface of the land through the combined action of man's activity and the natural processes of a rate greater than would occur because of the natural process alone.

AGRICULTURAL ACTIVITIES. Activities associated with agriculture such as agricultural cultivation, agricultural operation, and animal heavy use areas. This includes the work of

producing crops including tillage, land clearing, plowing, disking, harrowing, planting, harvesting crops or pasturing and raising livestock and installation of conservation measures. Construction of new buildings or impervious area is not considered an agricultural activity.

ALTERATION. As applied to land, a change in topography as a result of the moving of soil and rock from one location or position to another; also the changing of surface conditions by causing the surface to be more or less impervious; land disturbance.

APPLICANT. A landowner or developer who has filed an application for approval to engage in any Regulated Activities as defined in § 129-4 of this Chapter.

AS-BUILT DRAWINGS (As-Built Plan). Drawings that are maintained during construction of the project and which document the actual locations of the site improvements. As-built plan must be prepared by a professional land surveyor, landscape architect, or professional engineer licensed in the Commonwealth of Pennsylvania.

BANKFULL. The channel at the top of bank or point where water begins to overflow onto a floodplain.

BASE FLOW. The portion of stream flow that is sustained by groundwater discharge.

BIORETENTION. A stormwater retention area which utilizes woody and herbaceous plants and soils to remove pollutants before infiltration occurs.

BMP (Best Management Practice). Activities, facilities, designs, measures, or procedures used to manage stormwater impacts from regulated activities, to meet state water quality requirements, to promote groundwater recharge, and to otherwise meet the purposes of this Chapter. Stormwater BMPs are commonly grouped into one of two broad categories or measures, "structural" or "nonstructural." In this Chapter, nonstructural BMPs or measures refer to operational and/or behavior-related practices that attempt to minimize the contact of pollutants with stormwater runoff whereas structural BMPs or measures are those that consist of a physical device or practice that is installed to capture and treat stormwater runoff. Structural BMPs include, but are not limited to, a wide variety of practices and devices, from large-scale retention ponds and constructed wetlands, to small-scale underground treatment systems, infiltration facilities, filter strips, low impact design, bioretention, wet ponds, permeable paving, grassed swales, riparian or forested buffers, sand filters, detention basins, and manufactured devices. Structural stormwater BMPs are permanent appurtenances to the project site.

BMP MANUAL. Pennsylvania Stormwater Best Management Practices Manual, December 2006, as amended.

CHANNEL. An open drainage feature through which stormwater flows. Channels include but shall not be limited to, natural and man-made watercourses, swales, streams, ditches, canals, and pipes that convey continuously or periodically flowing water.

CHANNEL EROSION. The widening, deepening, and headward cutting of channels and waterways, due to erosion caused by moderate to large floods.

CONSERVATION DISTRICT. Montgomery County Conservation District.
COUNTY. Montgomery County

CULVERT. A pipe, conduit, or similar structure including appurtenant works which conveys surface water under or through an embankment or fill.

CURVE NUMBER (CN) Value used in the Soil Cover Complex Method. It is a measure of the percentage of precipitation which is expected to run off from the watershed and is a function of the soil, vegetative cover, and tillage method.

DAM. An artificial barrier, together with its appurtenant works, constructed for the purpose of impounding or storing water or another fluid or semifluid, or a refuse bank, fill or structure for highway, railroad, or other purposes which does or may impound water or another fluid or semifluid

DEPARTMENT. The Pennsylvania Department of Environmental Protection.

DESIGN PROFESSIONAL (Qualified). A Pennsylvania Registered Professional Engineer, Registered Landscape Architect, or a Registered Professional Land Surveyor trained to develop Stormwater Management Site Plans or Simplified Stormwater Management Site Plans.

DESIGN STORM. The magnitude and temporal distribution of precipitation from a storm event measured in probability of occurrence (e.g. 50-year storm) and duration (e.g. 24-hours), used in the design and evaluation of stormwater management systems.

DESIGNEE. The agent of Worcester Township, Montgomery County, Montgomery County Conservation District and/or Governing Body involved with the administration, review, or enforcement of any provisions of this Chapter by contract or memorandum of understanding.

DETENTION BASIN. An impoundment structure designed to manage stormwater runoff by temporarily storing the runoff and releasing it at a predetermined rate. Detention basins are designed to drain completely soon after a rainfall event.

DETENTION/RETENTION BASIN WATERSHED. All land area whose surface runoff is captured by a detention and/or retention basin

DETENTION VOLUME. The volume of runoff that is captured and released into the Waters of the Commonwealth at a controlled rate.

DEVELOPER. A person, partnership, association, corporation, or other entity, or any responsible person therein or agent thereof, that undertakes any regulated activity of this Chapter.

DEVELOPMENT. Any man-made change to improved or unimproved real estate including, but not limited to, the construction or placement of buildings or other structures, mobile homes, streets and other paving, utilities, mining, dredging, filling, grading, excavation, or drilling operations, and the subdivision of land.

DEVELOPMENT PLAN. The provisions for development including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase "development plan" when used in this Chapter shall mean the written and graphic materials referred to in this definition.

DEVELOPMENT SITE. The specific tract of land for which a regulated activity is proposed.

DIFFUSED DRAINAGE DISCHARGE. Drainage discharge not confined to a single point location or channel, such as sheet flow or shallow concentrated flow.

DISCHARGE. 1. (verb) To release water from a project, site, aquifer, drainage basin or other point of interest; 2. (noun) The rate and volume of flow of water such as in a stream, generally expressed in cubic feet per second (CFS).

DISCONNECTED IMPERVIOUS AREA (DIA). An impervious surface that is disconnected from any stormwater drainage or conveyance system and is redirected or directed to a pervious area, which allows for infiltration, filtration, and increased time of concentration.

DISTURBED AREAS. Unstabilized land area where an earth disturbance activity is occurring or has occurred.

DOWNSLOPE PROPERTY LINE. That portion of the property line of the lot, tract, or parcels of land being developed located such that all overland or pipe flow from the site would be directed toward it.

DRAINAGE EASEMENT. A right granted by a landowner to a grantee, allowing the use of private land for stormwater management purposes.

EARTH DISTURBANCE. A construction or other human activity which disturbs the surface of land, including, but not limited to, clearing and grubbing, grading, excavations, embankments, land development, agricultural plowing or tilling, timber harvesting activities, road maintenance activities, mineral extraction, and the moving, depositing, stockpiling or storing of soil, rock or earth materials.

EMERGENCY SPILLWAY. A conveyance area that is used to pass peak discharge greater than the maximum design storm controlled by the stormwater facility.

ENCROACHMENT. A structure or activity that changes, expands or diminishes the course, current or cross section of a watercourse, floodway or body of water.

ENGINEER. A licensed professional civil engineer registered by the Commonwealth of Pennsylvania.

EROSION. The movement of soil particles by the action of water, wind, ice, or other natural forces.

EROSION AND SEDIMENTATION CONTROL PLAN. A plan which is designed to minimize accelerated erosion and sedimentation.

EXCEPTIONAL VALUE WATERS. Surface waters of high quality which satisfy Pennsylvania Code Title 25 Environmental Protection, Chapter 93 Water Quality Standards, §93.4b(b) (relating to antidegradation).

EXISTING CONDITIONS. The initial condition of a project site prior to the proposed construction. Farm field, disturbed earth, or undeveloped cover conditions of a site or portions of a site used for modeling purposes, shall be considered "meadow" unless the natural groundcover

generates lower curve numbers or Rational "C" value, such as forested land. Existing man-made impervious surfaces shall be considered as "meadow" when developing "cover complex" calculations.

EXISTING RESOURCES AND SITE ANALYSIS MAP. A base map which identifies fundamental environmental site information including floodplains, wetlands, topography, vegetative site features, natural areas, prime agricultural land and areas supportive of endangered species.

EXISTING RECHARGE AREA. Undisturbed surface area or depression where stormwater collects and a portion of which infiltrates and replenishes the groundwater.

FLOOD. A general but temporary condition of partial or complete inundation of normally dry land areas from the overflow of streams, rivers, and other waters of this commonwealth.

FLOODPLAIN. Those areas of Worcester Township which are subject to the one hundred year flood, as identified in the Flood Insurance Study (FIS) dated December 19, 1996 and the accompanying maps prepared for the Township by the Federal Emergency Management Agency (FEMA), or most recent revision thereof; and also those areas along streams, ponds, or lakes not identified within the Flood Insurance Study which are inundated by the 100 year recurrence internal flood.

FLOODWAY. The channel of the watercourse and those portions of the adjoining floodplains that are reasonably required to carry and discharge the 100-year frequency flood. Unless otherwise specified, the boundary of the floodway is as indicated on maps and flood insurance studies provided by FEMA. In an area where no FEMA maps or studies have defined the boundary of the 100-year frequency floodway, it is assumed-absent evidence to the contrary-that the floodway extends from the stream to 50 feet from the top of the bank of the stream.

FOREST MANAGEMENT/TIMBER OPERATIONS. Planning and activities necessary for the management of forest land. These include timber inventory and preparation of forest management plans, silvicultural treatment, cutting budgets, logging road design and construction, timber harvesting, site preparation, and reforestation.

FREEBOARD. A vertical distance between the elevation of the design high-water and the top of a dam, levee, tank, basin, or diversion ridge. The space is required as a safety margin in a pond or basin.

GRADE. 1. (noun) A slope usually of a street, other public way, land area, drainage facility or pipe specified in percent; 2. (verb) To finish the surface of a road bed, top of embankment or bottom of excavation.

GROUNDWATER. Water beneath the earth's surface that supplies wells and springs, and is often between saturated soil and rock.

GROUNDWATER RECHARGE. Replenishment of natural underground water supplies.

HEC-HMS. The US Army Corps of Engineers, Hydrologic Engineering Center (HEC) – Hydrologic Modeling System (HMS)

HIGH QUALITY WATERS. Surface waters having quality which exceeds levels necessary to support propagation of fish, shellfish, and wildlife and recreation in and on the water by satisfying Pennsylvania Code Title 25 Environmental Protection, Chapter 93, Water Quality Standards, §93.4b(a).

HOT SPOT. An area where land use or activity generates highly contaminated runoff, with concentrations of pollutants in excess of those typically found in stormwater. Typical pollutant loadings in stormwater may be found in Chapter 8, Section 6 of the Pennsylvania Stormwater Best Management Practices Manual, Pennsylvania Department of Environmental Protection (PADEP) no. 363-0300-002 (2006)

HYDRIC SOILS. A soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic condition in the upper part.

HYDROLOGIC REGIME (NATURAL). The hydrologic cycle or balance that sustains quality and quantity of stormwater, baseflow, storage, and groundwater supplies under the natural conditions.

HYDROLOGIC SOIL GROUP. A classification of soils by the Natural Resources Conservation Service, formerly the Soil Conservation Service, into four runoff potential groups. The groups range from A soils, which are very permeable and produce little runoff, to D soils, which are not very permeable and produce much more runoff.

IMPERVIOUS SURFACE (Impervious Area). A surface that prevents the infiltration of water into the ground. Impervious surface area shall include, but not be limited to, buildings, parking areas, driveways, roads, and sidewalks. Any areas containing concrete, asphalt, compacted stone, compacted soils, or other equivalent surfaces shall be considered impervious. Decks that do not prevent infiltration shall not be considered as impervious surface. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition shall be classified as impervious surface. Any area initially designated to be gravel or crushed stone shall be assumed to be impervious. Pervious paving, when designed above a stormwater storage/infiltration system may be considered as pervious surface as approved by the Township Engineer.

IMPOUNDMENT. A retention or detention basin designed to retain stormwater runoff and release it at a controlled rate.

INFILTRATION. Movement of surface water into the soil, where it is absorbed by plant roots, evaporated into the atmosphere or percolated downward to recharge groundwater.

INFILTRATION STRUCTURES. A structure designed to direct runoff into the ground (e.g. french drains, seepage pits, seepage trench, biofiltration swale).

INLET. A surface connection to a closed drain. A structure at the diversion end of a conduit. The upstream end of any structure through which water may flow.

INVERT. The inside bottom of a culvert or other conduit.

LAND DEVELOPMENT. Any of the following activities:

- (1) The improvement of one (1) or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:
 - (a) A group of two (2) or more residential or nonresidential buildings, whether purposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - (b) The division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- (2) A subdivision of land.
- (3) "Land development" does not include development which involves:
 - (a) The conversion of an existing single family detached dwelling or single family semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium;
 - (b) The addition of a residential accessory building, including farm building, on a lot or lots subordinate to an existing principal building; or
 - (c) The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For the purposes of this subsection, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the proper authorities.

LAND/EARTH DISTURBANCE. Any activity involving grading, tilling, digging, or filling of ground or stripping of vegetation or any other activity that causes an alteration to the natural condition of the land.

LIMITING ZONE. A soil horizon or condition in the soil profile or underlying strata which includes one of the following:

- (1) A seasonal high water table, whether perched or regional, determined by direct observation of the water table or indicated by soil mottling.
- (2) A rock with open joints, fracture or solution channels, or masses of loose rock fragments, including gravel, with insufficient fine soil to fill the voids between the fragments.
- (3) A rock formation, other stratum or soil condition which is so slowly permeable that it effectively limits downward passage of effluent.

LOW IMPACT DEVELOPMENT (LID) PRACTICES. Practices that will minimize proposed conditions runoff rates and volumes, which will minimize the need for artificial conveyance and storage facilities.

MANNING EQUATION (MANNING FORMULA) A method for calculation of velocity of flow (e.g., feet per second) and flow rate (e.g., cubic feet per second) in open channels based upon channel shape, roughness, depth of flow and slope. "Open channels" may include closed conduits so long as the flow is not under pressure.

MS4 – MUNICIPAL SEPARATE STORM SEWER SYSTEM – Pursuant to 40 CFR 122.26(b)(8), municipal separate storm sewer system is a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains): (i) Owned or operated by a state, city, town, Township, county, parish, district, association, or other public body (created to or pursuant to state law) including special districts under state law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the Clean Water Act that discharges into waters of the United States. (ii) Designed or used for collecting or conveying stormwater; (iii) Which is not a combined sewer; and (iv) Which is not part of a Publicly Owned Treatment Works as defined at 40 CFR 122.2.

NONPOINT SOURCE POLLUTION. Pollution that enters a watery body from diffuse origins in the watershed and does not result from discernible, confined, or discrete conveyances.

NONSTORMWATER DISCHARGES. Water flowing in stormwater collection facilities, such as pipes or swales, which is not the result of a rainfall event or snowmelt.

NPDES. National Pollution Discharge Elimination System, the federal government's system for issuance of permits under the Clean Water Act, which is delegated to PADEP in Pennsylvania.

NRCS. Natural Resource Conservation Service (previously SCS)

OPEN CHANNEL. A drainage element in which stormwater flows with an open surface. Open channels include, but shall not be limited to, natural and man-made drainageways, swales, streams, ditches, canals, and pipes flowing partly full.

OUTFALL. "Point source" as described in 40 CFR § 122.2 at the point where Worcester Township's storm sewer system discharges to surface Waters of the Commonwealth

OUTLET. Points of water disposal from a stream, river, lake, tidewater or artificial drain.

PADEP. The Pennsylvania Department of Environmental Protection.

PARENT TRACT. The parcel of land from which a land development or subdivision originates as of the date of adoption of this ordinance.

PEAK DISCHARGE. The maximum rate of stormwater runoff from a specific storm event.

PIPE. A culvert, closed conduit, or similar structure (including appurtenances) that conveys stormwater.

PLANNING COMMISSION. The Planning Commission of Worcester Township.

PMF (Probable Maximum Flood). The flood that may be expected from the most severe combination of critical meteorological and hydrologic conditions that are reasonably possible in

any area. The PMF is derived from the probable maximum precipitation (PMP) as determined on the basis of data obtained from the National Oceanographic and Atmospheric Administration (NOAA).

POINT SOURCE. Any discernible, confined and discrete conveyance, including, but not limited to, any pipe, ditch, channel, tunnel, or conduit from which stormwater is or may be discharged, as defined in State regulations at 25 Pa. Code § 92.1.

POST-DEVELOPMENT. Period after construction during which disturbed areas are stabilized, stormwater controls are in place and functioning, and all improvements in the approved stormwater management plan are completed.

PRETREATMENT. Techniques employed in stormwater BMPs to provide storage or filtering to help trap coarse materials and other pollutants before they enter the system.

RATIONAL METHOD. A rainfall-runoff relation used to estimate peak flow.

RECHARGE AREA. Undisturbed surface area or depression where stormwater collects, and a portion of which infiltrates and replenishes the underground and groundwater.

RECHARGE VOLUME. A calculated volume of stormwater runoff from impervious areas which is required to be infiltrated at a site and may be achieved through use of structural or non-structural BMPs.

REGULATED ACTIVITIES. Any activity to which this Chapter is applicable pursuant to § 129.4.

REGULATED EARTH DISTURBANCE ACTIVITY. Activity involving earth disturbance subject to regulation under 25 Pa. Code 92.25 Pa. Code 102 or the Clean Streams Law.

RELEASE RATE. The percentage of predevelopment peak rate of runoff from a site or subarea to which the post-development peak rate of runoff must be reduced to protect downstream areas.

RETENTION BASIN. A basin designed to retain stormwater runoff so that a permanent pool is established.

RETENTION VOLUME/REMOVED RUNOFF. The volume of runoff that is captured and not released directly into the surface waters of the Commonwealth during or after a storm event.

RETURN PERIOD. The average interval, in years, within which a storm event of a given magnitude can be expected to recur. For example, the 25-year return period rainfall would be expected to recur on the average once every 25 years.

RIPARIAN CORRIDOR. A vegetated ecosystem along a waterbody that serves to buffer the waterbody from the effects of runoff by providing water quality filtering, bank stability, recharge, rate attenuation and volume reduction, and shading of the waterbody by vegetation. Riparian corridors also provide habitat and may include streambanks, wetlands, floodplains, and transitional areas.

RISER. A vertical pipe extending from the bottom of a pond that is used to control the discharge rate from the pond for a specified design storm.

ROAD MAINTENANCE. Earth disturbance activities within the existing road cross-section, such as grading and repairing existing unpaved road surfaces, cutting road banks, cleaning or clearing drainage ditches and other similar activities.

ROOF DRAINS. A drainage conduit or pipe that collects water runoff from a roof and leads it away from a structure.

RUNOFF. Any part of precipitation that flows over the land surface.

SEDIMENT BASIN. A barrier, dam, or retention or detention basin located and designed to retain rock, sand, gravel, silt, or other material transported by water.

SEDIMENT POLLUTION. The placement, discharge or any other introduction of sediment into the waters of the commonwealth occurring from the failure to design, construct, implement or maintain control measures and control facilities in accordance with the requirements of this Chapter.

SEDIMENTATION. The process by which mineral or organic matter is accumulated or deposited by the movement of water.

SEEPAGE PIT/SEEPAGE TRENCH. An area of excavated earth filled with loose stone or similar coarse material, into which surface water is directed for infiltration into the underground water (Refer to PA BMP Manual, December 2006, Chapter 6, Section 4).

SEPARATE STORM SEWER SYSTEM. A system of pipes, open channels, streets, and other conveyances intended to carry stormwater runoff.

SHALLOW CONCENTRATED FLOW. Stormwater runoff flowing in shallow, defined ruts prior to entering a defined channel or waterway.

SHEET FLOW. Runoff that flows over the ground surface as a thin, even layer, not concentrated in a channel.

SOIL-COVER COMPLEX METHOD. A method of runoff computation developed by the NRCS that is based on relating soil type and land use/cover to a runoff parameter called a Curve Number (CN).

SPECIAL PROTECTION WATERSHEDS. Watersheds of streams that have been designated in Pennsylvania Code Title 25 Environmental Protection, Chapter 93 Water Quality Standards as being exceptional value (EV) or high quality (HQ) waters.

SOIL GROUP, HYDROLOGIC. A classification of soils by the NRCS into four runoff potential groups. The groups range from A soils, which are very permeable and produce little runoff, to D soils, which are not very permeable and produce much more runoff.

SPILLWAY. A depression in the embankment of a pond or basin which is used to pass peak discharge greater than the maximum design storm controlled by the pond.

STORAGE INDICATION METHOD. A reservoir routing procedure based on solution of the continuity equation (inflow minus outflow equals the change in storage) with outflow defined as a function of storage volume and depth.

STORM FREQUENCY. The number of times that a given storm event occurs or is exceeded on the average in a stated period of years. Refer to "Return Period."

STORM SEWER. A system of pipes and/or open channels that convey intercepted runoff and stormwater from other sources, but excludes domestic sewage and industrial wastes.

STORMWATER. The surface runoff generated by precipitation reaching the ground surface.

STORMWATER CONVEYANCE FACILITY (Runoff Conveyance Facility). A stormwater management facility designed to transmit stormwater runoff which shall include streams, channels, swales, pipes, conduits, culverts, storm sewers, etc.

STORMWATER MANAGEMENT (SWM). The control of surface runoff generated by precipitation reaching the ground surface.

STORMWATER MANAGEMENT FACILITY. Any structure, natural or man-made, that, due to its condition, design, or construction, conveys, stores, or otherwise affects stormwater runoff. Typical stormwater management facilities include, but are not limited to, detention and retention basins, open channels, storm sewers, pipes, and infiltration structures.

STORMWATER MANAGEMENT PERMIT. A Permit issued by the Township after the Stormwater Management Site Plan (SMSPP) or the Simplified Stormwater Management Site Plan (SSMSP) has been approved. Said permit is issued prior to or with the final Township approval.

STORMWATER MANAGEMENT PLAN. The plan for managing stormwater runoff within the Township adopted as required by the Act of October 4, 1978, P.L. 864 (Act 167).

STORMWATER MANAGEMENT SITE PLAN (SMSPP). The Stormwater Management Site Plan prepared by the applicant indicating how stormwater runoff will be managed at the particular site of interest according to this Chapter.

STORMWATER MANAGEMENT SITE PLAN, SIMPLIFIED (SSMSP). The Simplified Stormwater Management Site Plan prepared by the applicant indicating how stormwater runoff will be managed at the particular site of interest according to this Chapter

STREAM. Rivers, creeks, springs, and other perennial or intermittent watercourses containing water at least on a seasonal basis during an average water year. The term "stream" shall include all "Intermittent Streams" and all "Perennial Streams".

(1) Springs or Seeps – The point where groundwater discharges to become surface water.

(2) Stream, Ephemeral – A reach of stream that flows only during and for short periods following precipitation, and flows in low areas that may or may not be a well-defined channel. Ephemeral stream beds are located above the water table year-round. Groundwater is not a source of water for the stream. Some commonly used names for ephemeral streams include: stormwater channel, drain, swale, gully, dry stream channel, hollow, or saddle.

(3) Stream, Headwater – The beginning reach of a stream, which collects water from springs and seeps and provides a hydrologic connection to a perennial stream. These channels may be ill defined and may move from year to year depending upon groundwater input, snowmelt, and runoff, but are typified by hydric soils and hydric vegetation.

(4) Stream, Intermittent – A reach of stream that flows only during wet periods of the year and flows in a continuous well-defined channel. During dry periods, when the water table is depressed by seasonal aridity or drought, intermittent streams may go down to a trickle of water and appear dry, when in fact there is water flowing within the stream bottom or "substrate".

(5) Stream, Perennial or Watercourse, Perennial – A body of water in a channel that flows throughout a majority of the year in a defined channel and is capable, in the absence of pollution, drought, or manmade stream disturbances, of supporting a benthic macroinvertebrate community that is composed of two or more recognizable taxonomic groups of organisms, large enough to be seen by the unaided eye and can be retained by a U.S. Standard No. 30 sieve (28 meshes per inch, 0.595 mm openings) and live at least part of their life cycles within or upon available substrates in a body of water or water transport system. A perennial stream can have Q7-10 flow of zero. For the purposes of this document, a perennial stream includes lakes and ponds.

STREAM BUFFER. The land area adjacent to each side of a stream, essential to maintaining water quality.

STREAMBANK EROSION. The widening, deepening or headward cutting of channels and waterways caused by stormwater runoff or bankfull flows.

STREAM ENCLOSURE. A bridge, culvert, or other structure, as defined by 25 Pa. Code 105, which encloses a regulated water of the Commonwealth of Pennsylvania.

SUBAREA (Subwatershed). The smallest drainage unit of a watershed for which stormwater management criteria have been established in the stormwater management plan.

SUBDIVISION. The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs, or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or any residential dwelling shall be exempted.

SWALE. A low-lying stretch of land which gathers or carries surface water runoff.

TIMBER OPERATIONS. Refer to Forest Management.

TIME OF CONCENTRATION (Tc). The time for surface runoff to travel from the hydraulically most distant point of the watershed to a point of interest within the watershed. This time is the combined total of overland flow time and flow time in pipes or channels, if any.

TOP OF BANK. Highest point of elevation in a stream channel cross section at which a rising water level just begins to flow out of the channel and over the floodplain.

TOWNSHIP. Worcester Township, Montgomery County, Pennsylvania.

TOWNSHIP ENGINEER. A professional engineer licensed as such in the Commonwealth of Pennsylvania and appointed by Worcester Township pursuant to the Pennsylvania Second-Class Township Code.

TRIBUTARY AREA. The portion of a watershed that contributes runoff to a particular point in that watershed.

VERNAL POOL. Seasonal depressional wetlands that are covered by shallow water for variable periods from winter to spring, but may be completely dry for most of the summer and fall.

VOLUMETRIC RUNOFF COEFFICIENT. A variable indicative of stormwater runoff volume and dependent on the impervious coverage for a site.

WATER QUALITY VOLUME. A calculated volume of stormwater runoff from impervious areas which is required to be captured and treated at a site and may be achieved through use of structural or nonstructural BMPs.

WATERCOURSE. An intermittent or perennial stream of water, river, brook, creek, or swale identified on USGS or SCS mapping; and/or delineated Waters of the Commonwealth.

WATERS OF THE COMMONWEALTH. Any and all rivers, streams, creeks, rivulets, ditches, watercourses, storm sewers, lakes, dammed water, wetlands, ponds, springs, and all other bodies or channels of conveyance of surface and underground water, or parts thereof, whether natural or artificial, within or on the boundaries of this Commonwealth.

WATERS OF THE UNITED STATES (or WATERS OF THE US)

- (1) All waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
- (2) All interstate waters, including interstate "wetlands";
- (3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, "wetlands", sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds the use, degradation, or destruction of which would affect or could affect interstate or foreign commerce including any such waters; (1) Which are or could be used by interstate or foreign travelers for recreational or other purposes; (2) From which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or (3) Which are used or could be used for industrial purposes by industries in interstate commerce;
- (4) All impoundments of waters otherwise defined as waters of the United States under this definition;
- (5) Tributaries of waters identified in paragraphs a through d of this definition;
- (6) The territorial sea; and

- (7) "Wetlands" adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs a through f of this definition.

WET BASIN. Pond for runoff management that is designed to detain runoff and always contains water.

WETLAND. Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, ferns, and similar areas.

WETLAND DELINEATION. The process by which wetland limits are determined. Wetlands must be delineated by a qualified specialist according to the 1989 Federal Manuals (as amended) for the Delineation of Jurisdictional Wetlands (whichever is greater) or according to any subsequent Federal or State regulation. Qualified specialist shall include those persons being Certified Professional Soil Scientists as registered with Registry of Certified Professionals in Agronomy Crops and Soils (ARCPACS), or as contained on consultant's list of Pennsylvania Association of Professional Soil Scientists (PAPSS); or as registered with National Society of Consulting Soil Scientists (NSCSS), or as certified by State and/or Federal certification programs; or by a qualified Biologist/Ecologist.

ARTICLE III. STORMWATER MANAGEMENT

§ 129-12. General Requirements.

- A. All applicants proposing Regulated Activities in the Township that do not fall under the exemption criteria shown in § 129-5.B and § 129-5.C of this Chapter shall submit a Stormwater Management Site Plan, consistent with this Chapter, to the Township for review. All applicants proposing Regulated Activities that fall under the exemption criteria identified in § 129-5.C shall submit a Simplified Stormwater Management Site Plan, consistent with this Chapter, to the Township for review. These criteria shall apply to the total proposed development even if development is to take place in stages. Impervious surface shall include, but not be limited to, any roof, parking or driveway areas and any new streets and sidewalks. Any areas designed to be gravel or crushed stone shall be assumed to be impervious unless designed as a BMP (e.g. Surface paver blocks, reinforced turf, gravel filled grids, etc.) (Refer to definition of Impervious Surface within § 129-11 of this Chapter).
- B. All Regulated Activities shall include such measures as necessary to:
 - (1) Protect health, safety, and property;
 - (2) Meet the water quality goals of this Chapter by implementing measures to:
 - (a) Minimize disturbance to floodplains, wetlands, and wooded areas.
 - (b) Create, maintain, repair or extend riparian buffers.
 - (c) Avoid erosive flow conditions in natural flow pathways.
 - (d) Minimize thermal impacts to waters of this Commonwealth.

- (c) Disconnect impervious surfaces (i.e. create Disconnected Impervious Areas, DIAs) by directing runoff to pervious areas, wherever possible;
- (3) To the maximum extent practicable, incorporate the techniques for Low Impact Development Practices (e.g. protecting existing trees, reducing area of impervious surface, cluster development, and protecting open space) described in the Pennsylvania Stormwater Best Management Practices Manual, Pennsylvania Department of Environmental Protection (PADEP) no. 363-0300-002 (December 30, 2006).
- C. The Township may, after consultation with the Department of Environmental Protection (PADEP), approve measures for meeting the state water quality requirements other than those in state law including, but not limited to, the Clean Streams Law.
- D. For all Regulated Earth Disturbance activities, Erosion and Sediment (E&S) Control Best Management Practices (BMPs) shall be designed, implemented, operated, and maintained during the Regulated Earth Disturbance Activities (e.g., during construction) to meet the purposes and requirements of this Chapter and to meet all requirements under Title 25 of the Pennsylvania Code and the Clean Streams Law. Various BMPs and their design standards are listed in the Erosion and Sediment Pollution Control Program Manual (March 2012), as amended and updated.
- E. No approval of any subdivision or land development plan, or issuance of any building, zoning, Grading and Excavations Permit, occupancy permit, or the commencement of any regulated earth disturbance at a project site within the Township shall proceed until the requirements of this Chapter are met, including approval of a Stormwater Management Permit pursuant to Article IV and a permit under PADEP regulations, where applicable.
- F. Erosion and sediment control during land disturbance shall be addressed as required by § 129-20.
- G. Infiltration and Water quality protection shall be addressed as required by § 129-15 and § 129-16.
- H. All Best Management Practices (BMPs) shall conform to the design criteria of this Chapter and Pennsylvania Stormwater Best Management Practices Manual, December 30, 2006.
- I. Low Impact Development Techniques as described in Pennsylvania Stormwater Best Management Practices Manual (December 30, 2006, as amended) are encouraged to reduce the costs of complying with the requirements of this Chapter and State Water Quality requirements. Use of non-structural BMPs is encouraged and design and applicability of such BMPs is identified pursuant to Chapter 5 of the Pennsylvania BMP Manual. For all proposed non-structural BMPs, the applicant shall utilize and submit applicable checklists included in Chapter 8, Section 8.8 of the Pennsylvania BMP Manual, to demonstrate that the BMPs are applicable to the project and to determine the amount of volume credit that may be applied to the development activity.
- J. Infiltration BMPs should be spread out, made as shallow as practicable, and located to minimize the use of natural onsite infiltration features while still meeting the other requirements of this Chapter.

- K. Stormwater drainage systems shall be provided in order to permit unimpeded flow along natural watercourses, except as modified by stormwater management facilities designed to encourage infiltration, groundwater recharge, and improved water quality.
- L. Existing points of concentrated drainage that discharge onto adjacent property shall not be altered without written approval of the affected property owner(s) and shall be subject to discharge criteria specified in this Chapter.
- M. Areas of existing sheet flow discharge shall be maintained wherever possible. If sheet flow is proposed to be concentrated and discharged onto adjacent property, the applicant must document that adequate downstream conveyance facilities exist to safely transport the concentrated discharge, or otherwise prove that no erosion, sedimentation, flooding or other harm will result from the concentrated discharge; and submit written approval from the affected adjacent property owner(s) if required by the Township or Township engineer.
- N. Where a development site is traversed by watercourses, drainage easements shall be provided conforming to the line of such watercourses. The width of the easement shall be adequate to provide for the unimpeded flow of stormwater runoff from the 100 year storm event. Terms of the easement shall prohibit excavation, the placing of fill or structures, and any alterations that may adversely affect the flow of stormwater within any portion of the easement. Periodic maintenance of the easement shall be required by the landowner to ensure proper runoff conveyance and control of invasive plant species, as defined by the Commonwealth of Pennsylvania.
- O. When it can be shown that, due to topographic conditions, natural drainageways on the site cannot adequately provide for drainage, open channels may be constructed conforming substantially to the line and grade of such natural drainageways. Work within natural drainageways shall be subject to approval by PADEP through the Chapter 105 Permit process, or, where deemed appropriate by PADEP, through the General Permit process, or.
- P. Any stormwater management facilities regulated by this Chapter that will be located in or adjacent to waters of the commonwealth or wetlands shall be subject to approval by PADEP through the Chapter 105 Permit process, or, where deemed appropriate by PADEP, the General Permit process. When there is a question whether wetlands may be involved, it is the responsibility of the applicant to show that the land in question cannot be classified as wetlands, otherwise approval to work in the area must be obtained from PADEP.
- Q. Any stormwater management facilities regulated by this Chapter that would be located on state highway rights-of-way, or discharge stormwater to facilities located within a state highway right-of-way, shall be subject to approval by the Pennsylvania Department of Transportation (PA DOT).
- R. Site disturbance and impervious surface shall be minimized. Infiltrating stormwater runoff through seepage beds, infiltration basins, etc. shall be required, where soil conditions permit, to reduce the size or eliminate the need for retention/detention facilities.
- S. Roof drains and sump pumps shall discharge to an infiltration structure, natural watercourse, storm sewer system, drainage swale, or stormwater easement. Roof drains and sump pumps shall not be connected to storm sewer unless the storm sewer is designed as part of a stormwater BMP facility. In no case shall roof drains or sump pumps be connected to sanitary sewer or be permitted to discharge directly across a sidewalk, walkway or onto a street. If curbing is present,

no drainage pipes shall pass through the curb to discharge onto the street. Sump pump and roof drain discharge pipes shall not extend beyond the building envelope for the lot unless they are directly connected to an infiltration facility, detention basin, storm sewer pipe or as approved by the Township.

T. All storm sewer inlets must be identified with a storm drain marker. Storm drain markers shall be stainless steel affixed to the inlet hood with adhesive, rivets, or bolts. (Marker may be bolted to the grate in off road locations). Marker shall have a minimum diameter of 3/8 inches and include "No Dumping - Drains to Waterway" and a fish symbol. Alternate designs/sizes may be used if approved by the Township.

U. Whenever a watercourse is located within a development site, it shall remain open in its natural state and location and shall not be piped, impeded, or altered (except for permitted crossings). It is the responsibility of the applicant to stabilize existing eroded stream/channel bed and banks (Refer to § 129-17).

V. The temperature and quality of water of streams that have been declared as Exceptional Value (EV) and High Quality (HQ) are to be maintained as defined in Chapter 93, Water Quality Standards, Title 25 Pennsylvania Department of Environmental Protection Rules and Regulations. All regulated development activities within HQ or EV watersheds must provide volume controls and water quality controls pursuant to the requirements of § 129-15 and § 129-16 of this Chapter.

W. All stormwater runoff shall be pretreated for water quality prior to discharge to surface or groundwater as required by § 129-16 of this Chapter.

X. Hot Spots

(1) Hot spots are sites where the land use or activity produces a higher concentration of trace metals, hydrocarbons, or priority pollutants than normally found in urban runoff. Use of infiltration BMPs is prohibited on hot spot land use areas. Examples of hot spots include but are not limited to the following:

- (a) Vehicle salvage yards and recycling facilities.
- (b) Vehicle fueling stations.
- (c) Vehicle service and maintenance facilities.
- (d) Vehicle and equipment cleaning facilities.
- (e) Fleet storage areas (bus, truck, etc.).
- (f) Industrial sites (based on Standard Industrial Codes defined by the U.S. Department of Labor).
- (g) Marinas (service and maintenance).
- (h) Outdoor liquid container storage.
- (i) Outdoor loading/unloading facilities.
- (j) Public works storage areas.
- (k) Facilities that generate or store hazardous materials.

(l) Commercial container nursery.

(m) Other land uses and activities as designated by the Township.

(2) Stormwater runoff from hot spot land uses shall be pretreated. In no case may the same BMP be employed consecutively to meet this requirement. Guidance regarding acceptable methods of pre-treatment is located in The Pennsylvania Stormwater Best Management Practices Manual.

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 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 § 129-18.1 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 approval from the adjacent affected property owner(s) receiving runoff from the site.

§ 129-14. Project Design (Sequencing to Minimize Stormwater Impacts).

- A The design of all regulated activities shall include the following steps in sequence to minimize stormwater impacts
- (1) The applicant is required to find practicable alternatives to the surface discharge of stormwater, the creation of impervious surfaces, and the degradation of Waters of the Commonwealth, and must maintain as much as possible the natural hydrologic regime of the site.
 - (2) An alternative is practicable if it is available and capable of being completed after considering cost, existing technology, and logistics in light of overall project purposes, and other Township requirements.
 - (3) All practicable alternatives to the discharge of stormwater are presumed to have less adverse impact on quantity and quality of Waters of the Commonwealth unless otherwise demonstrated.

B. The applicant shall demonstrate that regulated activities are designed in the following sequence to minimize the increases in stormwater runoff and impacts to water quality:

- (1) Prepare an Existing Resources and Site Analysis Map (ERSAM), showing environmentally sensitive areas including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, vernal pools, floodplains, riparian corridors, hydrologic soil groups A, B, C, and D, woodlands, surface waters regulated by the State or Federal Government, any existing recharge areas, and any other requirements outlined in the Subdivision and Land Development and Zoning Ordinances.
- (2) Prepare a draft project layout avoiding sensitive areas identified in § 129-14.B.1 and minimizing total site earth disturbance as much as possible. The ratio of disturbed area to the entire site area and measures taken to minimize earth disturbance shall be included in the ERSAM.
- (3) Identify site specific existing conditions, drainage areas, discharge points (points of interest), recharge areas, and hydrologic soil groups A and B.
- (4) Evaluate Nonstructural Stormwater Management Alternatives (Refer Pennsylvania BMP Manual).
 - (a) Minimize earth disturbance.
 - (b) Minimize impervious surfaces.
 - (c) Break up large impervious surface areas.
 - (d) Protect existing trees (not within protected areas as described in § 129-14.B.1).
 - (e) Direct rooftop runoff to pervious areas.

- (f) Re-vegetate and re-forest disturbed areas.
- (g) Utilize natural flow pathways.
- (5) Satisfy volume control standards (§ 129-15).
- (6) Satisfy water quality objective (§ 129-16).
- (7) Satisfy stream bank erosion protection objective (§ 129-17)
- (8) Prepare final project design to maintain predevelopment drainage areas and discharge points, to minimize earth disturbance and impervious surfaces, to reduce runoff to the maximum extent possible, and to minimize the use of surface or point discharges.
- (9) Conduct a proposed conditions runoff analysis based on the final design, to meet the release rate criteria (performance standards).
- (10) Manage any remaining runoff through treatment prior to discharge, as part of detention, bioretention, direct discharge or other structural control

§ 129-15. Volume Control and Infiltration BMPs.

A. For all regulated activities NOT exempt from requirements of this Chapter pursuant to § 129-5.B and § 129-5.C, water volume mitigation controls shall be implemented. The total volume of runoff that must be infiltrated may be calculated based on the Design Storm Method, in which case the post-development total runoff volume shall not be increased from pre-development total runoff volume for all design storms equal to or less than the 2-year, 24-hour duration precipitation. The Design Storm Method requires detailed stormwater runoff modeling based on site conditions. The required recharge volume may also be determined based on Equation 129-15.1, described in § 129-15.D. The Recharge Volume (R_c) must be reused, evapotranspired, or infiltrated through structural and/or nonstructural means. An Alternative Standard is allowed in this Chapter where it can be demonstrated that due to existing natural site conditions (Refer § 129-15.A.1.b), substantial infiltration and recharge are not occurring, pre-development, resulting in greater than anticipated runoff volume.

- (1) Alternate Standard for Runoff Volume
 - (a) Applicants may request from Worcester Township that an Alternate Standard be applied, where a portion of the runoff volume requirement of § 129-15.A is not achieved but at least fifty (50) percent of the total required volume of infiltrated runoff is achieved. Use of this Alternate Standard is permitted by the Township only after thorough scrutiny has been directed toward all possible stormwater management options at all possible locations at the site, consistent with the process set forth in § 129-15.A.1.
 - (b) Required Analysis for Allowing Use of Alternate Standard for Runoff Volume. The Alternate Standard shall be used only in those situations where it is demonstrated to the satisfaction of the Township that due to natural site conditions infiltration is not occurring in the pre-development condition, resulting in greater runoff volumes (than would normally be anticipated) due to bedrock near or at the surface (less than two (2) feet in depth); presence of

Seasonal High Water Table (SHWT) (less than two (2) feet in depth); and soils with low permeability (e.g. 0.20 inches per hour or less). Alternate Standard shall be permitted by the Township only in those cases where the applicant has demonstrated that one or all of the above described conditions exist throughout the site, such that there is no reasonable means of infiltrating required stormwater volumes and that the property cannot be reasonably developed utilizing a stormwater management system which infiltrates the two (2) year frequency storm event volume (difference between the pre and post-development storm). The applicant must demonstrate that there is no area of the site where the runoff volume requirement can feasibly be infiltrated. It is not grounds for approval of the Alternate Standard that infiltrating the runoff volume requirement will utilize areas that could otherwise be developed to obtain the most building area or lots.

(c) Applicants requesting to utilize the Alternate Standard must provide a Feasibility Study for infiltration utilizing BMPs as well as other runoff volume stormwater management systems and provide the following information:

- [1] Site plan demonstrating the extent of site area with seasonal high water table (SHWT) (less than two (2) feet): The site will be evaluated both as to the extent of site with SHWT and the actual locations of SHWT areas. Use of the Alternate Standard shall be permitted by the Township only in those cases where it is demonstrated that site areas free of SHWT are not feasible for use as stormwater BMPs (i.e., they are located upgradient from reasonable site building areas).
- [2] Site plan demonstrating extent of site area with less than two (2) feet to bedrock: The site will be evaluated both as to the extent of site with shallow depth to bedrock and actual locations of shallow bedrock areas. Use of the Alternate Standard shall be permitted by the Township only in those cases where it is demonstrated that site areas free of shallow bedrock constraints are not feasible for use as stormwater BMPs (i.e., they are located upgradient from reasonable site building areas).
- [3] The site plan shall demonstrate the extent of site area with less than 0.20 inches/hour of permeability in accordance with the soil testing protocol set forth in § 129-15.E and Appendix B.
- [4] In order to utilize the Alternate Standard, the applicant must demonstrate that the sum total of limited infiltration areas (the total of areas described in § 129-15.A.1.e.1 through § 129-15.A.1.c.3, exceed the following percentages of the total site:
 - 75 percent (sites less than 5 acres)
 - 80 percent (sites 5 to 10 acres)
 - 85 percent (sites greater than 10 acres)

In addition, the applicant must demonstrate that there is no feasible site area free of the above described infiltration constraining features which exist in a location such that the runoff volume requirement can be achieved.

B. If it is determined to the satisfaction of the Township that the recharge volume standard set forth in § 129-15.A cannot be achieved, then the peak rate standards for post-development runoff are modified so that peak rate discharges from the site for all storms up to the ten (10) year frequency design storm must be additionally reduced to be equal to or less than seventy-five (75) percent of the design peak rates permitted pursuant to § 129-13.

C. Water volume controls will mitigate increased runoff impacts, protect stream channel morphology, maintain groundwater recharge, and contribute to water quality improvements. The applicant must demonstrate how the required recharge volume is controlled through Stormwater Best Management Practices (BMPs) which shall provide the means necessary to capture, reuse, evaporate, transpire or infiltrate the total runoff volume. The Low Impact Development practices provided in the Pennsylvania BMP Manual shall be utilized for all regulated activities to the maximum extent practicable. Volume controls provided through nonstructural BMPs may be subtracted from the required recharge volume to determine the volume of structural BMPs necessary for compliance with § 129-15.A of this Chapter. Design and applicability of nonstructural BMPs is identified pursuant to Chapter 5 of the Pennsylvania BMP Manual. For all proposed nonstructural BMPs, the applicant shall utilize and submit applicable checklists included in Chapter 8, Section 8.8 of the Pennsylvania BMP Manual, to demonstrate that the BMPs are applicable to the project and to determine the amount of volume credit that may be applied to the development activity.

D. To determine the volume of runoff that must be infiltrated at a site, the Recharge Volume (Re_v), the following calculation formula may be used:

Equation 129-15.1

$$Re_v = [(S/R_v)(A)]/12 \text{ (inches/foot)}, \text{ where:}$$

- Re_v = Recharge Volume (acre-feet)
 S = Soil specific recharge factor (inches)
 A = Site area contributing to the recharge facility (acres)
 R_v = Volumetric runoff coefficient. $R_v = 0.05 + 0.009 (I)$,
 where: I = percent impervious area, and
 "S" shall be obtained based upon hydrologic soil group based upon the table below:

Hydrologic Soil Group	Soil Specific Recharge Factor (S)
A	0.38
B	0.26
C	0.14
D	0.07

If more than one hydrologic soil group (HSG) is present at a site, a composite recharge volume shall be computed based upon the proportion of total site area within each HSG.

E. Infiltration BMPs intended to receive runoff from developed areas shall be selected based on the suitability of soils and site conditions. All applicants proposing regulated activities that are NOT exempt from preparation and submission of a Stormwater Management Site Plan (SMSP) are required to perform a detailed soils evaluation of the project site by a qualified geotechnical engineer, geologist and/or soil scientist, pursuant to Appendix B of this Chapter, which at

minimum addresses soil permeability, depth to bedrock, susceptibility to sinkhole formation, and subgrade stability. Infiltration/permeability tests shall be completed (in conjunction with the soils evaluation) with an infiltrometer or other method approved by the Township Engineer, pursuant to Appendix B, to determine the saturated hydraulic conductivity of the soil (at the location and the level of the proposed infiltration surface(s)). "Percolation" tests are not permitted for design of infiltration BMPs, unless approved by the Township Engineer.

F. Infiltration BMPs must include safeguards against groundwater contamination for uses where it is anticipated that pollutants may enter the facility, by mishap or spill or where salt or chloride might be a non-point source contaminant since soils do little to filter this pollutant. If it is anticipated that pollutants may enter the infiltration facility (or other stormwater facility impounding water), resulting in potential groundwater contamination, Worcester Township may require the developer to submit a hydrogeologic justification study of the site and proposed infiltration BMPs, prepared by a qualified design professional, to determine the risk for such contamination. The Township may require the installation of a mitigative layer or an impermeable liner in the BMP and/or detention basins where the possibility of groundwater contamination exists.

G. Infiltration BMPs within High Quality/Exceptional Value waters shall be subject to PADEP's Title 25, Chapter 93 Antidegradation Regulations.

H. The requirements for volume control and infiltration are applied to all disturbed areas, even if they are ultimately to be a pervious or permeable land use given the extent to which development-related disturbance leads to compaction of the soils and reduces their infiltrative capacity.

I. If on-lot infiltration structures are proposed, it must be demonstrated that the soils are conducive to infiltrate on the lots identified, or that the applicant's design includes the addition of suitable amounts of material to facilitate infiltration and support the calculations as submitted.

J. Infiltration BMPs shall be designed in accordance with the design criteria and specifications of the Pennsylvania Stormwater BMP Manual (2006) and as additionally identified pursuant to § 129-18.1.1 of this Chapter.

§ 129-16. Water Quality Requirements.

A. In addition to the performance standards and design criteria requirements of Article III of this Chapter, adequate treatment and storage facilities must be provided to capture and treat stormwater runoff from developed or disturbed areas, unless otherwise exempted by provisions of this Chapter. The Recharge Volume computed under § 129-15 may be a component of the Water Quality Volume if the applicant chooses to manage both components in a single facility. Only if the Recharge Volume is less than the Water Quality Volume may the remaining Water Quality Volume be captured and treated by methods other than recharge/infiltration BMPs. The required Water Quality Volume (WQ_v) is the storage capacity needed to capture and to treat a portion of stormwater runoff from the developed areas of the site produced from 90 percent of the average annual rainfall (P).

The following calculation formula is to be used to determine the required water quality storage volume, (WQ_v), in acre-feet of storage:

Equation 129-16.1

$$WQ_v = [(P)(R_c)(A)]/12 \text{ (inches/foot), where}$$

P = Rainfall Amount equal to 90% of events producing this rainfall (in) - the volume of rainfall for 90% of the storm events which produce runoff in the watershed annually.

A = Area of the project contributing to the water quality BMP (acres)

R_c = Volume Runoff Coefficient $0.05 + 0.009(I)$ where I is the percent of the area that is impervious surface (impervious area ÷ total project study area) × 100%.

B. Provisions shall be made (such as adding a small orifice at the bottom of the BMP facility outflow control structure) so that the proposed condition, one (1) year frequency design storm takes a minimum of twenty-four (24) hours to drain from the facility from a point where the maximum volume of water from the one (1) year storm is captured (i.e. the maximum water surface elevation is achieved in the facility). The design of the facility shall minimize clogging and sedimentation. Orifices smaller than three (3) inches in diameter are not recommended. However, if the design engineer can verify that the smaller orifice is protected from clogging by use of trash racks, etc., smaller orifices may be permitted. Trash racks are required for any primary orifice.

C. To accomplish the requirements in Subsections A and B above, the applicant may submit original and innovative designs to the Township Engineer for review and approval. Such designs may achieve the water quality objectives through a combination of BMPs. Infiltration BMPs shall be used wherever feasible. Wet ponds, artificial wetlands, or other permanent BMP acceptable to the Township shall be used to the extent that infiltration BMPs are deemed not feasible.

D. Design of BMPs used for water quality control shall be in accordance with design specifications outlined in the Pennsylvania Stormwater BMP Manual or other applicable manuals. The following factors must be considered when evaluating the suitability of BMPs used to control water quality at a given development site:

- (1) Total contributing drainage area.
- (2) Permeability and infiltration rate of the site soils.
- (3) Topographic slope and depth to bedrock.
- (4) Seasonal high water table.
- (5) Proximity to building foundations and wellheads.
- (6) Erodibility of soils.
- (7) Land availability and configuration of the topography.
- (8) Peak discharge and required volume control.
- (9) Streambank erosion.

- (10) Efficiency of the BMPs to mitigate potential water quality problems
- (11) Volume of runoff that will be effectively treated.
- (12) Nature of the pollutant being removed.
- (13) Maintenance requirements.
- (14) Creation/protection of aquatic and wildlife habitat.
- (15) Recreational value
- (16) Enhancement of aesthetic and property value.

§ 129-17. Stream Bank Erosion Requirements.

- A. In addition to the water quality volume, to mitigate the impact of stormwater runoff on downstream stream bank erosion, BMPs must be designed to detain the proposed conditions 2-year, 24-hour design storm to the existing conditions 1-year flow using the SCS Type II distribution.
- B. Whenever a watercourse is located within a development site, it shall remain open in its natural state and location and shall not be piped, impeded, or altered (except for permitted crossings). The applicant shall stabilize all eroded stream/channel beds and banks within a subdivision or land development site and obtain all permits necessary from PADEP to do so. The applicant must submit pictorial documentation of existing stream/channel banks to determine whether existing banks must be stabilized.

§ 129-18. Design and Construction Criteria for Stormwater Management Facilities and Best Management Practices.

- A. Stormwater runoff which may result from regulated activities identified in § 129-4 shall be controlled by permanent stormwater runoff BMPs that will provide the required standards within Article III. The methods of stormwater control or Best Management Practices (BMPs) which may be used to meet the required standards are described in this Chapter and the "Pennsylvania Stormwater Best Management Practice Manual", December 30, 2006, as amended, and are the preferred methods of controlling stormwater runoff. The choice of BMPs is not limited to the ones appearing in this Chapter and the Manual, however, any selected BMP must meet or exceed the runoff peak rate requirements of this Chapter.
- B. Any stormwater facility located on state highway rights-of-way shall be subject to approval by the Pennsylvania Department of Transportation.
- C. Collection System Standards
 - (1) Curb inlets shall be located at curb tangents on the uphill side of street intersections, and at intervals along the curb line to control the maximum amount of encroachment of runoff on the roadway pavement so that same does not exceed a width of four feet during the design storm event. Design and location of curb inlets shall be approved by the Township.

- (2) Pipe Materials – All storm sewer piping shall be Class III reinforced concrete pipe, except when pipe class and strength is required to be increased in accordance with PennDOT Specification. Piping shall be saw-cut at ends, as needed, and not hammered or broken. All pipe joints and lift holes must be mortared except where designed for infiltration.
- (3) Minimum Pipe Size – Minimum pipe diameter shall be fifteen (15) inches (or an equivalent flow area of 1.23 square feet).
- (4) Inlet and Manhole Construction – Inlet and manhole castings and concrete construction shall be equivalent to PennDOT Design Standards. Manhole castings and covers shall have the word "STORM" cast in two (2) inch high letters on the top of the cover. All inlet grates shall be "bicycle safe" heavy duty structural steel. All storm sewer inlets must be identified with a storm drain marker ("environmental" type). Storm drain markers shall be stainless steel affixed to the inlet hood with adhesive, rivets or bolts. (Marker may be bolted to the grate in off road locations). Marker shall have a minimum diameter of 3½ inches and include "No Dumping – Drains to Waterway," and a fish symbol. Alternate designs/sizes may be used if approved by the Township.
- (5) Open end pipes must be fitted with concrete endwalls or wing walls in accordance with PennDOT Standards.
- (6) Flow velocity – Stormwater collection systems shall be designed to produce a minimum velocity of three (3) feet per second when flowing full. The maximum permissible velocity shall be fifteen (15) feet per second. Pipe slopes shall not be less than one half of one percent (0.005 ft/ft), with the exception that terminal sections of pipe shall have a minimum slope of one percent (0.01 ft/ft).
- (7) Inlets and manholes shall be spaced at intervals not exceeding three hundred (300) feet, and shall be located wherever branches are connected or sizes are changed, and wherever there is a change in alignment or grade. For drainage lines of at least thirty-six (36) inches diameter, inlets and manholes may be spaced at intervals of four hundred (400) feet. Manholes shall be equipped with open grate lids.
- (8) Storm sewer bedding/backfill requirements shall conform to the Worcester Township construction requirements/specifications.
- (9) Inlets shall be located to intercept concentrated runoff prior to discharge over public/private rights-of-way, sidewalks, streets, and driveways.
- (10) The capacity of all Type 'C' inlets shall be based on a maximum surface flow to the inlets of four (4) cfs, calculated based on the 100-year frequency design storm event. The maximum flow to Type 'C' inlets located in low points (such as sag vertical curves) shall include the overland flow directed to the inlet as well as all bypass runoff from upstream inlets. The bypass flow from upstream inlets shall be calculated using inlet efficiency curves included in PennDOT Design Manual Part 2, latest edition. If the surface flow to an inlet exceeds four (4) cfs, additional inlets shall be provided upstream of the inlet to intercept the excessive surface flow. A Type 'C' inlet at a low point of a paved area may be designed to accept a maximum of six (6) cubic feet per second (CFS). Type 'M' inlets shall be designed to accept a maximum surface flow of six (6) CFS based on the one hundred (100) year frequency design storm event, unless otherwise approved by the

Township Double inlets will not be permitted where additional pipe and inlets can be placed upstream to intercept excessive surface flow. A maximum of twelve (12) cfs shall be permitted to be collected by a Type 'M' inlet located in an isolated pervious area provided the designer can verify that such an inlet would not cause stormwater to accumulate on any adjoining public or private property, outside of a storm sewer easement, and that the depth of the accumulated stormwater would not exceed twelve (12) inches.

- (11) A minimum drop of two (2) inches shall be provided between the inlet and outlet pipe invert elevations within all inlets and manholes. When varying pipe sizes enter an inlet or manhole, the elevation of crown of all pipes shall be matched. Storm sewer pipes shall enter and exit the sides of inlet boxes and shall not encroach into the corner, wherever possible.
- (12) Stormwater pipes shall have a minimum depth of cover of eighteen (18) inches (including over the bell) or as designated by the American Concrete Pipe Association (whichever is greater), and in no case shall any part of the pipe project into the road subbase or curb. Where cover is restricted, equivalent pipe arches may be specified in lieu of circular pipe, to achieve required cover. Stormwater pipes conveying swale flow under driveway crossings shall have a minimum cover of twelve (12) inches, including over the bell, but in no case shall the cover be less than that required for the anticipated traffic loading. For driveway culverts, cover may be less than 12 inches if the design engineer verifies proposed pipe has sufficient strength to withstand loading from anticipated design vehicles. Where cover is restricted, concrete trench drain with bolt-down metal grates may be used.
- (13) The capacity of all stormwater pipes shall be calculated utilizing the Manning Equation for open channel flow as applied to closed conduit flow. The Manning's roughness coefficient shall be 0.13 for all concrete pipe. In cases where pressure flow may occur, the hydraulic grade line shall be calculated throughout the storm sewer system to verify that at least one foot of freeboard will be provided in all inlets and manholes for the design storm event.
- (14) Culverts shall be designed based on procedures contained in Hydraulic Design of Highway Culverts, HDS #5, U.S. Department of Transportation, Federal Highway Administration. Where pressure flow is anticipated in storm sewer pipes (non-open channel flow), the applicant's designer shall be required to calculate the elevation of the hydraulic grade line through the storm sewer system. Wherever the hydraulic grade line elevation exceeds the pipe crown elevation for the design flow, pipes with watertight joints must be specified.
- (15) Storm sewer structures (e.g. endwalls, inlets, pipe sections, etc.) may not be located on top of, or within ten (10) feet of electric, communication, water, sanitary sewer, or gas services and/or mains, and structures, unless approval is received from the Township and the Authority or Utility having jurisdiction over same.
- (16) Stormwater pipes must be oriented at right angles to electric, water, sanitary sewer, and gas utilities when crossing above or beneath same. Crossing angles of less than ninety (90) degrees will only be permitted at the discretion of the Township. When skewed crossings are permitted, interior angles between alignment of the storm sewer pipe and

utility may not be less than forty-five (45) degrees. Vertical and horizontal design of storm sewer must be linear.

- (17) Roadway underdrain is required along both sides of all proposed roadways, existing roadways proposed to be widened, and within existing or proposed roadside swales as directed by the Township.
- (18) Where a public storm sewer system is not located within a right-of-way, or dedicated public property, a twenty (20) feet wide easement shall be established to encompass the storm sewer system and any required access from the public road. For multiple pipes or utilities, the width of the easement shall be a minimum of thirty (30) feet.
- (19) A minimum of one (1) foot of freeboard, between the inlet grate and the design flow elevation, shall be provided in all storm sewer systems (inlets and manholes) for the one hundred (100) year frequency design storm event.
- (20) Stormwater roof drains and sump pumps shall not discharge water directly onto a sidewalk or a street and shall be constructed to discharge to a dry well/sepape pit or above ground entirely on the subject property, except where such discharge could flow across sidewalk or onto a street. If approved by the Township Engineer, roof drains and sump pumps may be discharged directly to a storm sewer system if such system discharges to a stormwater BMP or water quality facility.

D. Open Swales and Gutters – Open swales shall be designed on the basis of Manning's Formula as indicated for collection systems with the following considerations:

- (1) Roughness Coefficient – The roughness coefficient shall be 0.040 for earth swales.
- (2) Bank Slopes – Slopes for swale banks shall not be steeper than one (1) vertical to four (4) horizontal.
- (3) Flow Velocity – The maximum velocity of flow as determined by Manning's equation shall not exceed the allowable velocities as shown in the following table for the specific type of material, unless otherwise approved by the Township and the Montgomery County Conservation District

Note: Source of the following design criteria is the Pennsylvania Department of Environmental Protection, Bureau of Soil and Water Conservation Publication, Erosion and Sediment Pollution Control Program Manual (Document No. 363-2134-008).

ALLOWABLE VELOCITY

Material	Velocity in feet per second (fps)
Well established grass on good soil	4.0 to 5.0
Short Plant bladed grass	2.0 to 3.0
Bunch grass – soil exposed	3.0 to 4.0
Stiff stemmed grass	
Earth without vegetation	1.0
Fine sand or silt	

Ordinary firm loam

- Stiff clay 2.0 to 3.0
- Clay and gravel 3.0 to 5.0
- Coarse gravel 4.0 to 5.0
- Soft shale 4.0 to 5.0
- 5.0 to 6.0

Shoulders

- Earth (as defined above)
- Stabilized 6.0
- Paved 10.0 to 15.0

- (4) Swales shall be stabilized with bio-degradable erosion control blanket to permit establishment of permanent vegetation. Swales shall be of such shape and size to effectively contain the one hundred (100) year, Rational Method design storm, or greater, and to conform to all other specifications of the Township.
- (5) To minimize sheet flow of stormwater across lots located on the lower side of roads or streets, and to divert flow away from building areas, the cross-section of the street as constructed shall provide for parallel ditches or swales or curb on the lower side which shall discharge only at drainage easements, unless otherwise approved by the Township.
- (6) Gutters and swales adjacent to road paving shall be permitted to carry a maximum flow of four (4) cubic feet per second prior to discharge away from the street surface, unless it is proven to the satisfaction of the Township by engineering calculations that the road slopes or other factors would allow higher gutter or swale capacity.
- (7) Flows larger than those permitted in gutters and roadside swales may be conveyed in swales outside the required road right-of-way in separate drainage easements, or may be conveyed in pipes or culverts inside or outside the required road right-of-way.
- (8) Existing and proposed swales shall be provided with underdrains as deemed necessary by the Township should overland seepage result in potential maintenance problems. Underdrains must discharge into a natural drainage channel or stormwater management system.
- (9) Where drainage swales are used to divert surface waters away from buildings, they shall be sodded, landscaped, or otherwise protected as required and shall be of a slope, shape, and size conforming to the requirements of the Township. Concentration of surface water runoff shall be permitted only in swales, watercourses, retention or detention basins, bioretention areas, or other areas designed to meet the objectives of this Chapter.
- (10) Except for drainage at roadway stream crossings, artificial swale discharge shall be set back 75 feet from a receiving waterway, and shall be diffused or spread out to reduce and eliminate high-velocity discharges to the impacted ground surface.

F. Bridge and Culvert Design

Any proposed bridge or culvert to convey flow within a watercourse, perennial stream, intermittent stream or ephemeral stream shall be designed in accordance with the following principals:

- (1) Culverts and bridges shall be designed with an open bottom to maintain natural sediment transport and bed roughness, avoiding acceleration of water velocity above the natural (pre-existing) condition. Rock (rip rap) lining (native material if possible) shall be installed within the culvert as needed to prevent erosion within the structure. Approximate top of rock lining must be at the level of the existing stream bottom so as to maintain unimpeded movement of native animal species and a normal water depth of 12 inches unless a greater depth is required by PADEP.
- (2) Bottom of opening shall be designed to match the bankfull channel condition in terms of width and depth. The cross-sectional area of the bankfull channel (measured at a reference location upstream of the structure) shall be matched with area in the crossing structure.
- (3) Above the bankfull elevation, the width shall increase a minimum of thirty (30) percent to disperse the energy of higher flow volumes and avoid undermining of the supporting structure by secondary currents.
- (4) The total cross-sectional area of the structure opening must be equal to or greater than the flood prone area (cross-sectional stream area at a depth of twice the maximum bankfull depth, measured at a reference location upstream of the structure). The flood prone area is approximately equal to the area flooded by a fifty (50) year return period flood.
- (5) All bridges, culverts, and drainage channels shall be designed to convey a flow rate equal to a one-hundred (100) year, twenty-four (24) hour storm as defined by the U.S. Department of Agriculture, Soil Conservation Service, Technical Release No. 55. All bridges and culverts shall be designed to convey the one hundred (100) year design storm without increasing the extent and depth of the one hundred (100) year flood plain, upstream or downstream of the structure.

F. Storm Sewer Design

- (1) Design flow rate - The storm sewer system shall be designed to carry the one hundred (100) year frequency design storm peak flow rate. The drainage area and runoff coefficient to each inlet shall be indicated on the stormwater management plan. The one hundred (100) year flow rate shall be determined by the "Rational" method formula. $Q = CIA$ where:
 Q = Peak runoff rate measured in cubic feet per second (cfs).
 C = Runoff coefficient - The coefficient of stormwater runoff includes many variables, such as ground slope, ground cover, shape of drainage area, etc.
 I = Intensity - Average Rainfall Intensity in inches per hour for a time equal to the time of concentration.
 A = Area - Drainage area in acres.

Values for the rainfall intensity shall be based on NOAA Atlas 14, Volume 2, Version 3.0, rain data found in Table A-3 and Figure A-2 of Appendix A of this Chapter.

- (2) Consideration shall be given to future land use changes in the drainage area in selecting the Rational ("C") coefficient. For drainage areas containing several different types of ground cover, a weighted value of "C" shall be used.

- (3) In determining the peak flow rate to individual storm sewer inlets (or other collection structures) the time of concentration method (as referenced in § 129-19) shall be used for inlet drainage areas in excess of one (1) acre, unless otherwise approved by the Township. For inlet drainage areas less than one (1) acre, a five (5) minute time of concentration shall be used unless otherwise approved by the Township.
- (4) In determining the required design flow rate through a storm sewer piping system, if a five (5) minute time of concentration (storm duration) results in a pipe size exceeding a thirty (30) inch diameter pipe (or equivalent flow area of 4.9 square feet), the time of concentration approach (as defined herein) shall be used in determining storm duration.
- (5) In determining the required design flow rate through a storm sewer piping system, if a five (5) minute time of concentration results in a pipe size exceeding thirty (30) inches, within any run of pipe, the time of concentration approach may be used for sizing of pipes from that point on, by adjusting the time of concentration.
- (6) Overflow System – An overflow system shall be provided to carry all bypass flow and/or flow in excess of storm sewer pipe design capacity, to the detention basin (or other approved outlet point) when the capacity of the system is exceeded. Stormwater runoff will not be permitted to surcharge from storm sewer structures (Refer § 129-18.C.19).
- (7) Except for drainage at roadway stream crossings, pipe discharge shall be set back 75 feet from a receiving waterway, and the pipe discharge shall be diffused or spread out to reduce and eliminate high-velocity discharges to the impacted ground surface.
- G. Grading and Drainage
- (1) After completion of rough grading, a minimum of eight (8) inches of topsoil shall be returned to remaining disturbed areas prior to final grading and seeding.
- (2) Lots shall be graded to secure proper drainage away from buildings and to prevent the collection of storm water in pools. Minimum two (2) percent slopes shall be maintained away from and around all structures. Separation between the top of foundation wall (or slab) and final grade shall comply with Worcester Township Building Code requirements.
- (3) Construction - The applicant shall construct and/or install such drainage structures and/or pipe as are necessary to prevent erosion damage and to satisfactorily disperse, infiltrate or carry off such surface waters to the nearest practical BMP, storm drain or natural water course.
- (4) Excavation - No excavation shall be made with a cut face steeper in slope than four (4) horizontal to one (1) vertical (4:1 = 25 percent), except under one or more of the following conditions:

- (a) The material in which the excavation is made is sufficiently stable to sustain a slope of steeper than 4:1 and a written statement (certification) from a Professional civil engineer, licensed in the Commonwealth of Pennsylvania and experienced in erosion control, to this effect is submitted to the Township Engineer for review. This statement shall indicate the site has been inspected and

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that the deviation from the slope specified herein will not result in injury to persons or damage to property.

- (b) A concrete, segmental block, or stone masonry wall, constructed in accordance with Township requirements, is provided to support the face of the excavation
- (5) Fill - No fill shall be made which creates any exposed surface steeper in slope than four (4) horizontal to one (1) vertical (4:1 = 25 percent) except under one or more of the following conditions:
- (a) The fill is located so that settlement, sliding, or erosion will not result in property damage or be a hazard to adjoining property, streets, alleys, or buildings.
- (b) A written statement from a Professional civil engineer, licensed in the Commonwealth of Pennsylvania and experienced in erosion control, certifying the site has been inspected and that the proposed deviation from the slope specified above will not endanger any property or result in property damage, is submitted to and approved by the Township.
- (c) A concrete, segmental block, or stone masonry wall, constructed in accordance with Township requirements, is provided to support the face of the excavation.
- (6) Slopes and Fences - The top or bottom edge of slopes shall be a minimum of five (5) feet from property or right-of-way lines of streets or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. Where walls or slopes (steeper than two (2) horizontal to one (1) vertical) are approved under the criteria in this Chapter, and are four (4) feet or more in height, a protective fence, no less than four (4) feet in height, shall be required at the top of the wall (or bank).
- (7) Clean up - All lots must be kept free of any debris or nuisances whatsoever during construction.
- (8) Design of erosion and sedimentation control facilities (particularly stormwater/sediment basins) shall incorporate Best Management Practices as defined herein.
- (9) Cut and fill operations shall be kept to a minimum. Wherever feasible, natural vegetation shall be retained, protected, and supplemented. Cut and fills shall not endanger or otherwise adversely impact adjoining property.
- (10) No grading equipment shall be permitted to be loaded and/or unloaded on a public street, and no grading equipment shall be permitted to travel on or across a public street unless licensed for operation on public thoroughfares.
- (11) Grading equipment shall not be permitted to cross intermittent and perennial streams. Temporary crossing shall be permitted only where application is made, and approval is received, from the Pennsylvania Department of Environmental Protection (where applicable), the Montgomery County Conservation District, and Worcester Township.
- (12) Design of energy dissipation for high volume and/or high velocity discharge from storm sewer pipes and channels shall be in accordance with Hydraulic Engineering Circular No. 14, "Hydraulic Design of Energy Dissipaters for Culverts and Channels," as published by

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Department of Transportation, FHA, when deemed necessary by the Township, and as approved by the Montgomery County Conservation District.

- (13) To control the dissemination of mud and dirt on to public roads and driveways, tire cleaning areas constructed of AASHTO #1 stone (underlain by geotextile structural fabric), at least fifty (50) feet in length shall be installed at each point of access to the site and individual lots (upon construction of internal streets in a binder condition). When deemed necessary by the Township, washing stations shall also be set-up at every construction entrance in order to wash mud and dirt from exiting vehicles. Appropriate measures must be taken to control runoff from such locations. The applicant shall be responsible for the placement of appropriate signage identifying construction entrances and washing stations. Construction entrances shall be maintained by the applicant during construction, as determined by the Township.
- (14) In the event any mud and/or debris is transported from the site onto a public roadway, the debris shall be removed immediately and the roadway swept and/or washed as deemed necessary by the Township at the owner's expense.
- (15) Adequate provision shall be made to prevent surface water from damaging the cut face of excavation and the sloping surfaces of fills.

H. Stormwater Detention/Retention Basins

- (1) If permanent ponds (retention basin) are proposed, the applicant shall demonstrate that such ponds are designed to protect the public's health and safety. Should any stormwater management facility require a dam safety permit under the PADEP Chapter 105 regulations, the facility shall be designed in accordance with Chapter 105 and meet the regulations of Chapter 105 concerning dam safety which may be required to pass storms larger than a one-hundred-year event
- (2) During construction, duly authorized representatives of Worcester Township may enter at any reasonable time upon any property within the Township to investigate whether construction activity is in compliance with this Chapter.
- (3) When basins are provided, they shall be designed to utilize the natural contours of the land whenever possible. When such design is not practical, the construction of the basin shall utilize slopes as flat as possible to blend the structure into the terrain. To minimize the visual impact of detention basins, they shall be designed to avoid the need for safety fencing. To meet this requirement, detention basins shall be designed as follows:
 - (a) Maximum depth of detained runoff shall be 24 inches for a two-year or ten-year storm event.
 - (b) Maximum depth of detained runoff shall be 36 inches for a one-hundred-year storm event.
 - (c) The basin inflow and outflow structures shall not be located directly across from each other and shall not be in close proximity to one another. A length-to-width ratio in all detention/retention basins and other such storage facilities of at least 2:1 shall be provided to maximize the flow path between the inflow point and the outlet structure. The distance between these two structures must be at least 50%

of the maximum length of the basin as measured at the top of berm elevation. Alternatively, a means for extending the time of surface flow from basin inflow point to basin outlet structure, designed to the satisfaction of the Township Engineer, may be utilized.

- (4) Except with the one (1) year design storm, basins shall be designed so that they return to normal conditions within approximately twelve (12) hours after the termination of the storm, unless the Township determines that downstream conditions may warrant other design criteria for stormwater release.
- (5) Landscaping and planting in and around the perimeter of basins shall be provided. Proposed planting shall also be in accordance with the provisions of this Chapter, the Subdivision and Land Development Ordinance, and as recommended by the Township Engineer. When a detention basin is not designed as a stormwater management constructed wetland, it shall be planted with low maintenance grass or similar satisfactory to the Township.
- (6) If a stormwater management basin will serve as a temporary sediment control device, the temporary sediment control measures shall be shown including perforated riser pipes or sandboxes, filter berms, clean-out stakes and other measures as may be required by Pennsylvania Department of Environmental Protection, Chapter 102 Regulations. Plans for such facilities shall require Montgomery County Conservation District approval prior to implementation. Sedimentation basins shall be in place prior to any earthmoving activities within their tributary drainage areas. A note identifying the above criteria shall be on all plan sheets required to be recorded as well as the development agreement with the Township and the stormwater management facilities operation and maintenance agreement.
- (7) Stormwater basins shall be in place before the creation of any new impervious surfaces on the site. As-built drawings of the basins(s) shall be submitted to the Township for review. The basin shall not be considered functional until it is proved by the developer that the basin meets the volume requirements and the outflow characteristics of the original design of the basin(s).
- (8) Runoff shall not be directed to any infiltration structure until all tributary drainage areas are permanently stabilized.
- (9) Except where otherwise identified herein, all detention or retention basins shall have slopes of four (4) horizontal to one (1) vertical (4:1 = 25 percent), or flatter on the basin's outer berm and five (5) horizontal to one (1) vertical or less on the basin's inner berm. The top or toe of any slope shall be located a minimum of five (5) feet from any property line. The maximum difference between the top of berm elevation and the invert elevation of the outlet structure shall be seven (7) feet.
- (10) All portions of a detention basin bottom shall have a minimum slope of two (2) percent. For portions of basin bottoms with grades less than 2%, the applicant shall provide a landscape design, which minimizes maintenance provisions and encourages infiltration. These requirements may be altered when approved by the Township Engineer.

(11) Basins Berm Construction Requirements

- (a) Site preparation – Areas under the embankment and any structural works shall be cleared, grubbed, and the topsoil stripped to remove the trees, vegetation, roots or other objectionable material. In order to facilitate clean-out and restoration, the pool area will be cleared of all brush and excess trees except where designed to retain such existing vegetation as Stormwater BMPs.
- (b) Cut off trench - A cut-off trench will be excavated along the centerline dam on earth fill embankments. The minimum depth shall be two feet. The cut-off trench shall extend up both abutments to the riser crest elevation. The minimum bottom width shall be eight feet but wide enough to permit operation of compaction equipment. The side slopes shall be no steeper than 1:1. Compaction requirements shall be the same as those for the embankment. The trench shall be kept free from standing water during the backfilling operations.
- (c) Embankment:
- [1] The fill material shall be taken from the selected borrow areas. It shall be free of roots, wood vegetation, oversized stones, rocks or other objectionable material. Areas on which fill is to be placed shall be scarified prior to placement of fill.
- [2] The fill material should contain sufficient moisture so that it can be formed by hand into a ball without crumbling. If water can be squeezed out of the ball, it is too wet for proper compaction.
- [3] Fill material will be placed in 6 to 8 inch layers and shall be continuous over the entire length of the fill. Fill material must be compacted to a minimum of 95% of Modified Proctor Density as established by ASTM D-1557. Compaction testing by a certified soils engineer/geologist must be completed as directed by the Township Engineer to verify adequate compaction has been achieved. Compaction tests shall be run on the leading and trailing edge of the berm along with the top of the berm. Verification of required compaction shall be submitted to the Township prior to utilization of any basin for stormwater management.

- (12) Emergency overflow facilities/spillway shall be provided within basins in order to convey basin inflow in excess of design flows, out of the basin, or in the event the outlet structure becomes blocked and is unable to convey flow. Emergency spillways discharging over embankments shall be constructed of reinforced concrete checkerblocks to protect the berm against erosion. The checkerblocks shall be back-filled with topsoil and seeded. Checkerbloc lining shall extend to the toe of the embankment on the outside of the berm, and shall extend to an elevation of three (3) feet below the spillway crest on the inside of the berm. Vegetated spillways may be utilized for spillways constructed entirely on undisturbed ground (i.e., not discharging over fill material). A dense cover of vegetation shall be rapidly established in such spillways by sodding or seeding with a geotextile anchor. The vegetated spillway must be stabilized before runoff is directed to the basin. The minimum capacity of all emergency spillways shall be equivalent to the peak flow rate of the one hundred (100) year, post-development design storm (entering to the basin).

- (13) In all cases, the discharge end of the basin shall be provided with a properly designed outlet control structure (headwall, orifice structure or other approved flow control structure), culvert pipe, and endwall. Perforated riser pipes alone, without provision for permanent outlet control structure (as stated above), and culvert pipe are not permitted for permanent basins.
- (14) The minimum top of basin berm width (at the design elevation) shall be ten (10) feet.
- (15) The minimum freeboard through the emergency spillway shall be one (1) foot. Freeboard is defined as the difference between the design flow elevation through the spillway and the elevation of the top of the settled basin berm.
- (16) Anti-seep collars shall be installed around the pipe barrel and shall be centered within the normal saturation zone of the berm. The anti-seep collars and their connections to the pipe barrel shall be watertight. The anti-seep collars shall be east-in-place in the field and extend a minimum of two (2) feet beyond the outside of the principal pipe barrel. Precast collars shall be permitted if approved by the Township Engineer. A minimum of two (2) collars shall be installed on each basin outlet pipe. Collars shall have a minimum thickness of twelve (12) inches and may not be installed within two (2) feet of pipe joints.
- (17) A perforated sediment control structure, sized in accordance with Montgomery County Conservation District requirements, shall be provided at each basin outlet structure (if more than one is to be utilized) for sediment control. Sediment control structures shall not be removed until the entire area tributary to the basin has been permanently stabilized and until approved by the Montgomery County Conservation District.
- (18) Stormwater management facility outlet piping shall be Class III reinforced O-ring concrete pipe. All joints shall be mortared. Crushed stone bedding/backfill shall not be utilized through basin berms.
- (19) The grate of the basin outlet structure shall be at least six (6) inches lower than the elevation of the earthen emergency spillway. Six (6) inches, minimum, is also required between the routed one hundred (100) year water surface elevation and top of grate of the outlet structure.
- (20) Energy dissipating devices (rock lining/rip rap, or other approved materials) shall be provided at all basin outlets and shall be sized in accordance with Pennsylvania Department of Environmental Protection, Bureau of Soil and Water Conservation Publication, Erosion and Sediment Pollution Control Program Manual, latest revision.
- (21) Stone gabion baskets or concrete or segmental block retaining walls shall not be permitted for use in construction of detention/retention basins within the berm or within the 100-year water surface elevation (as measured through the earthen emergency spillway).
- (22) An access easement and stabilized access drive to stormwater detention facilities shall be provided for maintenance and operation. This access easement shall be cleared and, when possible, be at least twenty (20) feet in width. Multiple accesses shall be encouraged for major facilities. The developer shall provide access easements and drives of interlocked, reinforced pervious paving systems (back-filled with topsoil and seeded)

or other similar paver acceptable to the Township Engineer, over a six (6) inch bed of compacted PennDOT type 3A coarse aggregate (or approved equivalent). Accessways to basins shall be a minimum of ten (10) feet wide and be no steeper in slope than ten (10) feet horizontal to one (1) feet vertical (10:1). In addition, depressed curb and reinforced concrete apron (6-inch minimum thickness) shall be provided where the accessway enters a street/driveway and the stabilized driveway shall extend from the bottom of the incisor basin berm embankment to the point of access to the basin from a public right-of-way or paved driveway within an access easement. The access easement shall be owned and maintained by the same entity owning the stormwater management facility and shall allow access by Worcester Township or its designee for emergency inspection and/or maintenance at any reasonable time.

- (23) If the basin is not designed to meet the requirements of § 129-18.H.3, a split rail fence must be provided as follows:
- (a) A level area (two-percent slope) eight feet in width shall be provided on both the inside and outside of the fence, along the entire length of the fence for proper access by maintenance equipment. The total width of this generally level area shall be at least 16 feet.
 - (b) Each basin fence installation shall include two points of access with ten (10) feet wide self-closing, self-latch gates to allow for maintenance equipment/vehicle access.
 - (c) Fence shall be split-rail consisting of locust posts (two or three rail), four (4) feet high, minimum, with assorted hardwood rails (eight (8) feet to ten (10) feet long), and epoxy coated wire mesh (black or green in color) installed six (6) inches above finished grade. The mesh shall be installed on the outside of the fence.
 - (d) Split rail fence shall also be required around any detention or retention basin, where directed by Worcester Township.
- (24) Landscaping:
- (a) The perimeter berms and embankments of retention/detention basins including wet ponds, and artificial wetland stormwater management BMPs shall be designed to create a natural appearance and reduce future maintenance requirements. Landscaping shall include a mixture of native tall grasses and perennial plants, ground cover, shrubs, and trees to eliminate the necessity of periodic mowing.
 - (b) Artificial wetland basins shall be designed pursuant to requirements of the Pennsylvania Stormwater BMP Manual. Plant material and arrangement shall be subject to approval of the Township Engineer.
 - (c) The perimeter of the retention/detention basin shall be landscaped with a mixture of deciduous trees, evergreens, and shrubs arranged in an informal manner. Retention basin (wet ponds) and artificial wetland basin landscaping shall be designed to create a "natural" appearance. Minimum plant material shall include

the following per 100 linear feet of basin perimeter measured at the 100-year water surface elevation.

- (1) Three (3) evergreen trees (minimum height 5 feet)
- (2) Two (2) deciduous trees (minimum caliper 2½ inches)
- (3) Five (5) shrubs (minimum height 3 feet)

Retention/detention basin landscaping design is subject to approval by the Township.

- (25) Special requirements for stormwater detention/retention BMPs within defined Exceptional Value and High-Quality watersheds as defined in Chapter 93, Water Quality Standards, Title 25, Pennsylvania Department of Environmental Protection Rules and Regulations:
- (a) Temperature sensitive BMPs and stormwater conveyance systems are to be used and designed with storage pool areas and supply outflow channels, and shaded with trees. At a minimum, the southern half of pond shorelines shall be planted with shade or canopy trees and understory shrubs within 10 feet of the pond shoreline. In conjunction with this requirement, the maximum slope allowed on the berm area to be planted is 10 to 1. This will lessen the destabilization of berm soils due to root growth. A long-term maintenance schedule and management plan for the thermal control BMPs must be identified on the Stormwater Management Site Plan and recorded at the Montgomery County Recorder of Deeds for all development sites.
 - (b) As an alternative to mitigating the temperature of stormwater runoff as described in § 129-18.H.2.5.a, alternative temperature sensitive BMPs may be utilized, if approved by the Township Engineer, upon the applicant demonstrating such BMPs will effectively reduce the temperature of detained runoff before it is released from the development site. Such alternative BMPs may include, but are not limited to facilities that cool runoff through underground storage and filtration and retention ponds/basins where outflow from the facility is drawn from a depth of 5 feet (or greater) below the permanent pool surface.
- (26) At the conclusion of all construction and after all stormwater facilities have received final approval, the applicant shall offer the facilities for dedication to the township, with the following requirements:
- (a) The dedicated area shall include the entire ponded area for the 100 year storm event and the outside slope at the berm.
 - (b) The dedicated area shall not be considered part of the Open Space and Recreation Land required elsewhere in the Subdivision and Land Development Ordinance and Zoning Ordinance.
 - (c) The Developer shall provide for the special financial burden the Township will be accepting if the Township accepts the detention basin maintenance. To help mitigate this future financial burden, the Developer shall contribute to the

Township a cash payment in the amount established by Resolution of the Worcester Township Board of Supervisors for any detention/retention basin site or area dedicated to the Township and being accepted by the Township

- (27) If the township declines dedication of the basin, the applicant shall provide written assurance satisfactory to the Township that the retention/detention basin will be properly maintained. Such assurances shall be in a form of a covenant that will run with the land and shall provide for Township maintenance at the cost of the landowner in case of default, and further provide for assessment of costs and penalties in case of default.

I. All developments that create impervious surface shall provide capacity for and treatment of the calculated Water Quality Volume and Recharge Volume unless exempt under § 129-5. In potential stormwater BMPs, the order of preference is as follows: (1) infiltration BMPs; (3) flow attenuation methods (e.g. vegetated open swales and natural depressions); (4) artificial wetlands, bioretention structures, and wet ponds; (5) minimum first flush detention or dual purpose detention (where appropriate). Infiltration BMPs shall be utilized unless the applicant can demonstrate use of infiltration techniques is not feasible due to site conditions, based upon site specific soil testing. Vegetated swales, wetlands or artificial wetlands and bioretention structures shall be utilized wherever possible if infiltration BMPs are deemed unfeasible. BMP techniques can and should be used in conjunction with each other (e.g. vegetated swales with infiltration or retention facilities)

- (1) Infiltration Best Management Practices (BMPs) – Infiltration BMPs shall be designed in accordance with the design criteria and specifications of the Pennsylvania Stormwater BMP Manual (2006) and shall conform to the following minimum requirements:

- (a) A soils evaluation and infiltration/permeability testing of the project site shall be conducted in accordance with Appendix B of this Chapter.
- (b) A minimum soil depth of eighteen (18”) inches shall be provided between the bottom of the infiltration BMPs and the top of bedrock or seasonally high water table. The minimum required separation between the infiltration surface and these limiting zones shall be increased by the Township should project specific conditions exist (such as anticipated increased contaminants) which dictate greater prevention of groundwater contamination.
- (c) Infiltration BMPs must have an infiltration rate sufficient to accept the design stormwater load and dewater completely as determined by field permeability tests. The minimum field-tested infiltration rate permitted for construction of infiltration BMPs shall be 0.2 inches/hour (in/hr). A safety factor of 50% shall be applied to field-tested rates to determine the infiltration rate that must be utilized for design of infiltration BMPs (e.g., for soil which measured 0.4 in/hr, the BMP design rate shall be 0.2 in/hr to insure effective infiltration after construction).
- (h) Infiltration BMPs intended to receive rooftop runoff shall include appropriate measures such as leaf traps and cleanouts to prevent clogging by vegetation. Surface inflows shall be designed to prevent direct discharge of sediment into the infiltration system.

- (c) Adequate storage shall be provided to accommodate the volume of runoff calculated as the difference between the pre-development runoff volume and post-development runoff volume based on the 100 year design storm.
- (f) The facility shall be designed to control the post-development peak rate of runoff to the pre-development peak rate of runoff for all design storms identified in § 129-13 of this Chapter.

(g) An overflow or spillway shall be provided that safely permits the passing of runoff greater than that occurring during the 100 year design storm event.

(h) Underground infiltration basins and BMPs shall have positive overflow controls to prevent storage within one foot of the finished surface over the basin.

(i) When infiltration methods such as seepage pits, beds, or trenches are proposed, the locations of existing and proposed septic tanks, infiltration areas, and wells must be shown. A separation distance of no less than 50 feet shall be provided between any septic system and any facility used for stormwater management and infiltration.

(j) A minimum of thirty (30) feet of undisturbed soil shall separate the foundation wall of any building and an infiltration BMP.

(k) All infiltration facilities shall be designed to completely infiltrate runoff volume within two (2) days (48 hours) from the peak of the design storm.

(l) Special attention shall be paid to proper installation of infiltration oriented stormwater management systems during the construction and to careful avoidance of soil compaction during site development. Areas proposed for infiltration BMPs shall be protected from sedimentation and compaction during the construction phase, so as to maintain their maximum infiltration capacity.

(m) The Township may require the installation of a mitigative layer or an impermeable liner in an infiltration BMP and/or other stormwater structure that impounds runoff, where the possibility of groundwater contamination exists. A detailed hydrogeologic investigation may be required by the Township

(n) Infiltration BMPs shall not be constructed nor receive runoff until the entire contributory drainage area to the infiltration BMP has achieved final stabilization.

(o) Infiltration BMPs shall be designed based on field-tested infiltration/permeability rates at the level of the proposed infiltration surface(s) and based on a safety factor of fifty (50) percent.

- (2) Non-infiltration Facilities used as Best Management Practices (BMPs). All facilities shall be designed in accordance to the design criteria and specifications in the Pennsylvania Stormwater BMP Manual.

(3) Artificial wetlands, wet ponds, and bioretention structures.

(a) Wet Pond BMPs shall meet the following requirements:

- [1] Wet ponds shall be constructed on hydric or wet soils and/or soils which have an infiltration rate of less than 0.2 inches/hour
- [2] A minimum drainage area of five (5) acres shall be directed to the pond unless a source of recharge is utilized such as a natural spring or well.
- [3] The length of the pond between the inflow and outlet points shall be maximized. In addition, an irregular shoreline shall be provided. By maximizing the flow length through the pond and providing an irregular shoreline, the greatest water quality benefit will be achieved by minimizing "short circuiting" of runoff flowing through the pond.
- [4] A shallow forebay shall be provided adjacent to all inflow areas. The forebay shall be planted as a marsh with emergent wetland vegetation. The forebay serves to enhance sediment trapping and pollutant removal, as well as concentrating accumulated sediment in an area where it can be readily removed.
- [5] All wet ponds shall be designed with public safety as a primary concern - An aquatic safety bench shall be provided around the perimeter of the permanent pool. The depth of the bench shall be a maximum of fifteen (15) inches and a minimum of 12 (12) inches for a width of at least ten (10) feet. A 3:1 slope shall lead from the edge of the safety bench toward the deep water portion of the pond. At least 15 feet of 3:1 slope shall be provided from the edge of the safety bench. Slopes in the remainder of the pond below the permanent pool elevation shall be a maximum of 2:1.
- [6] The perimeter slope above the permanent pool shall have a maximum slope of 5:1.
- [7] Wet ponds shall have a deep water zone of at least five (5) feet to encourage gravity settling of suspended fines, and prevent stagnation and possible eutrophication.
- [8] Wet ponds shall be capable of being substantially drained by gravity flow. Wet ponds shall be equipped with a manually operated - drain that can be secured against unauthorized operation.
- [9] A planting plan shall be developed for the wet pond, showing all proposed aquatic, emergent, and upland plantings required pursuant to this Chapter and the Zoning and Subdivision and Land Development Ordinances (where specifically identified).

[10] Wet ponds shall be designed to discourage use by Canada geese. Techniques employed shall include the following:

- (i) Elimination of straight shorelines, islands, and peninsulas;
- (ii) Placement of walking paths (where applicable) along the shoreline;
- (iii) Placement of grassed areas (i.e. playing fields) at least 450 feet from the water surface;
- (iv) Vegetative barriers;
- (v) Rock barriers;
- (vi) Installation of tall rees within 10 feet of the water surface;
- (viii) Use of ground covers not palatable to Canada geese.
- (ix) Other techniques as approved by the Township Engineer.

(b) Artificial Wetland BMPs shall meet the following requirements:

- (1) Artificial wetlands shall be constructed on hydric or wet soils and/or soils which have an infiltration rate of less than 0.2 inches/hour.
 - (2) Runoff entering artificial wetlands shall be filtered through a sediment removal device before entering the wetland.
 - (3) A planting plan shall be developed for the artificial wetland showing all proposed aquatic, emergent, and upland plantings required pursuant to this Chapter and the Zoning and Subdivision and Land Development Ordinances (where specifically identified). The planting plan shall be developed to provide a diversity of species resulting in a dense stand of wetland vegetation.
 - (4) At least 75% of the surface area of the wetland shall be developed as a shallow water emergent wetland, with a water depth of less than 12". The remainder shall be constructed as open water with depths between 2 feet and 4 feet.
- (4) Minimum first flush detention/dual purpose BMPs
- (a) Minimum first flush detention/dual purpose detention basin BMPs shall be designed to meet the following requirements:
 - (1) Post-development runoff from a "water quality storm" (a 1-year, 24-hour event) shall be released over a minimum period of 24 hours.

- (2) Two stage basins shall be utilized where first flush detention will be employed for water quality and conventional detention used for peak rate control of storms exceeding the 1-year, 24-hour event.
- (3) Two stage basins shall be constructed so that the lower part of the basin is graded to detain stormwater from the "water quality storm", and the remainder of the basin graded as a flat overbank area to provide storage only for the larger, less frequent storm events. The overbank area is encouraged to be developed as an active or passive recreational area.
- (4) The area inundated by the "water quality storm" is encourage to be maintained as a wetland environment, which will increase the water quality benefits of the first flush/dual purpose detention basin, and will prevent the need for mowing of a frequently saturated area.

J. Riparian Corridor Restoration – Within all subdivisions and non-residential land developments, from the top of watercourse bank, seventy-five (75) feet on either side of the watercourse, which contains wetlands and/or floodplain, shall be planted to establish a Zone 1 and Zone 2 buffer as defined and in accordance with the Pennsylvania Handbook of Best Management Practices for Developing Areas, 1998, Riparian Forested Buffer. Where existing vegetation on the site essentially duplicates buffer requirements, this provision shall not apply. Additionally, this requirement may be modified or waived by the Board of Supervisors where existing man-made improvements or agricultural operations to be retained encroach within the buffer area.

K. General Design Requirements

- (1) Prior to finish grading of a development site and final overlay of streets, roads, and driveways, temporary measures, acceptable to the Township, shall be taken to ensure that all runoff intended to be intercepted and collected by an inlet or other facility, will be bituminous "eyebrows" at inlets, diversion berms, notes, or specification including
- (2) Water originating from other than natural sources, such as air conditioning units, sump pumps, or other dry weather flow, wherever practical and possible, shall be connected first to an infiltration BMP, and if that is not possible, then to a storm sewer, street drainage structure, or other approved stormwater conveyance facility that is designed as part of a stormwater management BMP.
- (3) All stormwater runoff and floodplain calculations and stormwater management facilities design shall be prepared by a Professional Engineer licensed in the Commonwealth of Pennsylvania.
- (4) When subdivisions or land developments are submitted to the Township for approval in sections, a complete storm sewer design for the proposed subdivision and land development shall be submitted. The proposed design must include the entire tract and not a portion.
- (5) The design of all stormwater management facilities shall incorporate sound engineering principles and practices. The Township shall reserve the right to disapprove any design that would result in the occupancy or continuation of an adverse hydrologic or hydraulic condition within the watershed.

L. All stormwater control facility designs shall conform to the applicable standards and specifications of the following governmental and institutional agencies:

- (1) American Society of Testing and Materials (ASTM)
- (2) Asphalt Institute (AI)
- (3) Montgomery County Conservation District (MCCCD)
- (4) Federal Highway Administration (FHWA)
- (5) National Crushed Stone Association (NCSA)
- (6) National Sand and Gravel Association (NSGA)
- (7) Pennsylvania Department of Environmental Protection (PADEP)
- (8) Pennsylvania Department of Transportation (PA DOT)
- (9) U.S. Department of Agriculture, Natural Resources Conservation Service, Pennsylvania (USDA, NRCS, PA)

§ 129-19. Calculation Methodology.

A. Stormwater runoff peak discharges from all development sites with a drainage area equal to or greater than 50 acres shall be calculated using a generally accepted calculation technique that is based on the NRCS Soil Cover Complex Method. The Rational Method may be used to estimate peak discharges from drainage areas that contain less than one hundred (100) acres as approved by the Township Engineer. The Rational Method is recommended for watershed areas under fifty (50) acres.

Table 129.19.1 summarizes acceptable computation methods. The method shall be selected by the applicant based on the individual limitations and suitability of each method for a particular site.

Table 129-19.1 Acceptable Computation Methodologies for Stormwater Management Designs

METHOD	METHOD DEVELOPED BY	APPLICABILITY
TR-20 (or commercial computer package based on TR-20.	USDA NRCS	Applicable where use of full hydrology computer model is desirable or necessary
TR-55 (or commercial computer package based on TR-55)	USDA NRCS	Applicable for land development plans within limitations described in TR-55
HEC-1, HEC-HMS	US Army Corps of Engineers	Applicable where use of full hydrologic computer model is desirable or necessary

PSSM	Penn State University	Applicable where use of a hydrologic computer model is desirable or necessary; simpler than TR-20 or HEC-1.
Rational Method (or commercial computer package based on Rational Method)	Emil Kuichling (1889)	Applicable sites less than 50 acres, or as approved by the Township engineer.
Other methods	Varies	Other computation methodologies approved by the Township engineer.

- B. All calculations consistent with this Chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms according to the National Oceanic and Atmospheric Administration (NOAA) Atlas 14, Volume 2, Version 3.0, rain data corresponding to the Graterford 1E rain gage (No. 36-3437), Schwcnksville, Pennsylvania as presented in Table A-1 of Appendix A of this Chapter. The SCS Type II rainfall curve data from NOAA is listed in Figure A-1 in Appendix A of this Chapter. This data may also be directly retrieved from the NOAA Atlas 14, Volume 2, Version 3.0 website: hdsc.nws.noaa.gov/hdsc/rpfd/. If a hydrologic computer model such as PSSM or HEC-1/HEC-IMS is used for stormwater runoff calculations, then the duration of rainfall shall be 24 hours.
- C. Runoff Curve Numbers (CN) for both existing and proposed conditions to be used in the Soil Cover Complex Method shall be obtained from Table A-2 in Appendix A of this Chapter.
- D. Suggested runoff coefficients (C) for both existing and proposed conditions for use in the Rational Method are contained in Table A-4 in Appendix A of this Chapter.
- E. All calculations using the Rational Method shall use rainfall intensities consistent with appropriate time-of-concentration for overland flow and return periods from NOAA Atlas 14, Volume 2 Version 3.0, rain data corresponding to the Graterford 1E rain gage (No. 36-3437), Schwcnksville, Pennsylvania as presented in Table A-3 of Appendix A of this Chapter. The Rational Method rainfall curve data from NOAA is listed in Figure A-2 in Appendix A of this Chapter. Times-of-concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of *Urban Hydrology for Small Watersheds*, NRCS, TR-55 (as amended or replaced from time to time by NRCS). Times-of-concentration for channel and pipe flow shall be computed using Manning's equation.
- F. For the purposes of existing conditions flow rate determination for all development activity, undeveloped land and existing impervious surfaces shall be considered as "meadow" in good condition, unless the natural ground cover generates a lower curve number (CN) or Rational 'C' value (e.g. forest), as listed in Tables A-2 and A-4 in Appendix A of this Chapter. Wooded areas shall use a ground cover of "woods in good condition". An area shall be considered wooded if there is a contiguous canopy of trees existing over an area of one-quarter (1/4) acre or more.

- G. Where uniform flow is anticipated, the Manning equation shall be used for hydraulic computations, and to determine the capacity of open channels, pipes, and storm sewers. Values

for Manning's roughness coefficient (n) shall be consistent with Table A-5 in Appendix A of this Chapter.

- H. Outlet structures for stormwater management facilities shall be designed to meet the performance standards of this Chapter using any generally accepted hydraulic analysis technique or method.
- I. The design of any stormwater management facilities intended to meet the performance standards of this Chapter shall be verified by routing the design storm hydrograph through these facilities using the Storage Indication Method. For drainage areas greater than twenty (20) acres in area, the design storm hydrograph shall be computed using a calculation method that produces a full hydrograph.
- J. The time of concentration (Tc) is the time required for water to flow from the hydraulically most remote point of the drainage area to the point of interest (design point). Use of the rational formula requires calculation of a Tc for each design point within the drainage basin. Travel Time Estimation for the rational method shall be based on NRCS Technical Release No. 55 (2nd Edition). For design purposes the time of concentration may not be less than five (5) minutes. Travel time (Tt) is the time it takes runoff to travel from one location to another in a watershed (subreach) and is a component of time of concentration. Tc is computed by summing all the travel times for consecutive components of the drainage conveyance system.
- K. Water moves through a watershed as sheet flow, shallow concentrated flow, open channel flow, or some combination of these. Sheet flow rates shall be calculated using the NRCS TR-55 (1986) variation of the kinematic wave equation. Sheet flow length may not exceed fifty (50) feet over paved surfaces and one hundred and fifty (150) feet over unpaved surfaces. Maximum permitted sheet flow length shall be one hundred and fifty (150) feet unless site specific conditions exist (that can be demonstrated) that warrant an increase of the sheet flow length. Under no circumstances shall sheet flow length exceed three hundred (300) feet. Shallow concentrated flow time and open channel flow time shall be calculated using standard engineering methodologies.

§ 129-20. Erosion and Sedimentation Control Requirements.

- A. Whenever vegetation and topography are to be disturbed, such activity must be in conformance with Chapter 102, Title 25, Rules and Regulations, Part I, Commonwealth of Pennsylvania, Department of Environmental Protection, Sub-Part C, protection of Natural Resources, Article II, Water Resources, Chapter 102, "Erosion Control," and in accordance with the Montgomery County Conservation District and the standards and specifications of the Township. Various BMPs and their design standards are identified in the PADEP Erosion and Sediment Pollution Control Program Manual (March 2012), as amended and updated.
- B. No Regulated Earth Disturbance activities within the Township shall commence until approval by the Township of an Erosion and Sediment Control Plan for construction activities.
- C. In addition, under 25 PA Code Chapter 92, a PADEP "NPDES Construction Activities" permit is required for Regulated Earth Disturbance activities of one (1) or more acres.
- D. Evidence of any necessary permit(s) for Regulated Earth Disturbance activities from the appropriate PADEP regional office or County Conservation District must be submitted to the Township.

F. A copy of the Erosion and Sediment Control Plan and any required permit, as required by PADEP or Montgomery County Conservation District regulations, shall be available at the project site at all times.

F. Additional erosion and sedimentation control design standards and criteria that must be applied where infiltration BMPs are proposed include the following:

- (1) Areas proposed for infiltration BMPs shall be protected from sedimentation and compaction during the construction phase, so as to maintain their maximum infiltration capacity. Thirty-three (33) inch super filter fabric fence (or other approved protection mechanism) must be installed around proposed infiltration areas to prevent encroachment and compaction by construction equipment.
- (2) Infiltration BMPs shall not be constructed nor receive runoff until the entire contributory drainage area to the infiltration BMP has received final stabilization. If necessary, thirty-three (33) inch super filter fabric fence (or other approved protection mechanism) must be installed in the vicinity of infiltration area to prevent contamination by runoff containing suspended sediment.
- (3) Areas of the site to remain undisturbed shall be protected from encroachment by construction equipment/vehicles to maintain the existing infiltration characteristics of the soil. Four (4) feet high orange safety fence or other similar protection fence approved by the Township must be installed around the entire limit of disturbance/clearing prior to commencement of earthmoving activities, and maintained until completion of all construction activity.

G. Peak discharge rates from the site during land disturbance shall comply with the appropriate sections in this Chapter related to allowable post-development stormwater runoff rates, with the following additions.

- (1) For purposes of calculating required detention storage during land disturbance, peak discharges shall be calculated based upon the runoff coefficients for bare soils during the period of maximum anticipated disturbance from clearing and grading, in combination with the entire quantity of proposed impervious surface installation, indicated on the development plan. Runoff controls shall insure that the peak rate of "during construction" runoff does not exceed predevelopment runoff rates for the one (1) year frequency through one hundred (100) year frequency design storm events. Detention storage during the period of land disturbance and prior to establishment of permanent cover may require additional detention facilities on a temporary basis. Such measures shall be located so as to preserve the natural soil infiltration capacities of the planned infiltration areas. Calculations based on the above parameters must be submitted to verify compliance with this requirement.

- (2) Wherever soils, topography, cut and fill or grading requirements, or other conditions suggest substantial erosion potential during land disturbance, the Township may require that the entire volume of all storms up to a two (2) year storm from the disturbed areas be retained on site and that special sediment trapping facilities (such as check dams, etc.) be installed.

H. Areas of the site to remain undisturbed shall be protected from encroachment by construction equipment/vehicles to maintain the existing infiltration characteristics of the soil.

ARTICLE IV. STORMWATER MANAGEMENT APPLICATION AND PERMIT REQUIREMENTS

§ 129-21. General Requirements.

A. For any of the development activities regulated by this Chapter as defined pursuant to § 129-4.E, the final approval of subdivision and/or land development plans, the issuance of any building, zoning, or occupancy permit, or the commencement of any land disturbance activity may not proceed until the property owner or developer or his/her agent has received a Stormwater Management Permit (Permit) or approval of a Stormwater Management Exemption by the Township. Final approval of a subdivision and/or land development plan and recordation of same with the Montgomery County Recorder of Deeds, shall constitute approval of the Stormwater Management Permit for stormwater facilities/BMPs proposed on the plan.

B. A Stormwater Management Site Plan (SMSP) shall be required in conjunction with a Stormwater Management Permit for all regulated development activities that do NOT qualify for exemption from the provisions of this Chapter pursuant to § 129-5.B and § 129-5.C. The SMSP shall include all items identified pursuant to § 129-22. The SMSP approved by the Township shall be on-site throughout the duration of the regulated activity.

C. A Simplified Stormwater Management Site Plan (SSMSP) shall be required in conjunction with a Permit for regulated development activities qualifying for exemption of the provisions of this Chapter pursuant to § 129-5.C. The SSMSP shall include all items identified pursuant to § 129-23. The SSMSP approved by the Township shall be on-site throughout the duration of the regulated activity.

D. A Stormwater Management Permit shall be issued only upon approval of a Stormwater Management Site Plan or Simplified Stormwater Management Site Plan by the Township. A Stormwater Management Permit is not required for regulated activities exempt pursuant to § 129-5.B of this Chapter, but approval of a Stormwater Management Exemption must be issued by the Township pursuant to § 129-5.B and § 129-5.F, prior to commencement of regulated activities.

§ 129-22. Stormwater Management Site Plan (SMSP) Contents and Requirements.

For all regulated activities not exempt from provisions of this Chapter, a Stormwater Management Site Plan (SMSP) is required and shall consist of all applicable calculations, maps, and plans. A note on the maps shall refer to the associated computations and erosion and sedimentation control plan by title and date. The cover sheet of the computations and erosion and sedimentation control plan shall refer to the associated maps by title and date. All SMSP application documents shall be submitted to the Township in a format that is clear, concise, legible, neat, and well organized; otherwise, the Stormwater Management Site Plan shall be disapproved and returned to the applicant.

The following items shall be included in the Stormwater Management Site Plan:

- A. Four (4) copies of the completed Township Stormwater Management Application form.
- B. Stormwater Management Review Fee and Escrow, as established by separate resolution of The Township Supervisors.

C. A feasibility analysis that evaluates the potential application of infiltration, flow attenuation, bioretention, wetland, or wet pond BMPs must be submitted with the Stormwater Management Site Plans required in Article IV.

The feasibility analysis must allow the Township to review the general soil characteristics of a site and the proposed development for that site and determine if infiltration BMPs or wet pond or artificial wetland BMPs could have been more thoroughly pursued for use by the applicant. The information required in the analysis shall be detailed enough to determine the potential applicability of these BMPs for a proposed development, but general enough not to force an applicant into incurring excessive cost associated with conducting laborious field and/or laboratory soil testing for a site which ultimately may not be suitable for infiltration or wet pond or artificial wetland BMP implementation. Applicants are expected to use these BMPs wherever possible and are required to provide adequate justification if these BMPs are not to be implemented. Applicants for those sites that are determined to be generally suitable from these analyses (taking into consideration the areal extent of suitable soils necessary to accommodate an infiltration or wet pond or wetland BMP for the type and size of development proposed) are required to conduct the detailed soil testing and other feasibility testing required in other sections of this Chapter which contain the description and additional design criteria of these BMPs.

This analysis shall provide:

- (1) A general assessment of the anticipated additional runoff based on the design storm and post-development condition and utilizing the calculation procedures required in § 129-19;
- (2) An indication of drainage areas on the development site resulting in impervious, pervious, and rooftop runoff;
- (3) An indication of type of land use (residential, non-residential) generating the impervious surface runoff;
- (4) A delineation of soils on the site from the NRCS Soil Survey of Montgomery County and onsite soil study. The soil study shall be conducted by a soil scientist and shall include sufficient probes/deep holes to evaluate application of BMPs;
- (5) An indication of soils generally suitable for infiltration and/or wet pond/artificial wetland BMPs;
- (6) The calculated acreage of suitable soils for infiltration BMPs and wet pond or artificial wetland BMPs and percentage of suitable soils based on total site acreage;
- (7) The calculated acreage of suitable soils for infiltration BMPs and wet pond or artificial wetland BMPs made unavailable due to proposed development layout and justification that an alternative development layout which would reduce impact on suitable soil availability is unfeasible;
- (8) An analysis of potential infiltration or wet pond or artificial wetland BMPs which could be implemented to manage the projected post-development runoff with consideration of suitable soil availability runoff point and type of land use (items 2. and 3. above) and the general design standards and maintenance issues included in this Chapter, including an indication of how most post-development runoff can be managed by these BMPs (e.g.

the entire post-development runoff or partial amount of runoff expressed as a percentage); and

- (9) The rationale for a decision to not proceed with implementation of infiltration BMPs or wet pond or artificial wetland BMPs such as excessive cost of implementation, insufficient soil suitability, and development constraints.

D. A detailed geologic evaluation of the project site pursuant to § 129-15.E and Appendix B of this Chapter, shall be performed to determine the suitability of recharge facilities. The evaluation shall be performed by a qualified geologist and/or soil scientist and shall address, at a minimum, soil permeability, depth to bedrock, susceptibility to sinkhole formation, and subgrade stability.

E. Whenever a stormwater management facility will be located in an area underlain by limestone, a geological evaluation of the proposed location shall be conducted to determine susceptibility to sinkhole formations. The design of all facilities over limestone formations shall include measures to prevent ground water contamination and, where necessary, sinkhole formation. Soils used for the construction of basins shall have low-erodibility factors ("K" factors). Installation of an impermeable liner shall be required in detention basins to be constructed over or in close proximity (less than 150 feet) to limestone.

It shall be the applicant's responsibility to verify whether the site is underlain by limestone. The following note shall be attached to all Stormwater Management Site Plans and signed and sealed by the applicant's professional engineer "I, _____, certify that the proposed stormwater management facility (circle one) is/is not underlain by limestone."

F. General

- (1) General description of project.
- (2) General description of permanent stormwater management techniques, including construction specifications of the materials to be used for stormwater management facilities.
- (3) Complete hydrologic, hydraulic, and structural computations for all stormwater management facilities.

G. Four (4) copies of the Stormwater Management Site Plan for the parcel shall be submitted on 24-inch x 36-inch sheets and shall be prepared in a form that meets the requirements for recording at the offices of the Recorder of Deeds of Montgomery County. The contents of the plan shall include, but not be limited to:

- (1) The location of the project relative to highways, municipalities, or other identifiable landmarks.
- (2) Watershed(s) within which the project is located (e.g. Skippanck Creek, Wissahickon Creek, Stony Creek/Saw Mill Run)
- (3) Existing contours at intervals of 2 feet. In areas of steep slopes (greater than 25 percent), 5 foot contours may be used.

- (4) Existing streams, lakes, ponds, or other bodies of water within the project area and all drainage channels leading to such bodies of water.
- (5) Other physical features including riparian corridors, flood hazard boundaries, sinkholes, streams, existing drainage courses, swales, wetlands, areas of natural vegetation to be preserved, and the total extent of the upstream area draining through the site.
- (6) The locations of all existing and proposed utilities, sanitary sewers, and water lines located on the site and/or within 50 feet of property lines with minimum setback distances for all existing and proposed water supply wells and on-lot sewage disposal systems
- (7) An overlay showing soil names and boundaries. This overlay shall include a table on the map showing the recharge capabilities of each soil represented onsite in inches per hour and describe their recharge or infiltration capabilities.
- (8) Proposed changes to the land surface and vegetative cover, including a tabulation of impervious surface area which identifies the type of surface and the quantity of existing impervious surface area, existing impervious surface area to be removed and proposed impervious surface area.
- (9) Proposed structures, roads, paved areas, and buildings. Where pervious pavement is proposed for parking lots, recreational facilities, non-dedicated streets, or other areas, detailed pervious pavement construction specifications shall be noted on the plan.
- (10) Final contours at intervals at 2 feet.
- (11) The name of the development, the name and address of the owner of the property, and the name of the individual or firm preparing the plan.
- (12) The date of submission.
- (13) A graphic and written scale of one (1) inch equals no more than fifty (50) feet. For tracts of twenty (20) acres or more, the scale may be one (1) inch equals no more than one hundred (100) feet.
- (14) A North arrow.
- (15) The total tract boundary and size with distances marked to the nearest foot and bearings to the nearest degree.
- (16) Existing and proposed land use(s).
- (17) A key map showing all existing man-made features beyond the property boundary that may be affected by the project
- (18) Horizontal and vertical profiles of all open channels, including hydraulic capacity.

- (19) All existing and proposed stormwater management facility and/or drainage easements described by metes and bounds, including the purpose and ownership and maintenance provisions for each easement.
- (20) A twenty (20) feet wide access easement around all stormwater management facilities that would provide ingress to and egress from a public right-of-way or paved driveway within an existing or proposed easement that accesses a public right-of-way.
- (21) A note on the plan indicating the location and responsibility for maintenance of stormwater management facilities that would be located off-site. All off-site facilities shall meet the performance standards and design criteria specified in this Chapter.
- (22) A construction detail of any improvements made to sinkholes and the location of all notes to be posted, as specified in this Chapter.
- (23) A statement, signed by the landowner, acknowledging the stormwater management system to be a permanent fixture that can be altered or removed only after approval of a revised plan by the Township, which shall be recorded with the record plan and which shall be applicable to all future landowners.
- (24) The location of all erosion and sedimentation control facilities.
- (25) The following signature block for the design engineer:

_____(Design engineer)_____, on this date (date of signature), has reviewed and hereby certify that the Stormwater Management Site Plan meets all design standards and criteria of the Worcester Township Stormwater Management Ordinance No. _____.
- (26) The Stormwater Management Site Plan shall include an Operation and Maintenance Plan for all existing and proposed stormwater management/BMP facilities, addressing long-term ownership and maintenance responsibilities for such facilities, including schedule for Operation and Maintenance Activities.

H. Required Supplemental Information

- (1) A written description of the following information shall be submitted:
 - (a) The overall stormwater management concept for the project.
 - (b) Stormwater runoff computations as specified in this Chapter.
 - (c) Stormwater management techniques to be applied both during and after development.
 - (d) Expected project time schedule.
- (2) A soil erosion and sedimentation control plan, where applicable, including all reviews and approvals, as required by PADEP and/or Montgomery County Conservation District.

- (3) A geologic assessment of the effects of runoff on sinkholes as specified in this Chapter.
 - (4) The effect of the project (in terms of runoff volume, peak flow, and discharge duration) on adjacent properties and on any existing Township stormwater collection system that may receive runoff from the project site.
 - (5) A Declaration of Adequacy and Highway Occupancy Permit from the PADOT District Office when utilization of a PADOT storm drainage system is proposed.
 - (6) An Operations and Maintenance (O&M) Plan for all existing and proposed physical stormwater facilities, as well as schedules and costs for O&M activities. The plan shall address long-term ownership and responsibilities for O&M.
- I. Stormwater Management BMPs
- (1) All stormwater management facilities must be located on a plan and described in detail.
 - (2) When groundwater recharge methods such as seepage pits, beds, or trenches are proposed, the locations of existing and proposed septic tank infiltration areas and drinking water wells must be shown. A minimum separation distance of no less than 50 feet shall be provided between any septic system and any facility used for stormwater management. An analysis shall be submitted to verify that stormwater infiltration shall not affect groundwater elevations of the septic drain field site if this distance is approved by the Township to be less than 50 feet. In no case shall this distance be less than 20 feet.
 - (3) All calculations, assumptions, and criteria used in the design of the stormwater management facilities must be shown. If multiple facilities are proposed in conjunction with each other, such as infiltration Best Management Practices with vegetation based management practices, a summary narrative, shall be included describing any sequence and how the facilities are meant to function with each other to manage stormwater runoff.
 - (4) All stormwater management/BMP facility easements required by this Chapter must be shown on the Stormwater Management Site Plan, including the bearing and distance of each segment of the easement(s) boundary.

§ 129-23. Simplified Stormwater Management Site Plan (SSMSP) Contents and Requirements.

For all regulated activities that qualify for exemption of certain provisions of this Chapter pursuant to § 129-5 C, and that are required to install a pre-designed infiltration facility(s) in accordance with Worcester Township design and construction criteria (to be provided by the Township at the time of Permit application), a Simplified Stormwater Management Site Plan (SSMSP) is required and shall include the following items:

- A. Four (4) copies of the completed Township Stormwater Management Application form.
- B. Stormwater Management Review Fee and Escrow, as established by separate resolution of The Township Supervisors.

C. Four (4) copies of the Simplified Stormwater Management Site Plan for the parcel containing, at a minimum, the following information:

- (1) Property boundaries and area of the site, based on deed information, or field survey.
- (2) Location map identifying the site relative to streets and other parcels in the vicinity of the site.
- (3) Location of significant natural and existing manmade features, including wetlands, watercourses, riparian corridors, woodlands, steep slopes, structures, parking areas, driveways, utilities, flood hazard boundaries, sinkholes, wells, and septic systems within 200 feet of proposed impervious surface, regardless of the location of the property boundary.
- (4) Location and dimensions of existing and proposed impervious surface and other improvements, with setbacks drawn to relate the location of same to property lines, streets, and existing features. Impervious surface area tabulation must be provided identifying existing area of impervious surface, existing impervious surface area to be removed, and proposed impervious surface area.
- (5) North Arrow.
- (6) Plan scale, as applicable.
- (7) Existing contours at intervals of 2 feet. In areas of steep slopes (greater than 25 percent), 5 foot contours may be used.
- (8) Proposed contours at intervals at 2 feet as well as spot elevations as necessary to provide sufficient clarification of positive slope and drainage divides.
- (9) Infiltration/BMP facility design calculations and construction details.
- (10) An overlay on the site showing soil names and boundaries from the NRCS, Soil Survey of Montgomery and Philadelphia Counties or onsite soil study, conducted by a soil scientist. This overlay shall include a table on the map showing the recharge capabilities of each soil represented onsite in inches per hour and describe their recharge or infiltration capabilities.
- (11) Watershed(s) within which the project is located (e.g. Skipnack Creek, Wissahickon Creek, Stony Creek/Saw Mill Run)
- (12) A graphic and written scale of one (1) inch equals no more than fifty (50) feet. For tracts of twenty (20) acres or more, the scale may be one (1) inch equals no more than one hundred (100) feet.
- (13) The name of the development, the name and address of the owner of the property, and the name of the individual or firm preparing the plan.
- (14) A soil erosion and sedimentation control plan, where applicable, including all reviews and approvals, as required by PADEP and/or Montgomery Conservation District.

- (15) A certification on the plan, signed by the landowner, acknowledging the stormwater management system to be a permanent fixture that cannot be altered or removed without written approval of a revised plan by the Township, which shall be recorded with the record plan and which shall be applicable to all future landowners.
- (16) Other information deemed necessary by the Township Engineer to determine compliance with exemption criteria contained in § 129-5.B.
- (17) The following signature block for the design engineer:
 _____ (Design engineer) _____, on this date (date of signature), has reviewed and hereby certify that the stormwater management plan meets all design standards and criteria of the Worcester Township Stormwater Management Ordinance No. _____.
- (18) Locations of existing and proposed septic tank infiltration areas and all wells must be shown. A minimum separation distance of no less than 50 feet shall be provided between any septic system and any facility used for stormwater management. An analysis shall be required to verify that stormwater infiltration shall not affect groundwater elevations of the septic drain field site, if this distance is approved by the Township to be less than 50 feet. In no case shall this distance be less than 20 feet.
- (19) It shall be the applicant's responsibility to verify whether the site is underlain by limestone. The following note shall be attached to all Simplified Stormwater Management Site Plans and signed and sealed by the applicant's professional engineer:

"I, _____, certify that the proposed stormwater management facility (circle one) is/is not underlain by limestone."

§ 129-24. Plan Submission.

For all activities regulated by this Chapter, the steps below shall be followed for submission of a SMSP or SSMSP (both referred to in this section as "Plan"). For any activities that require a PADEP Permit regulated under Chapter 105 (Dam Safety and Waterway Management) or Chapter 106 (Floodplain Management) of PADEP's Rules and Regulations, a PADOT highway occupancy permit, or any other permit under applicable local, state, or federal regulations, the permit(s) shall be supplied as part of the plan.

- A. The SMSP shall be submitted by the applicant as part of any preliminary subdivision and/or land development plan submission.
- B. A minimum of four (4) copies of the Plan shall be submitted in conjunction with regulated activities not exempt pursuant to § 129-5.B of this Chapter. Additional copies shall be submitted if requested by the Township.
- C. Distribution of the Plan will be as follows:
- (1) Two (2) copies to the Township accompanied by the requisite Township review fee and escrow, as specified in this Chapter.
 - (2) Two (2) copies to the Township Engineer.

§ 129-25. Review of Stormwater Management Site Plan and Simplified Stormwater Management Site Plan.

- A. The Township Engineer shall review the Plan for consistency with the adopted Watershed Act 167 Stormwater Management Plan and applicable Township ordinances. The Township shall require receipt of a complete plan, as specified in this Chapter.
- B. The Township Engineer shall review the plan for any subdivision or land development against the Subdivision and Land Development Ordinance provisions not superseded by this Chapter.
- C. For activities regulated by this Chapter (not including subdivision or land development), the Township Engineer shall review the plan for conformance with the Watershed Act 167 Stormwater Management Plan. The Township Engineer will forward a review letter to the Township with a copy to the Applicant. Any disapproved Plan may be revised by the developer and resubmitted consistent with this Chapter.
- D. The Township shall not approve any subdivision or land development or regulated activities specified in § 129-4.E.1 and 129-4.E.2 of this Chapter if the Plan has been found to be inconsistent with the Watershed Act 167 Stormwater Management Plan. All required permits from PADEP must be obtained prior to, or as a requirement of, final approval.
- E. The Worcester Township Building Code Official shall not issue a building permit for any regulated activity specified in § 129-4 of this Chapter if the Stormwater Management Site Plan has been found to be inconsistent with the adopted Watershed Act 167 Stormwater Management Plan, as determined by the Township Engineer, or without considering the comments of the Township Engineer. All required permits from PADEP must be obtained prior to issuance of a building permit.
- F. The Township's approval of a Stormwater Management Site Plan or Simplified Stormwater Management Site Plan prepared in conjunction with a Stormwater Management Permit application (for a regulated activity that is not a subdivision or land development, and which is not exempt from provisions of this Chapter pursuant to § 129-5.B), shall be valid for a period not to exceed one (1) year. This time period shall commence on the date that the Township signs and issues a Stormwater Management Permit. If stormwater management facilities included in the approved Plan have not been constructed, or if an as-built survey of these facilities pursuant to § 129-28 of this Chapter has not been approved within this time period, the Township may consider the Plan disapproved and may revoke any and all permits. Plans that are considered disapproved by the Township shall be resubmitted in accordance with § 129-27 of this Chapter.
- G. The Township's approval of a Stormwater Management Site Plan prepared in conjunction with an approved subdivision or land development shall remain valid and protected from any change in Township Codes and Ordinances for a period no greater than five (5) years from the date of preliminary subdivision and/or land development plan approval, pursuant to the provisions of the Pennsylvania Municipalities Planning Code.

§ 129-26. Modification of Plans.

- A. A modification to a submitted Stormwater Management Site Plan or Simplified Stormwater Management Site Plan for a development site that involves a change in stormwater management

facilities or techniques, or that involves the relocation or redesign of stormwater management facilities, or that is necessary because soil or other conditions are not as stated on the Plan as determined by the Township Engineer, shall require a resubmission of a modified Plan consistent with § 129-27 of this Chapter and be subject to review as specified in § 129-25 of this Chapter.

- B. A modification to an already approved or disapproved Plan shall be submitted to the Township, accompanied by the applicable Township review fee and escrow. A modification to a Plan for which a formal action has not been taken by the Township shall be submitted to the Township, accompanied by the applicable Township review fee and escrow.

§ 129-27. Resubmission of Disapproved Stormwater Management Site Plans and Simplified Stormwater Management Site Plans.

A disapproved Stormwater Management Site Plan or Simplified Stormwater Management Site Plan may be resubmitted, with revisions addressing the Township Engineer's concerns, documented in writing, to the Township Engineer in accordance with § 129-24 of this Chapter and be subject to review as specified in § 129-25 of this Chapter. The applicable Township review fee must accompany resubmission of a disapproved Plan.

§ 129-28. As-Built Plans.

- A. The applicant for any regulated activity requiring a Stormwater Management Site Plan and Stormwater Management Permit shall be responsible for completing an as-built survey, sealed by a professional engineer licensed in the Commonwealth of Pennsylvania or a registered surveyor licensed in the Commonwealth of Pennsylvania, of all stormwater management facilities/improvements included in the approved Plan. An as-built survey is not required for infiltration BMP's installed in conjunction with a Simplified Stormwater Management Site Plan. The as-built survey and an explanation of any discrepancies with the design plans shall be submitted to the Township Engineer for approval. In no case shall the Township approve the as-built survey until the Township receives a copy of an approved declaration of adequacy, highway occupancy permit from the PADOT District Office (if applicable), any applicable permits from PADEP, and NPDES Notice of Termination (if applicable) approved by PADEP or the Montgomery County Conservation District.

- B. Completed stormwater management facilities and BMPs, including detention/retention basins, shall be surveyed by a professional land surveyor or engineer licensed in the Commonwealth of Pennsylvania, to verify compliance with the character of stormwater management facilities as depicted on the approved Plan. As-constructed plans shall be submitted to Worcester Township for review and approval, upon completion of construction of all facilities and prior to offer of dedication of any public facilities and/or submission of financial security for the required maintenance period associated with subdivisions and land developments. Public facilities will not be accepted by Worcester Township until such time the as-constructed plans have been reviewed and approved by the Township Engineer.

§ 129-29. Retention of Plans at Project Site.

A set of Plans approved by the Township shall be on file at the site throughout the duration of the development activity. Periodic inspections may be made by the Township or designee during development activities.

§ 129-30. Adherence to Approved Plan.

It shall be unlawful for any person to undertake any regulated activity on any property except as provided for in the approved Plan and pursuant to the requirements of this Chapter. It shall be unlawful to alter or remove any stormwater management facility or BMP required by the Plan pursuant to this Chapter or to allow the property to remain in a condition which does not conform to the approved Plan.

§ 129-31. Certification of Completion.

At the completion of the project, and as a prerequisite for the release of the performance guarantee required pursuant to § 129-37, the owner or his representatives shall:

- A. Provide a set of as-built drawings pursuant to § 129-28 of this Chapter and/or Subdivision and Land Development Ordinance requirements. The as-built submission shall include a Certification of Completion signed by a licensed, qualified professional verifying that all permanent stormwater management/BMP facilities have been constructed according to the approved Stormwater Management Site Plan and specifications.
- B. Contact the Township Engineer to request inspection of the site for completion of stormwater management facilities and compliance with the approved Plan and provisions of this Chapter. This final inspection shall be conducted by the Township after receipt of the Certification of Completion.

§ 129-32. Occupancy Permit.

A Use and Occupancy permit for any improvements constructed in conjunction with a subdivision and/or land development or other Township permit (requiring issuance of use and occupancy permit) shall not be issued unless the Certification of Completion, pursuant to § 129-31 of this Chapter, has been obtained by the Township (in conjunction with regulated development activities requiring a Stormwater Management Site Plan and stormwater improvements/BMPs).

ARTICLE V. INSPECTIONS

§ 129-33. Schedule of Inspections.

- A. The Township Engineer shall inspect all phases of the installation of the permanent stormwater management facilities required pursuant to a Stormwater Management Site Plan and Simplified Stormwater Management Site Plan.
- B. During any stage of the work, if the Township Engineer determines that temporary or permanent erosion and sedimentation control or stormwater management facilities are not being installed in accordance with the approved Plan, the Township shall revoke any existing permits until a revised Plan is submitted and approved, as specified in this Chapter.

§ 129-34. Right-of-Entry During Construction.

- A. During construction, duly authorized representatives of the Township may enter at reasonable times upon any property within the Township to inspect the implementation, condition, or

operation and maintenance of the stormwater BMPs to investigate whether construction activity is in compliance with this Chapter.

- B. BMP owners and operators shall allow persons working on behalf of the Township ready access to all parts of the premises for the purposes of determining compliance with this Chapter.
- C. Persons working on behalf of the Township shall have the right to temporarily locate on any BMP in the Township such devices as are necessary to conduct monitoring and/or sampling of the facility's storm water discharge
- D. Unreasonable delay in allowing the direct access to a BMP is a violation of this Chapter.

ARTICLE VI. FEES AND EXPENSES

§ 129-35. Stormwater Management Permit and Review Fees.

The Township shall establish a fee schedule by Resolution of the governing body to defray plan review, construction inspection and administrative costs incurred by the Township from any outside agencies or entities (required to review the Plans) and the Township Engineer. The Township shall periodically update the review fee schedule to ensure that incurred costs are adequately reimbursed. The applicant shall pay all such fees and escrows.

§ 129-36. Expenses Covered by Fees and Escrow.

The fees required by this Chapter shall, at a minimum, cover the following:

- A. Administrative costs.
- B. Review of the Plans by the Township and the Township Engineer.
- C. Site inspections by the Township staff and/or Township Engineer.
- D. Inspection of stormwater management facilities and stormwater management improvements during construction
- E. Final inspection upon completion of the stormwater management facilities and stormwater management improvements presented in the As-Built Plan.
- F. Any additional work required to enforce any permit provisions regulated by this Chapter, correct violations, and ensure proper completion of stipulated remedial actions.

ARTICLE VII MAINTENANCE RESPONSIBILITY

§ 129-37. Performance Guarantee

The applicant shall provide a financial guarantee to the Township for the timely installation and proper construction of all stormwater management controls as required by the approved Stormwater Management Site Plan and this Chapter equal to the full construction cost of the required controls plus construction contingency and construction inspection costs.

§ 129-38. Maintenance Responsibilities.

- A. The Stormwater Management Site Plan for the development site shall contain a BMP operation and maintenance plan (BMP O&M Plan) prepared by the design engineer. The operation and maintenance plan shall outline required routine maintenance actions and schedules necessary to insure proper operation of the BMPs and shall be subject to review and approval of the Township. The governing body, upon recommendation of the Township Engineer, shall make the final determination on the continuing maintenance responsibilities prior to final approval of the Stormwater Management Site Plan.
- B. The BMP O&M Plan shall establish responsibilities for the continuing operation and maintenance of all proposed stormwater control facilities, consistent with the following principles:
 - (1) If a development consists of structures or lots that are to be separately owned and in which streets, storm sewers, and other stormwater management public improvements are to be dedicated to the Township, stormwater control facilities may also be dedicated to and maintained by the Township, if accepted by the Township.
 - (2) If a development site is to be maintained in a single ownership or if storm sewers and other stormwater management improvements are to be privately owned and maintained, then the ownership and maintenance of stormwater control facilities shall be the responsibility of the owner or private management entity.
- C. The stormwater facility and BMP O&M Plan shall include the following:
 - (1) A description of how each stormwater facility and BMP will be operated and maintained, and the identity and contact information associated with the person(s) responsible for O&M.
 - (2) The name of the project site, name and address of the owner of the property, and name of the individual or firm preparing the plan.
 - (3) A statement, signed by the facility owner, acknowledging that the stormwater facilities and BMPs are fixtures that can be altered or removed only after approval by the Township.
- D. Facilities, areas, or structures used as BMPs shall be enumerated as permanent real estate appurtenances and recorded as deed restrictions or conservation easements that run with the land.
- E. If the facilities are to be privately owned, an Operations and Maintenance Agreement that provides for maintenance responsibilities and cost sharing among the affected property owners, consistent with the O&M plan, shall be recorded against every affected property owners, deed covenant that runs with the land.
- F. The governing body shall have the right, at any time after completion of the stormwater management facilities, to require dedication of any or all of the stormwater management controls. The right of the Township to require dedication in the future shall be stated in the Maintenance Agreement (Refer to § 129-40).
- G. The Township may take enforcement actions against an owner for any failure to satisfy any provision of this Chapter.

H. In the event a property owner or other entity responsible for maintenance (such as a homeowner's association) fails to honor their maintenance responsibilities set forth in the O&M Plan, in any manner, Worcester Township shall have the right of entry upon and within the area of the easement to undertake any required corrective or maintenance effort. The total cost of such, including administrative, engineering, and legal costs for enforcement, may be imposed upon the responsible party as determined by the O&M Agreement. Failure to pay all costs described above may be subject of the imposition of a lien by the Township against the property in question, in the same manner as the Township might otherwise be empowered by law to assess or impose a lien against a property for municipal improvements.

§ 129-39. Review of Stormwater Facilities and BMP Operations and Maintenance (O&M) Plan.

A. The Township shall review the Stormwater Facilities and BMP O&M plan for consistency with the purposes and requirements of this Chapter, and any permits issued by PADEP.

B. The Township shall notify the Applicant in writing whether the Stormwater Facility and BMP O&M plan is approved.

§ 129-40. Maintenance Agreement for Privately Owned Stormwater Facilities.

A. Prior to final approval of the Stormwater Management Site Plan, the applicant shall sign and record an O&M Agreement prepared and approved by the Township Solicitor covering all stormwater control facilities that are to be privately owned. The form and substance of the agreement shall be consistent with the agreement in Appendix D of this Chapter. The signed O&M Agreement shall be recorded against every affected property as a restrictive deed covenant that runs with the land.

B. Other items may be included in the agreement where determined necessary to guarantee the satisfactory maintenance of all facilities. The O&M agreement shall be subject to review and approval of the Township.

C. The owner is responsible for the O&M of the SWM BMPs. If the owner fails to adhere to the O&M Agreement, the Township may perform the services required and charge the owner appropriate fees. Nonpayment of fees may result in a lien against the property as described in § 129-38.

§ 129-41. Stormwater Management Easements.

A. Stormwater management easements shall be granted by the property owner(s) as necessary to provide for:

- (1) Access to the property by the Township for facility inspections and emergency maintenance.
- (2) Preservation of stormwater runoff conveyance, infiltration, and detention areas and facilities, including flood routes for the 100-year storm event.

B. Stormwater management/BMP facilities easements are required for all areas used for off-site stormwater control, unless a waiver is granted by The Board of Supervisors.

C. All easements shall be recorded with the Montgomery County Recorder of Deeds prior to issuance of a building permit or recordation of a subdivision or land development plan.

D. The purpose of any easement shall be specified in the O&M Agreement signed by the property owner.

E. The record plan and development agreement for an approved subdivision or land development shall reference the ownership and maintenance responsibilities as well as access rights for all drainage related easements. Specifically, the record plan shall contain a provision permitting access to such easement(s), at any reasonable time, for inspection and/or emergency repair/maintenance, by Worcester Township or its designee, of all facilities deemed critical to public welfare.

§ 129-42. Stormwater Maintenance Fund.

A. If stormwater management facilities are accepted by the Township for dedication, the applicant shall pay a specified amount to the Township Stormwater Maintenance Fund to help defray costs of periodic inspections and maintenance expenses. The amount of the deposit shall be determined as follows:

(1) If the facilities are to be owned and maintained by the Township, the deposit shall cover the estimated costs for maintenance and inspections for 10 years. The Township Engineer will establish the estimated costs utilizing information submitted by the applicant.

(2) The amount of the deposit to the fund shall be converted to present worth of the annual series values. The Township Engineer shall determine the present worth equivalents, which shall be subject to the approval of the Board of Supervisors.

B. If a stormwater management/BMP facility is proposed which also serves as a recreation facility (e.g., ball field, pond), the Township may, but is not required to reduce or waive the amount of the maintenance fund deposit based upon the value of the land for public recreation purpose.

C. If at some future time a stormwater management facility (whether publicly or privately owned) is eliminated due to the installation of storm sewers or other stormwater management facility, the unused portion of any maintenance deposit will be applied to the cost of abandoning the facility and connecting to the storm sewer system or other facility. Any amount of the deposit remaining after the costs of abandonment are paid will be returned to the depositor.

D. The applicant shall pay a fee to the Township Stormwater Maintenance Fund for all stormwater management facilities, storm sewer, culverts, or other such improvements required by PennDOT to be constructed within the right-of-way of public roadways or easement areas, that are to be maintained after dedication by and dedicated to the Township. The fee shall cover the estimated cost for maintenance and inspections for ten (10) years. The Township Engineer will establish the estimated cost upon review of information submitted by the applicant. The amount of the fee shall be converted to present worth of the annual series values. The Township Engineer shall determine the present worth equivalents, which shall be subject to the approval of the Board of Supervisors.

§ 129-43. Post-Construction Maintenance Inspections.

- A. Stormwater Management BMPs shall be inspected for proper operation by the owner of the facilities on the following basis:
 - (1) Twelve (12) months after completion of the facility and acceptance of completion of the facility by the Township.
 - (2) At least once every three (3) years thereafter.
 - (3) During or immediately after the cessation of a 10-year frequency or greater storm, and/or
 - (4) As specified in the Operations and Maintenance (O&M) agreement.

B. The entity conducting the inspection shall submit a report to Worcester Township summarizing observations of inspection and necessary repairs, if any.

Article VIII PROHIBITIONS

§ 129-44. Prohibited Discharges.

- A. Any drain or conveyance, whether on the surface or subsurface, that allows non-stormwater discharge including, but not limited to, sewage, processed wastewater, and wash water to enter the Waters of the Commonwealth is prohibited.
- B. No person shall allow or cause to allow stormwater discharges into the Township's Municipal Separate Storm Sewer System which are not composed entirely of stormwater, except discharges allowed under a state or federal permit.
- C. Discharges which may be allowed under the Township's NPDES permit based on a finding by the Township that the discharge(s) do not significantly contribute to pollution to surface waters of the Commonwealth by the Township are:

- (1) Discharges from fire-fighting activities.
- (2) Potable water sources including waterline and fire hydrant flushing.
- (3) Uncontaminated water from foundation or from footing drains.
- (4) Flows from riparian habitats and wetlands.
- (5) Lawn watering.
- (6) Irrigation drainage.
- (7) Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spill material has been removed) and where detergents are not used.
- (8) Routine external building wash-down (which does not use detergents or other compounds)
- (9) Air conditioning condensate.

- (10) Water from individual residential car washing.
- (11) Dechlorinated swimming pool discharges (pursuant to PADEP requirements).
- (12) Springs.
- (13) Uncontaminated groundwater.
- (14) Water from crawl space pumps or sump pumps.
- (15) Diverted stream flows.

D. In the event that the Township subsequently determines that any of the discharges identified in § 129-44.C of this Chapter degrade the quality of Waters of the Commonwealth or U.S., the Township will notify the responsible person to cease the discharge.

E. Upon notice provided by the Township under § 129-44.D, the discharger will have a reasonable time to cease the discharge consistent with the degree of pollution caused by the discharge.

F. Nothing in this section shall affect a discharger's responsibility under State or Federal Law.

§ 129-45. Prohibited Connections.

A. Prohibited connections. The following connections are prohibited, except as provided in § 129-44.C above:

- (1) Any drain or conveyance, whether on the surface or subsurface, which allows any non-stormwater discharge, including sewage, process wastewater, and wash water, to enter the regulated small MS4 or the waters of the Commonwealth, and any connections to the storm drain system from indoor waste water drains and sinks; and,
 - (2) Any drain or conveyance connected from a commercial or industrial land use to the regulated small MS4 or the waters of the Commonwealth which has not been documented in plans, maps, or equivalent records, and approved by the Township.
- B. This prohibition expressly includes, without limitation, connections made in the past, regardless of whether the connection, drain or conveyance was previously allowed, permitted, or approved by a government agency, or otherwise permissible under law or practices applicable or prevailing at the time of connection.

§ 129-46. Roof Drains.

- A. Roof drains shall not be connected to streets or sanitary sewers and shall discharge to infiltration areas or vegetative BMPs to the maximum extent practicable to satisfy the criteria for, and encourage disconnection of impervious surfaces. Roof drains may be connected to storm sewers or roadside ditches only when those facilities ultimately discharge to stormwater BMPs or water quality facilities, and only when approved by the Township Engineer.
- B. Roof drains and sump pumps shall not discharge water directly onto a sidewalk, walkway, trail, or street and shall be constructed to discharge to a dry well/seepage pit or above ground entirely on the subject property. Sump pump and roof drain discharge pipes shall not extend beyond the building envelope for the lot unless they are directly connected to an infiltration facility, detention basin, storm sewer pipe or as approved by the Township.

§ 129-47. Waste Disposal Prohibitions.

No person shall throw, deposit, leave, maintain, keep, or permit to be thrown, deposited, left, or maintained, in or upon any public or private property, driveway, parking area, street, alley, sidewalk, or other component of the Township's Municipal Separate Storm Sewer System, any refuse, rubbish, garbage, litter, or other discarded or abandoned objects, articles, and accumulations, so that the same may cause or contribute to pollution. Waste or recycling deposited in proper receptacles for the purposes of collection is exempted from this prohibition.

§ 129-48. Alteration of SWM BMPs.

- A No person shall modify, remove, fill, landscape, or alter any existing stormwater management BMP, unless part of an approved maintenance program, and written approval of the Township has been obtained.
- B No person shall place any structure, fill, landscaping or vegetation into a stormwater management facility or BMP or within a drainage easement, without the written approval of the Township.

ARTICLE IX. ENFORCEMENT AND PENALTIES

§ 129-49. Right-of-Entry.

Upon presentation of proper credentials, duly authorized representatives of Worcester Township may enter at reasonable times upon any property within the Township to inspect the condition of the stormwater structures and facilities in regard to any aspect regulated by this Chapter.

§ 129-50. Notification.

In the event that a person fails to comply with the requirements of this Chapter, or fails to conform to the requirements of any permit issued hereunder, the Township shall provide written notification of the violation. Such notification shall set forth the nature of the violation(s) and establish a time limit for correction of these violation(s). Failure to comply within the time specified shall subject such person to the penalty provision of this Chapter. All such penalties shall be deemed cumulative. In addition the Township may pursue any and all other remedies available under state or federal law. It shall be the responsibility of the owner of the real property on which any regulated activity is proposed to occur, is occurring, or has occurred, to comply with the terms and conditions of this Chapter. In the case where the violation poses an immediate threat to the health, safety, and welfare of the community, no notice under this section shall be required.

§ 129-51. Enforcement.

Worcester Township is hereby authorized and directed to enforce all of the provisions of this Chapter. All inspections regarding compliance with the Stormwater Management Site Plan or Simplified Stormwater Management Site Plan shall be the responsibility of the Township Engineer or other qualified persons designated by the Township.

- A A set of design plans approved by the Township shall be on file at the site throughout the duration of the construction activity. Periodic inspections may be made by the Township or designee during construction.

- B. Adherence to approved plan. It shall be unlawful for any person to undertake any regulated activity under § 129-4 on any property except as provided for in the approved Stormwater Management Site Plan or Simplified Stormwater Management Site Plan and pursuant to the requirements of this Chapter. It shall be unlawful to alter or remove any control structure required by the Plan pursuant to this Chapter or to allow the property to remain in a condition which does not conform to the approved Plan.

C. Suspension and revocation of permits

- (1) Any permit issued under this Chapter may be suspended or revoked by the township for:
 - (a) Noncompliance with, or failure to, implement any provision of the permit.
 - (b) A violation of any provision of this Chapter or any other applicable law, Ordinance, rule, or regulation relating to the project.
 - (c) The creation of any condition or the commission of any act during construction or development which constitutes or creates a hazard or nuisance, pollution or which endangers the life or property of others, or as outlined in Article VIII of this Chapter.
- (2) A suspended permit shall be reinstated by the Township when:
 - (a) The Township Engineer has inspected and approved the corrections to the stormwater management and erosion and sedimentation control measure(s), or the elimination of the hazard or nuisance, and/or;
 - (b) The violation of the Ordinance, law, or rule and regulation has been corrected.
- (3) A permit that has been revoked cannot be reinstated. The applicant may apply for a new permit under the procedures outlined in this Chapter.

§ 129-52. Violations Deemed a Public Nuisance.

- A. The violation of any provision of this Chapter is hereby deemed a public nuisance.
- B. Each day that a violation continues shall constitute a separate violation.
- C. Whenever the Township finds that a person has violated a prohibition or failed to meet a requirement of this Chapter, the Township may order compliance by written notice to the responsible person. Such notice may require without limitation:
 - (1) The performance of monitoring, analyses, and reporting;
 - (2) The elimination of prohibited discharges;
 - (3) Cessation of any violative discharges, practices, or operations;
 - (4) The abatement or remediation of stormwater pollution or contamination hazards and the restoration of any affected property.

- (5) Reimbursement to Worcester Township to cover administrative and remediation costs;
 - (6) The implementation of stormwater BMPs to correct a violation or prevent future violations; and
 - (7) Operation and maintenance of approved stormwater BMPs.
- D. Failure to comply within the time specified shall also subject such person to the penalty provisions of this Chapter. All such penalties shall be deemed cumulative and shall not prevent Worcester Township from pursuing any and all other remedies available in law or equity.

§ 129-53. Penalties.

- A. Anyone violating the provisions of this Chapter shall be guilty of a summary offense, and upon conviction shall be subject to a fine of not more than \$1,000 for each violation, recoverable with costs, or imprisonment of not more than 10 days, or both. Each day that the violation continues shall be a separate offense.
- B. In addition, Worcester Township, through its solicitor, may institute injunctive, mandamus or any other appropriate action or proceeding at law or in equity for the enforcement of this Chapter. Any court of competent jurisdiction shall have the right to issue restraining orders, temporary or permanent injunctions, mandamus or other appropriate forms of remedy or relief.

§ 129-54. Appeals.

- A. Appeals from the determination of the in the administration of this Chapter as it relates to stormwater management of a project shall be made to the Worcester Township Board of Supervisors within thirty (30) days of that determination or decision.
- B. Any person aggrieved by a decision of the Supervisors may appeal to the Montgomery County Court of Common Pleas within thirty (30) days of the date of the decision.

APPENDIX A

STORMWATER MANAGEMENT DESIGN CRITERIA

**TABLE A-1
DESIGN STORM RAINFALL AMOUNT (INCHES)**

Graterford 1E Gage (36-3437)
Source: NOAA Atlas 14 website

**FIGURE A-1
ATLAS 14 TYPE II S-CURVES FOR ALL FREQUENCY STORMS (INCHES)**

Graterford 1E Gage (36-3437)
Source: NOAA Atlas 14 website

**TABLE A-2
RUNOFF CURVE NUMBERS**

Source: NRCS (SCS) TR-55

**TABLE A-3
DESIGN STORM RAINFALL AMOUNT (INCHES PER HOUR)**

Graterford 1E Gage (36-3437)
Source: NOAA Atlas 14 website

**FIGURE A-2
ATLAS 14 TYPE II S-CURVES FOR ALL FREQUENCY STORMS (INCHES PER HOUR)**

Graterford 1E Gage (36-3437)

**TABLE A-4
RATIONAL RUNOFF COEFFICIENTS**

Source: Rawls et al, 1981

**TABLE A-5
MANNING ROUGHNESS COEFFICIENTS**

TABLE A-1

DESIGN STORM RAINFALL AMOUNT (INCHES)

The design storm rainfall amount chosen for design should be obtained from the National Oceanic and Atmospheric Administration Atlas 14 interactive website:
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=pa

**Point Precipitation Frequency Estimates (inches)
Graterford 1E Gage (36-3437)**

Duration	Average recurrence interval (years)										
	1	2	5	10	25	50	100	200	500	1000	
5-min	0.110 (0.111-0.170)	0.173 (0.170-0.440)	0.250 (0.411-0.515)	0.320 (0.340-0.627)	0.576 (0.340-0.627)	0.614 (0.356-0.668)	0.640 (0.386-0.708)	0.682 (0.411-0.744)	0.716 (0.411-0.744)	0.741 (0.655-0.812)	0.741 (0.655-0.812)
10-min	0.541 (0.497-0.591)	0.645 (0.591-0.704)	0.756 (0.691-0.834)	0.833 (0.760-0.993)	0.918 (0.814-1.00)	0.978 (0.884-1.07)	1.03 (0.911-1.1)	1.08 (0.968-1.18)	1.13 (1.01-1.24)	1.17 (1.03-1.38)	1.17 (1.03-1.38)
15-min	0.677 (0.621-0.739)	0.811 (0.743-0.885)	0.956 (0.874-1.04)	1.05 (0.961-1.15)	1.15 (1.06-1.27)	1.24 (1.12-1.35)	1.31 (1.18-1.42)	1.36 (1.21-1.49)	1.43 (1.27-1.59)	1.46 (1.30-1.61)	1.46 (1.30-1.61)
30-min	0.928 (0.851-1.01)	1.12 (1.02-1.22)	1.36 (1.24-1.48)	1.52 (1.39-1.66)	1.72 (1.57-1.88)	1.86 (1.69-2.03)	1.96 (1.80-2.18)	2.07 (1.92-2.23)	2.27 (2.02-2.48)	2.37 (2.12-2.60)	2.37 (2.12-2.60)
60-min	1.16 (1.06-1.26)	1.41 (1.29-1.53)	1.74 (1.59-1.90)	1.99 (1.81-2.17)	2.30 (2.09-2.50)	2.53 (2.36-2.75)	2.75 (2.48-2.90)	2.97 (2.62-3.31)	3.26 (2.82-3.70)	3.36 (2.82-3.70)	3.36 (2.82-3.70)
2-hr	1.37 (1.24-1.51)	1.66 (1.51-1.83)	2.07 (1.88-2.28)	2.40 (2.16-2.62)	2.79 (2.51-3.06)	3.12 (2.79-3.42)	3.44 (3.06-3.77)	3.76 (3.34-4.14)	4.12 (3.61-4.63)	4.29 (3.61-4.63)	4.29 (3.61-4.63)
3-hr	1.49 (1.35-1.65)	1.81 (1.64-2.00)	2.26 (2.04-2.50)	2.60 (2.34-2.87)	3.05 (2.74-3.37)	3.40 (3.04-3.75)	3.76 (3.34-4.14)	4.12 (3.61-4.63)	4.49 (3.90-5.07)	4.69 (3.90-5.07)	4.69 (3.90-5.07)
6-hr	1.86 (1.69-2.07)	2.25 (2.04-2.50)	2.79 (2.53-3.10)	3.24 (2.92-3.58)	3.85 (3.46-4.25)	4.34 (3.86-4.79)	4.86 (4.29-5.35)	5.40 (4.71-5.73)	6.14 (5.38-6.76)	6.34 (5.38-6.76)	6.34 (5.38-6.76)
12-hr	2.26 (2.06-2.51)	2.73 (2.48-3.05)	3.41 (3.09-4.41)	3.98 (3.59-4.41)	4.80 (4.29-5.31)	5.48 (4.85-6.05)	6.21 (5.45-6.86)	7.00 (6.06-7.71)	8.13 (6.91-8.99)	8.33 (6.91-8.99)	8.33 (6.91-8.99)
24-hr	2.66 (2.42-2.97)	3.21 (2.93-3.52)	4.02 (3.67-4.41)	4.69 (4.28-5.14)	5.67 (5.18-6.19)	6.49 (5.85-7.07)	7.37 (6.61-8.02)	8.32 (7.42-9.05)	9.70 (8.55-10.5)	10.8 (8.55-10.5)	10.8 (8.55-10.5)
2-day	3.09 (2.83-3.40)	3.72 (3.39-4.11)	4.68 (4.26-5.16)	5.45 (4.95-6.00)	6.54 (5.91-7.19)	7.44 (6.70-8.17)	8.40 (7.52-9.22)	9.42 (8.37-10.3)	10.9 (9.57-11.9)	12.1 (10.5-13.2)	12.1 (10.5-13.2)
3-day	3.83 (3.53-3.88)	3.92 (3.59-4.32)	4.91 (4.49-5.40)	5.71 (5.20-6.27)	6.84 (6.21-7.50)	7.78 (7.02-8.31)	8.76 (7.87-9.59)	9.81 (8.76-10.7)	11.1 (10.0-12.4)	12.5 (11.0-17.7)	12.5 (11.0-17.7)
4-day	3.99 (3.64-4.35)	4.13 (3.78-4.52)	5.15 (4.71-5.64)	5.98 (5.46-6.56)	7.15 (6.50-7.80)	8.11 (7.35-8.85)	9.13 (8.23-9.95)	10.2 (9.15-11.1)	11.7 (10.4-12.9)	13.0 (11.4-18.2)	13.0 (11.4-18.2)
7-day	4.79 (4.4-5.21)	4.79 (4.4-5.21)	5.91 (5.46-6.43)	6.83 (6.29-7.43)	8.14 (7.43-8.81)	9.22 (8.43-9.99)	10.4 (9.43-11.2)	11.6 (10.5-12.5)	13.3 (11.9-14.4)	14.7 (13.1-15.9)	14.7 (13.1-15.9)
10-day	4.93 (4.5-5.84)	5.05 (4.6-5.84)	6.19 (5.71-6.11)	7.23 (6.78-8.13)	8.55 (8.12-9.55)	9.90 (9.12-10.7)	11.0 (10.1-11.8)	12.1 (11.1-13.1)	13.7 (12.4-14.9)	14.9 (13.5-16.1)	14.9 (13.5-16.1)
20-day	6.12 (5.69-6.58)	7.35 (6.75-8.00)	8.66 (8.08-9.30)	10.5 (9.65-10.5)	12.2 (11.4-12.0)	14.4 (13.4-15.5)	16.4 (15.3-17.5)	18.1 (16.9-19.9)	20.5 (19.3-21.7)	21.5 (20.1-22.7)	21.5 (20.1-22.7)
30-day	7.62 (7.17-8.09)	8.97 (8.44-9.53)	10.5 (9.83-11.1)	12.4 (11.6-13.1)	14.2 (13.3-15.9)	16.4 (15.5-18.1)	18.1 (17.2-19.7)	20.5 (19.3-21.7)	21.5 (20.1-22.7)	24.5 (23.1-27.9)	24.5 (23.1-27.9)
45-day	9.67 (9.16-10.2)	11.3 (10.8-12.0)	13.0 (12.3-13.8)	14.3 (13.5-15.1)	16.9 (15.9-16.8)	19.7 (18.7-19.7)	22.7 (21.7-23.1)	25.7 (24.7-25.7)	27.2 (26.2-27.2)	27.2 (26.2-27.2)	27.2 (26.2-27.2)
60-day	11.6 (11.0-12.2)	13.6 (12.9-14.3)	15.5 (14.7-16.3)	16.9 (16.0-17.8)	19.7 (18.9-19.7)	22.7 (21.9-23.1)	25.7 (24.9-25.7)	27.2 (26.4-27.2)	27.2 (26.4-27.2)	27.2 (26.4-27.2)	27.2 (26.4-27.2)

1 Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parentheses are the upper and lower bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be exceeded is approximately equal to the return period (or less than the lower bound) is 5%. Estimates at upper bound are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

FIGURE A-1

Atlas 14 Type II S-Curves for All Frequency Storms - Graterford 1E Gage (36-3437)

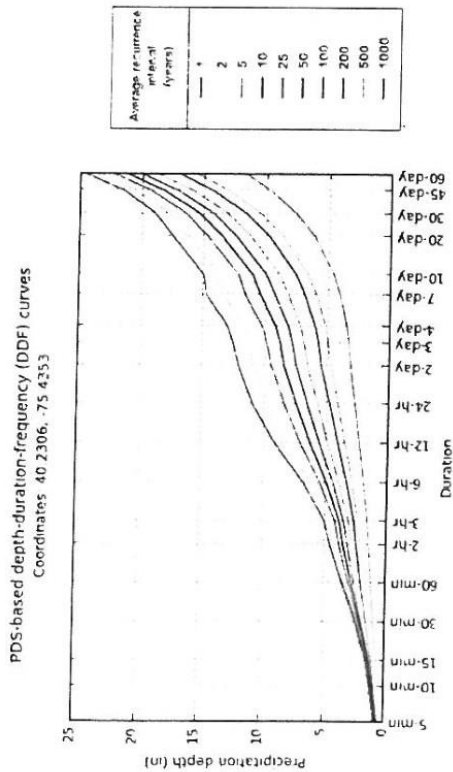


TABLE A-2
RUNOFF CURVE NUMBERS
Source: NRCS (SCS) TR-55

LAND USE DESCRIPTION	Hydrologic Condition	HYDROLOGIC SOIL GROUP			
		A	B	C	D
Open Space					
Grass cover < 50%	Poor	68	79	86	89
Grass cover 50% to 75%	Fair	69	79	84	84
Grass cover > 75%	Good	30	61	74	80
Meadow		30	58	71	78
Agricultural					
Pasture, grassland, or range - Continuous forage for grazing	Poor	68	79	86	89
Pasture, grassland, or range - Continuous forage for grazing	Fair	49	69	79	84
Pasture, grassland, or range - Continuous forage for grazing	Good	30	61	74	80
Brush-weed-grass mixture with brush the major element	Poor	48	67	77	83
Brush-weed-grass mixture with brush the major element	Fair	35	56	70	77
Brush-weed-grass mixture with brush the major element	Good	30	48	65	73
Fallow Bare soil	-----	77	86	91	94
Crop residue cover (CR)	Poor	76	85	90	93
-----	Good	74	83	88	90
Woods - grass combination (orchard or tree farm)	Poor	57	73	82	86
-----	Fair	43	65	76	82
-----	Good	32	58	72	79
Woods					
-----	Poor	45	66	77	83
-----	Fair	36	60	73	79
-----	Good	30	55	70	77
Commercial (85% Impervious)		92	94	95	
Industrial (72% Impervious)		88	91	93	
Institutional (50% Impervious)		82	88	90	
Residential districts by average lot size:					
-----	% Impervious				
1/8 acre or less* (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Farmstead		50	74	82	86
Smooth Surfaces (Concrete, Asphalt, Gravel or Bare Compacted Soil)		98	98	98	98
Water		98	98	98	98
Mining/Newly Graded Areas (Previous Areas Only)		86	91	94	

* Includes Multi-Family Housing unless justified lower density can be provided.
Note: Existing site conditions of bare earth or fallow ground shall be considered as meadow when choosing a CN value.

TABLE A-3

DESIGN STORM RAINFALL AMOUNT (INCHES PER HOUR)

The design storm rainfall amount chosen for design should be obtained from the National Oceanic and Atmospheric Administration Atlas 14 interactive website:
http://hdsc.mvs.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=pa

Point Precipitation Frequency Estimates (inches per hour)
 Graterford 1E Gage (36-3437)

Duration	PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches-hour) ¹									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.07 (0.31-0.44)	0.18 (0.44-0.58)	0.36 (0.70-0.80)	0.56 (0.70-0.80)	0.73 (0.70-0.80)	0.85 (0.66-0.82)	0.91 (0.70-0.80)	0.93 (0.70-0.80)	0.93 (0.66-0.82)	0.93 (0.66-0.82)
10-min	0.13 (0.28-0.55)	0.27 (0.55-0.84)	0.51 (0.65-0.84)	0.73 (0.65-0.84)	0.87 (0.65-0.84)	0.93 (0.65-0.84)	0.93 (0.65-0.84)	0.93 (0.65-0.84)	0.93 (0.65-0.84)	0.93 (0.65-0.84)
15-min	0.17 (0.48-0.96)	0.34 (0.73-1.54)	0.66 (0.81-1.09)	0.91 (0.81-1.09)	1.13 (0.81-1.09)	1.25 (0.81-1.09)	1.25 (0.81-1.09)	1.25 (0.81-1.09)	1.25 (0.81-1.09)	1.25 (0.81-1.09)
30-min	0.24 (0.70-2.03)	0.48 (0.82-2.45)	0.91 (0.82-2.45)	1.36 (0.82-2.45)	1.90 (0.82-2.45)	2.30 (0.82-2.45)	2.30 (0.82-2.45)	2.30 (0.82-2.45)	2.30 (0.82-2.45)	2.30 (0.82-2.45)
60-min	0.34 (0.64-1.26)	0.68 (0.75-1.91)	1.36 (0.75-1.91)	2.04 (0.75-1.91)	2.72 (0.75-1.91)	3.40 (0.75-1.91)	3.40 (0.75-1.91)	3.40 (0.75-1.91)	3.40 (0.75-1.91)	3.40 (0.75-1.91)
2-hr	0.68 (0.62-2.07)	1.36 (0.75-2.45)	2.72 (0.75-2.45)	4.08 (0.75-2.45)	5.44 (0.75-2.45)	6.80 (0.75-2.45)	6.80 (0.75-2.45)	6.80 (0.75-2.45)	6.80 (0.75-2.45)	6.80 (0.75-2.45)
3-hr	0.97 (0.41-0.55)	1.94 (0.81-1.14)	3.88 (0.81-1.14)	5.82 (0.81-1.14)	7.76 (0.81-1.14)	9.70 (0.81-1.14)	9.70 (0.81-1.14)	9.70 (0.81-1.14)	9.70 (0.81-1.14)	9.70 (0.81-1.14)
6-hr	1.31 (0.28-0.34)	2.62 (0.31-0.47)	5.24 (0.31-0.47)	7.86 (0.31-0.47)	10.48 (0.31-0.47)	13.10 (0.31-0.47)	13.10 (0.31-0.47)	13.10 (0.31-0.47)	13.10 (0.31-0.47)	13.10 (0.31-0.47)
12-hr	1.88 (0.17-0.21)	3.76 (0.17-0.21)	7.52 (0.17-0.21)	11.28 (0.17-0.21)	15.04 (0.17-0.21)	18.80 (0.17-0.21)	18.80 (0.17-0.21)	18.80 (0.17-0.21)	18.80 (0.17-0.21)	18.80 (0.17-0.21)
24-hr	2.62 (0.10-0.11)	5.24 (0.10-0.11)	10.48 (0.10-0.11)	15.72 (0.10-0.11)	21.44 (0.10-0.11)	27.16 (0.10-0.11)	27.16 (0.10-0.11)	27.16 (0.10-0.11)	27.16 (0.10-0.11)	27.16 (0.10-0.11)
2-day	3.40 (0.05-0.05)	6.80 (0.05-0.05)	13.60 (0.05-0.05)	20.40 (0.05-0.05)	27.20 (0.05-0.05)	34.00 (0.05-0.05)	34.00 (0.05-0.05)	34.00 (0.05-0.05)	34.00 (0.05-0.05)	34.00 (0.05-0.05)
3-day	4.24 (0.01-0.01)	8.48 (0.01-0.01)	16.96 (0.01-0.01)	25.44 (0.01-0.01)	33.92 (0.01-0.01)	42.40 (0.01-0.01)	42.40 (0.01-0.01)	42.40 (0.01-0.01)	42.40 (0.01-0.01)	42.40 (0.01-0.01)
4-day	5.08 (0.00-0.00)	10.16 (0.00-0.00)	20.32 (0.00-0.00)	30.48 (0.00-0.00)	40.64 (0.00-0.00)	50.80 (0.00-0.00)	50.80 (0.00-0.00)	50.80 (0.00-0.00)	50.80 (0.00-0.00)	50.80 (0.00-0.00)
7-day	6.80 (0.00-0.00)	13.60 (0.00-0.00)	27.20 (0.00-0.00)	40.80 (0.00-0.00)	54.40 (0.00-0.00)	68.00 (0.00-0.00)	68.00 (0.00-0.00)	68.00 (0.00-0.00)	68.00 (0.00-0.00)	68.00 (0.00-0.00)
10-day	8.48 (0.00-0.00)	16.96 (0.00-0.00)	33.92 (0.00-0.00)	50.88 (0.00-0.00)	67.84 (0.00-0.00)	84.80 (0.00-0.00)	84.80 (0.00-0.00)	84.80 (0.00-0.00)	84.80 (0.00-0.00)	84.80 (0.00-0.00)
20-day	13.60 (0.00-0.00)	27.20 (0.00-0.00)	54.40 (0.00-0.00)	81.60 (0.00-0.00)	108.80 (0.00-0.00)	136.00 (0.00-0.00)	136.00 (0.00-0.00)	136.00 (0.00-0.00)	136.00 (0.00-0.00)	136.00 (0.00-0.00)
30-day	16.96 (0.00-0.00)	33.92 (0.00-0.00)	67.84 (0.00-0.00)	101.76 (0.00-0.00)	135.68 (0.00-0.00)	169.60 (0.00-0.00)	169.60 (0.00-0.00)	169.60 (0.00-0.00)	169.60 (0.00-0.00)	169.60 (0.00-0.00)
45-day	20.32 (0.00-0.00)	40.64 (0.00-0.00)	81.28 (0.00-0.00)	121.92 (0.00-0.00)	162.56 (0.00-0.00)	203.20 (0.00-0.00)	203.20 (0.00-0.00)	203.20 (0.00-0.00)	203.20 (0.00-0.00)	203.20 (0.00-0.00)
60-day	23.68 (0.00-0.00)	47.36 (0.00-0.00)	94.72 (0.00-0.00)	142.08 (0.00-0.00)	188.80 (0.00-0.00)	235.52 (0.00-0.00)	235.52 (0.00-0.00)	235.52 (0.00-0.00)	235.52 (0.00-0.00)	235.52 (0.00-0.00)

FIGURE A-2

Atlas 14 Type II S-Curves for All Frequency Storms – Graterford 1E Gage (36-3437)

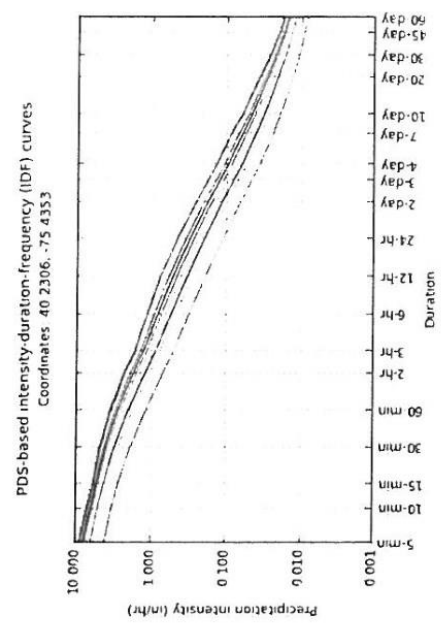


TABLE A-4

RATIONAL RUNOFF COEFFICIENTS
By Hydrologic Soils Group and Overland Slope (%)

Source: Rawls, et al, 1981

Hydrologic Soil Group	A				B				C				D	
	0-2%	2-6%	6%+	6%+	0-2%	2-6%	6%+	6%+	0-2%	2-6%	6%+	6%+	2-6%	6%+
Land Use/Slope														
Cultivated Land	*0.08 **0.14	0.13 0.18	0.16 0.22	0.11 0.22	0.13 0.16	0.15 0.21	0.21 0.28	0.26 0.34	0.14 0.20	0.19 0.25	0.26 0.34	0.31 0.41	0.23 0.29	0.31 0.41
Pasture	0.12 0.15	0.20 0.25	0.30 0.35	0.18 0.23	0.24 0.30	0.28 0.37	0.37 0.45	0.44 0.52	0.30 0.38	0.34 0.42	0.40 0.48	0.50 0.62	0.40 0.50	0.50 0.62
Meadow	0.10 0.14	0.16 0.22	0.25 0.30	0.14 0.20	0.20 0.26	0.28 0.37	0.36 0.44	0.44 0.52	0.20 0.26	0.28 0.35	0.36 0.44	0.40 0.50	0.30 0.40	0.40 0.50
Forest	0.05 0.08	0.08 0.11	0.11 0.14	0.08 0.10	0.11 0.14	0.14 0.18	0.18 0.24	0.24 0.32	0.10 0.12	0.13 0.16	0.16 0.20	0.20 0.25	0.16 0.20	0.20 0.25
Resident 1/8 acre lots	0.25 0.33	0.28 0.37	0.31 0.40	0.27 0.35	0.30 0.38	0.35 0.44	0.40 0.48	0.48 0.56	0.30 0.38	0.33 0.42	0.36 0.44	0.42 0.50	0.30 0.40	0.40 0.50
1/4 acre lots	0.22 0.30	0.26 0.34	0.29 0.37	0.24 0.33	0.27 0.36	0.33 0.42	0.40 0.48	0.48 0.56	0.27 0.36	0.31 0.40	0.36 0.44	0.42 0.50	0.30 0.40	0.40 0.50
1/3 acre lots	0.19 0.28	0.23 0.32	0.26 0.35	0.22 0.30	0.26 0.33	0.33 0.42	0.40 0.48	0.48 0.56	0.25 0.33	0.29 0.38	0.34 0.42	0.40 0.50	0.32 0.40	0.40 0.50
1/2 acre lots	0.16 0.25	0.20 0.29	0.24 0.32	0.19 0.28	0.22 0.31	0.28 0.36	0.36 0.44	0.44 0.52	0.22 0.31	0.27 0.35	0.32 0.40	0.40 0.50	0.30 0.40	0.40 0.50
1 acre lots	0.14 0.22	0.19 0.26	0.22 0.29	0.17 0.24	0.21 0.28	0.26 0.34	0.34 0.42	0.42 0.50	0.20 0.28	0.25 0.32	0.31 0.38	0.40 0.50	0.29 0.35	0.46 0.56
Industrial	0.67 0.85	0.68 0.85	0.68 0.85	0.68 0.85	0.68 0.85	0.68 0.85	0.68 0.85	0.68 0.85	0.68 0.85	0.68 0.85	0.68 0.85	0.68 0.85	0.68 0.85	0.68 0.85
Commercial	0.71 0.88	0.71 0.88	0.71 0.88	0.71 0.88	0.71 0.88	0.71 0.88	0.71 0.88	0.71 0.88	0.71 0.88	0.71 0.88	0.71 0.88	0.71 0.88	0.71 0.88	0.71 0.88
Streets	0.70 0.76	0.71 0.77	0.71 0.79	0.71 0.80	0.71 0.80	0.71 0.80	0.71 0.80	0.71 0.80	0.71 0.80	0.71 0.80	0.71 0.80	0.71 0.80	0.71 0.80	0.71 0.80
Open Space	0.07 0.11	0.10 0.16	0.14 0.20	0.08 0.14	0.13 0.19	0.19 0.26	0.26 0.33	0.33 0.40	0.12 0.18	0.17 0.23	0.24 0.32	0.30 0.38	0.21 0.27	0.28 0.39
Parking	0.87 0.97	0.88 0.97	0.87 0.97	0.85 0.95	0.86 0.95	0.87 0.95	0.87 0.95	0.87 0.95	0.85 0.95	0.86 0.95	0.87 0.95	0.87 0.95	0.85 0.95	0.87 0.97

NOTES:
* - Runoff coefficients for storm recurrence intervals of less than 25 years.
** - Runoff coefficients for storm recurrence intervals of 25 years or more.

TABLE A-5

MANNING'S ROUGHNESS COEFFICIENTS

DESCRIPTION	Manning's n-value
Smooth-wall Plastic Pipe	0.011
Concrete Pipe	0.012
Smooth-lined Corrugated Metal Pipe	0.012
Corrugated Plastic Pipe	0.024
Annular Corrugated Steel And Aluminum Alloy Pipe (Plain or polymer coated)	0.024
68 mm x 13 mm (2.73 in x 1/2 in) Corrugations	0.027
75 mm x 25 mm (3 in x 1 in) Corrugations	0.025
125 mm x 25 mm (5 in x 1 in) Corrugations	0.033
150 mm x 50 mm (6 in x 2 in) Corrugations	
Helicallly Corrugated Steel And Aluminum Alloy Pipe (Plain or polymer coated)	0.024
75 mm x 25 mm (3 in x 1 in), 125 mm x 25 mm (5 in x 1 in), or 150 mm x 50 mm (6 in x 2 in) Corrugations	
Helicallly Corrugated Steel And Aluminum Alloy Pipe (Plain or polymer coated)	
68 mm x 13 mm (2.73 in x 1/2 in) Corrugations	
Lower Coefficients*	
450 mm (18 in) Diameter	0.014
600 mm (24 in) Diameter	0.016
900 mm (36 in) Diameter	0.019
1200 mm (48 in) Diameter	0.020
1500 mm (60 in) Diameter or larger	0.021
Higher Coefficients**	0.024
Annular or Helicallly Corrugated Steel or Aluminum Alloy Pipe Arches or Other Non-Circular Metal Conduit (Plain or Polymer coated)	0.024
Unfinished Clay Pipe	0.012
Ductile Iron Pipe	0.013
Asphalt Pavement	0.015
Concrete Pavement	0.014
Grass Medians	0.050
Grass - Residential	0.30
Earth	0.020
Gravel	0.030
Rock	0.035
Cultivated Areas	0.030 - 0.050
Dense Brush	0.070 - 0.140
Heavy Timber (Little undergrowth)	0.100 - 0.150
Heavy Timber (w/underbrush)	0.40
Streams:	
a. Some Grass And Weeds (Little or no brush)	0.030 - 0.035
b. Dense Growth of Weeds	0.035 - 0.050
c. Some Weeds (Heavy brush on banks)	0.050 - 0.070

Notes:

- * Use the lower coefficient if any one of the following conditions apply:
 - A storm pipe longer than 20 diameters, which directly or indirectly connects to an inlet or manhole, located in swales adjacent to shoulders in cut areas or depressed medians
 - A storm pipe which is specially designed to perform under pressure.

**Use the higher coefficient if any one of the following conditions apply:

- a. A storm pipe which directly or indirectly connects to an inlet or manhole located in highway pavement sections or adjacent to curb or concrete median barrier
- b. A storm pipe which is shorter than 20 diameters long
- c. A storm pipe which is partly lined helically corrugated metal pipe.

APPENDIX B

SITE SOIL EVALUATION AND SOIL INFILTRATION TESTING

Source: Pennsylvania Stormwater Best Management Practice Manual, December 2006.

SITE SOIL EVALUATION AND SOIL INFILTRATION TESTING

A. Purpose of this Protocol

The purpose of the *Site Evaluation and Soil Infiltration Testing Protocol* is to describe evaluation and field testing procedures to:

- a. Determine if infiltration BMPs are suitable at a site, and at what locations.
- b. Obtain the required data for infiltration BMP design.

B. When to Conduct Testing

The site development process outlined in Chapters 4 and 5 of the Pennsylvania Stormwater Management Best Management Practices Manual, December 2006, as amended ("Manual") describe a process for site development and BMPs. Soil Evaluation and Investigation shall be conducted early in the preliminary design of the project so that information developed in the testing process can be incorporated into the design. The Soil Evaluation and Investigation shall be conducted prior to development of the preliminary plan. The design engineer should possess a preliminary understanding of potential BMP locations prior to testing. Prescreening test may be carried out in advance of site potential BMP locations.

C. Who Should Conduct Testing

Qualified professionals who can substantiate by qualifications/experience their ability to carry out the evaluation shall conduct the test pit soil evaluations. A professional, experienced in observing and evaluating soils conditions is necessary to ascertain conditions that might affect BMP performance, which can not be thoroughly assessed with the testing procedures. Such professionals must conduct these evaluations in risk areas, and areas indicated in the Manual as non-preferred locations for testing or BMP implementation.

D. Importance of Stormwater BMP Areas

Sites are often defined as unsuitable for infiltration BMPs and soil based BMPs due to proposed grade changes (excessive cut or fill) or lack of suitable areas. May sites will be constrained and unsuitable for infiltration BMPs. However, if suitable areas exist, these areas must be identified early in the design process and not be subject to a building program that precludes infiltration BMPs. An exemption will not be permitted for development of suitable soils otherwise exist for infiltration.

E. Safety

As with all field work and testing, attention must be given to all applicable OSHA regulations related to earthwork and excavation. Digging and excavation shall not be conducted without adequate notification through the Pennsylvania One Call system (PA One Call 1-800-242-1776 or www.ponecall.org). Excavations shall not be left unsecured and unmarked, and all applicable authorities must be notified prior to any work.

INFILTRATION TESTING: A MULTISTEP PROCESS

Infiltration Testing is a four-step process to obtain the necessary data for design of the stormwater management plan. The four steps include:

1. Background Evaluation
 - Based on available published and site specific data
 - Includes consideration of proposed development plan
 - Used to identify potential BMP locations and testing locations
 - Prior to field work (desktop)
 - On-site screening test
2. Test Pit (Deep Hole) Observation
 - Includes Multiple Testing Locations
 - Provides an understanding of sub-surface conditions
 - Identifies limiting conditions
3. Infiltration Testing
 - Must be conducted onsite
 - Different testing methods available
 - Alternate methods for – additional – Screening and Verification testing
4. Design Considerations
 - Determination of suitable infiltration rate for design calculations
 - Consideration of BMP drawdown
 - Consideration of peak rate attenuation

Step 1. Background Evaluation

Prior to performing testing and developing a detailed site plan, existing conditions at the site must be inventoried and mapped including, but not limited to:

- Existing mapped individual soils and USDA Hydrologic Soil Group classifications.
- Existing geology, including the location of any dikes, faults, fracture traces, solution cavities, landslide prone strata, or other features of note
- Existing streams (perennial and intermittent swales) water bodies, wetlands, hydric soils, floodplains, alluvial soils, stream classifications, headwaters and 1st order streams.
- Existing topography, slope, and drainage patterns.
- Existing and previous land uses.
- Other natural or man-made features or conditions that may impact design, such as past uses of site, existing nearby structures (building, walls), etc.

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A sketch plan or preliminary layout plan for development should be evaluated, including:

- Preliminary grading plan and areas of cut and fill
- Location and water surface elevation of all existing and location of proposed water supply sources and wells.
- Location of all existing and proposed onsite wastewater systems
- Location of other features of note such as utility right-of-ways, water and sewer lines, etc.
- Existing data such as structural borings, drillings, and geophysical testing.
- Proposed location of development features (buildings, roads, utilities, walls, etc.). In Step 1, the designer should determine the potential location of infiltration BMPs. The approximate location of these BMPs should be identified on the proposed development plan and serve as the basis for the location and number of tests to be performed onsite.

Important: If the proposed development program is located on areas that may otherwise be suitable for BMP location, or if the proposed grading plan is such that potential BMP locations are eliminated, the designer must revisit the proposed layout and grading plan and adjust the development plan as necessary. Development on areas suitable for infiltration BMPs may *not* preclude the use of BMPs for volume reduction and groundwater recharge.

Step 2. Test Pits (Deep Holes)

A Test Pit (Deep Hole) allows visual observation of the soil horizons and overall soil conditions both horizontally and vertically in that portion of the site. An extensive number of Test Pit observations can be made across a site at a relatively low cost and in a short time period. The use of soil borings as a substitute for Test Pits is not permitted as visual observation is narrowly limited in a soil boring and the soil horizons cannot be observed in-situ, but must be observed from the extracted borings. Borings and other procedures, however, might be suitable for initial screening to develop a plan for testing, or verification testing.

A Test Pit consists of a backhoe-excavated trench, two and one half (2½) to three (3) feet wide, to a depth of between seventy two (72) inches and ninety (90) inches, or until bedrock or fully saturated conditions are encountered. The trench should be benched at a depth of two (2) to three (3) feet for access and/or infiltration testing.

At each Test Pit, the following conditions shall be noted and described. Depth measurements shall be described as depth below the ground surface:

- ___ Soil horizons (upper and lower boundary)
- ___ Soil texture and color for each horizon
- ___ Color patterns
- ___ Depth to water table
- ___ Depth to bedrock
- ___ Observance of pores or roots (size, depth)

B-4

___ Estimated type and percent coarse fragments

___ Hardpan or limiting layers

___ Strike and dip of horizons (especially lateral direction of flow at limiting layers)

___ Additional comments or observations

The Sample Soil Log Form at the end of this protocol may be used for documentation of each Test Pit

At the designer's discretion, soil samples may be collected at various horizons for additional analysis. Following testing, the test pits must be refilled with the original soil and the surface replaced with the original topsoil. A Test Pit should *never* be accessed if soil conditions are unsuitable for safe entry, or if site constraints preclude entry.

It is important that the Test Pit provide information related to conditions at the bottom of the proposed infiltration BMP. If the BMP depth will be greater than ninety (90) inches below existing grade, deeper excavation will be required. However, *such depths are discouraged, especially in Karst topography*. Except for surface discharge BMPs (filter strips, etc.) the designer is cautioned regarding the proposal of systems that are significantly lower than the existing topography. The suitability for infiltration may decrease, and risk factors are likely to increase. *Locations that are not preferred for testing and subsurface infiltration BMPs include swales, the toe of slopes for most sites, and soil mantles of less than three feet in Karst topography.*

The designer and contractors shall limit grading and earthwork to reduce site disturbance and compaction so that a greater opportunity exists for testing and stormwater management.

The number of Test Pits varies depending on site conditions and the proposed development plan. General guidelines are as follows:

- For single-family residential subdivisions with on-lot BMPs, one test pit per lot is recommended, preferably within twenty five (25) feet of the proposed BMP area. Verification testing should take place when BMPs area sited at greater distances.
- For multi-family and high density residential developments, one test pit per BMP area or acre is recommended.
- For large infiltration areas (basins, commercial, institutional, industrial, and other proposed land uses), multiple test pits should be evenly distributed at the rate of four (4) to six (6) tests per acre of BMP area.

The recommendations above are guidelines. Additional tests will be required if local conditions indicate significant variability in soil types, geology, water table levels, bedrock, topography, etc. Similarly, uniform site conditions may indicate that fewer test pits are necessary. Excessive testing and disturbance of the site prior to construction is not recommended.

Step 3. Infiltration Tests/Permeability Tests

A variety of field tests exist for determining the infiltration capacity of a soil. Laboratory tests are strongly discouraged, as a homogeneous laboratory sample does not represent field conditions. Infiltration tests should be conducted in the field. Tests should not be conducted in the rain or within twenty four (24) hours of a significant rainfall event (>0.5 inches), or when the temperature is

below freezing. However, the preferred testing is between January and June, the wet season. This is the period when infiltration is likely to be diminished by saturated conditions. Percolation tests carried out between June 1 and December 31 shall use a twenty four (24) hour presoaking before the testing. This procedure is not required for infiltrometer testing, or permeometer testing.

At least one test shall be conducted at the proposed bottom elevation of an infiltration BMP, and a minimum of two tests per Test Pit is recommended. More tests may be warranted if the results for first two tests are substantially different. The highest rate (inches/hour) for test results should be discarded when more than two are employed for design purposes. The geometric mean should be used to determine the average rate following multiple tests.

Based on observed field conditions, the proposed bottom elevation of BMP may be revised. Infiltration testing should be proposed to adjust locations and depths depending upon observed conditions.

Methodologies discussed in this protocol include:

- Double-ring infiltrometer tests.
- Percolation tests (such as for onsite wastewater systems and described in PA Code Chapter 73).

There are differences between the two methods. A double-ring infiltrometer test estimates the vertical movement of water through the bottom of the test area. The outer ring helps to reduce the lateral movement of water in the soil. A percolation test allows water movement through both the bottom and sides of the test area. For this reason, the measured rate of water level drop in a percolation test must be adjusted to represent the discharge that is occurring on both the bottom and sides of the percolation test hole.

For *infiltration basins*, an infiltration test should be completed with an infiltrometer (not percolation test) to determine the saturated hydraulic conductivity rate. This precaution is taken to account for the fact that only the surface of the basin functions to infiltrate, as measured by the test. Alternatively, permeability test procedures that yield a saturated hydraulic conductivity rate can be used (see formulas developed by Eliriek and Reynolds (1992), or others for computation of hydraulic conductivity and saturated hydraulic conductivity).

Other testing methodologies and standards that are available but not discussed in detail in this protocol include (but are not limited to):

- Constant head double-ring infiltrometer.
- Testing as described in the Maryland Stormwater Manual Appendix D.1 using five (5) inch diameter casing.
- ASTM 2003 Volume 4.08, Soil and Rock (I): Designation D3385-03, Standard Test Method for Infiltration Rate of Soils in Field Using a Double-Ring Infiltrometer.
- ASTM 2002 Volume 4.09, Soil and Rock (II): Designation D 5093.90, Standard Test Method for Field Measurement of Infiltration Rate Using a Double-Ring Infiltrometer with a Sealed- Inner Ring.
- Guelph Permeameter.
- Constant Head Permeameter (Amoozometer).

a. **Methodology for Double-Ring Infiltrometer Field Test**

A Double-ring Infiltrometer consists of two concentric metal rings. The rings are driven into the ground and filled with water. The outer ring helps to prevent divergent flow. The drop in water level or volume in the inner ring is used to calculate an infiltration rate. The infiltration rate is determined as the amount of water per surface area and time unit that penetrates the soils. The diameter of the inner ring should be approximately fifty (50) percent to seventy (70) percent of the diameter of the outer ring, with a minimum inner ring size of four (4) inches, preferably much larger. (Bouwer, 1986).

Equipment for Double-Ring Infiltrometer Test:

- Two concentric cylinder rings six (6) inches or greater in height. Inner ring diameter equal to fifty (50) percent - seventy (70) percent of outer ring diameter (i.e. an eight (8) inch ring and a twelve (12) inch ring). Material typically available at a hardware store may be acceptable.
- Water supply.
- Stopwatch or timer.
- Ruler or metal measuring tape.
- Flat wooden board for driving cylinders uniformly into soil.
- Rubber mallet.
- Log sheets for recording data.

Procedure for Double-Ring Infiltrometer Test.

- Prepare level testing area.
- Place outer ring in place; place flat board on ring and drive ring into soil to a minimum depth of two (2) inches.
- Place inner ring in center of outer ring; place flat board on ring and drive ring into soil a minimum of two (2) inches. The bottom rim of both rings should be at the same level.
- The test area should be presoaked immediately prior to testing. Fill both rings with water to water level indicator mark or rim at thirty (30) minute intervals for one(1) hour. The minimum water depth should be four (4) inches. The drop in water level during the last thirty (30) minutes of the presoaking period should be applied to the following standard to determine the time interval between readings.

- If water level drop is two (2) inches or more, use ten (10) minute measurement intervals.

- If water level drop is less than two (2) inches, use thirty (30) minute measurement intervals.

— Obtain a reading of the drop in water level in the center ring at appropriate time intervals. After each reading, refill both rings to water level indicator mark or rim. Measurement to the water level in the center ring shall be made from a fixed reference point and shall continue at the interval determined until a minimum of eight readings are completed or until a stabilized rate of drop is obtained, whichever occurs first. A stabilized rate of drop means a difference of one quarter (1/4) inch or less of drop between the highest and lowest readings of four consecutive readings.

— The drop that occurs in the center ring during the final period or the average stabilized rate, expressed as inches per hour, shall represent the infiltration rate for that test location.

b. **Methodology for Percolation Test**

Equipment for Percolation Test:

- Post hole digger or auger.
- Water supply.
- Stopwatch or timer.
- Ruler of metal measuring tape.
- Log sheets for recording data.
- Knife blade or sharp pointed instrument (for soil scarification).
- Course sand or fine gravel.
- Object for fixed reference point during measurement (nail, toothpick, etc.)

Procedure for Percolation Test

This percolation test methodology is based largely on the Pennsylvania Department of Environmental Protection (PADEP) criteria for onsite sewage investigation of soils (as described in Chapter 73 of the Pennsylvania Code). This must include the twenty four (24) hour presoak procedure between June 1 and December 31. The presoak is done primarily to simulate saturated conditions in the environment (generally Spring) and to minimize the influence of unsaturated flow.

Prepare level testing area.

- Prepare hole having a uniform diameter of six (6) to ten (10) inches and depth of eight (8) to twelve (12) inches. The bottom and sides of the hole should be scarified with a knife blade or sharp pointed instrument to completely remove any smeared soil surfaces and to provide a natural soil interface into which water may percolate. Loose material should be removed from the hole.

sides. For design purposes additional safety factors are employed (see Protocol 2, Infiltration Systems Design and Construction Guidelines)

** *The area Reduction Factor accounts for the exfiltration occurring through the sides of percolation hole. It assumes that the percolation rate is affected by the depth of water in the hole and that the percolating surface of the hole is in uniform soil. If there are significant problems with either of these assumptions then other adjustments may be necessary.*

(Optional) two (2) inches of coarse sand or fine gravel may be placed in the bottom of the hole to protect the soil from scouring and clogging of the pores.

Test holes should be presoaked immediately prior to testing. Water should be placed in the hole to a minimum depth of six (6) inches over the bottom and readjusted every thirty (30) minutes to one (1) hour.

The drop in the water level during the last thirty (30) minutes of the final presoaking period should be applied to the following standard to determine the time interval between readings for each percolation hole:

- If water remains in the hole, the interval for readings during the percolation test should be thirty (30) minutes.
- If no water remains in the hole, the interval for readings during the percolation test may be reduced to ten (10) minutes.

After the final presoaking period, water in the hole should again be adjusted to a minimum depth of six (6) inches and readjusted when necessary after each reading. A nail or marker should be placed at a fixed reference point to indicate the water refill level. The water level depth and hole diameter should be recorded.

Measurement to the water level in the individual percolation holes should be made from a fixed reference point and should continue at the interval determined from the previous step for each individual percolation hole until a minimum of eight readings are completed or until a stabilized rate of drop means a difference of one quarter (¼) inch or less of drop between the highest and lowest readings of four consecutive readings.

The drop that occurs in the percolation hole during the final period, expressed as inches per hour, shall represent the percolation rate for that test location.

The average measured rate must be adjusted to account for the discharge of water from both the sides and bottom of the hole to develop a representative infiltration rate. The average/final percolation rate should be adjusted for each percolation test according to the following formula:

Infiltration Rate = (Percolation Rate) / (Reduction Factor)

$$R_r = \frac{2d_i - \Delta d + 1}{DIA}$$

Where the Reduction Factor is given**:

With: d_i = Initial Water Depth (in.)

Δd = Average/Final Water Level Drop (in.)

DIA = Diameter of the Percolation Hole (in.)

The Percolation Rate is simply divided by the Reduction Factor as calculated above or shown in the table below to yield the representative Infiltration Rate. In most cases, the Reduction Factor varies from about two (2) to four (4) depending on the percolation hole dimensions and water level drop – wider and shallower tests have lower Reduction Factors because proportionately less water exfiltrates through the

APPENDIX C

WEST NILE VIRUS GUIDANCE

Source: Monroe County, Pennsylvania, Conservation District: Stormwater Management and West Nile Virus: Brodhead McMichaels Creeks Watershed Act 167 Stormwater Management Ordinance Final Draft 2/23/04.

WEST NILE VIRUS GUIDANCE

The Monroe County Conservation District recognizes the need to address the problem of nonpoint source pollution impacts caused by runoff from impervious surfaces. The new stormwater policy being integrated into Act 167 Stormwater Management regulations by the PA Department of Environmental Protection (PADEP) will make nonpoint pollution controls an important component of all future plans and updates to existing plans. In addition, to meet post-construction anti-degradation standards under the state National Pollution Discharge Elimination System (NPDES) permitting program, applicants will be required to employ Best Management Practices (BMPs) to address non-point pollution concerns.

Studies conducted throughout the United States have shown that wet basins and in particular constructed wetlands are effective in traditional stormwater management areas such as channel stability and flood control, and are one of the most effective ways to remove stormwater pollutants (United States Environmental Protection Agency 1991, Center for Watershed Protection 2000). From Maryland to Oregon, studies have shown that as urbanization and impervious surface increase in a watershed, the streams in those watersheds become degraded (CWP 2000). Although there is debate over the threshold of impervious cover when degradation becomes apparent (some studies show as little as 6% while others show closer to 20%), there is agreement that impervious surfaces cause non-point pollution in urban and urbanizing watersheds, and that degradation is ensured if stormwater BMPs are not implemented.

Although constructed wetlands and ponds are desirable from a water quality perspective there may be concerns about the possibility of these stormwater management structures becoming breeding grounds for mosquitoes. The Conservation District feels that although it may be a valid concern, **municipalities should not adopt ordinance provisions prohibiting wet basins for stormwater management.**

Mosquitoes

The questions surrounding mosquito production in wetlands and ponds have intensified in recent years due to the outbreak of the mosquito-borne West Nile Virus. As is the case with all vector-borne maladies, the life cycle of West Nile Virus is complicated, traveling from mosquito to bird, back to mosquito and then to other animals including humans. *Culex pipiens* was identified as the vector species in the first documented cases from New York in 1999. This species is still considered the primary transmitter of the disease across its range. Today there are some 60 species of mosquitoes that inhabit Pennsylvania. Along with *C. pipiens*, three other species have been identified as vectors of West Nile Virus while four more have been identified as potential vectors.

The four known vectors in NE Pennsylvania are *Culex pipiens*, *C. restuans*, *C. saltinarius* and *Ochlerotatus japonicus*. All four of these species prefer, and almost exclusively use, artificial containers (old tires, rain gutters, birdbaths, etc.) as larval habitats. In the case of *C. pipiens*, the most notorious of the vector mosquitoes, the dirtier the water the better they like it. The important factor is that these species do not thrive in functioning wetlands where competition for resources and predation by larger aquatic and terrestrial organisms is high.

The remaining four species, *Aedes vexans*, *Ochlerotatus Canadensis*, *O. triseriatus* and *O. trivittatus* are currently considered potential vectors due to laboratory tests (except the *O. trivittatus*, which did have one confirmed vector pool for West Nile Virus in PA during 2002). All four of these species prefer vernal habitats and ponded woodland areas following heavy summer rains. These species may be the greatest threat of disease transmission around stormwater basins that pond water for more than four days. This can be mitigated by establishing ecologically functioning wetlands.

Stormwater Facilities

If a stormwater wetland or pond is constructed properly and a diverse ecological community develops, mosquitoes should not become a problem. Wet basins and wetlands constructed as stormwater management facilities should be designed to attract a diverse wildlife community. If a wetland is planned, proper hydrologic soil conditions and the establishment of hydrophytic vegetation will promote the population of the wetland by amphibians and other mosquito predators. In natural wetlands, predatory insects and amphibians are effective at keeping mosquito populations in check during the larval stage of development, while birds and bats prey on adult mosquitoes.

The design of a stormwater wetland must include the selection of hydrophytic plant species for their pollutant uptake capabilities and for not contributing to the potential for vector mosquito breeding. In particular, species of emergent vegetation with little submerged growth are preferable. By limiting the vegetation growing below the water surface, larvae lose protective cover and there is less chance of anaerobic conditions occurring in the water.

Stormwater ponds can be designed for multiple purposes. When incorporated into an open space design a pond can serve as a stormwater management facility and a community amenity. Aeration fountains and stocked fish should be added to keep larval mosquito populations in check.

Publications from the PA Department of Health and the Penn State Cooperative Extension concerning West Nile Virus identify aggressive public education about the risks posed by standing water in artificial containers (tires, trash cans, rain gutters, bird baths) as the most effective method to control vector mosquitoes.

Conclusion

The Conservation District understands the pressure faced by municipalities when dealing with multifaceted issues such as stormwater management and encourages the incorporation of water quality management techniques into stormwater designs. As Monroe County continues to grow, conservation design, groundwater recharge and constructed wetlands and ponds should be among the preferred design options to reduce the impacts of increases in impervious surfaces. When designed and constructed appropriately, the runoff mitigation benefits to the community from these design options will far outweigh their potential to become breeding grounds for mosquitoes.

APPENDIX D

STORMWATER MANAGEMENT FACILITIES
OPERATION AND MAINTENANCE AGREEMENT

Stormwater Management Facilities
Operation and Maintenance Agreement

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between _____, (hereinafter the "Owner"), and Worcester Township, Montgomery County, Pennsylvania, (hereinafter "Township"),

WITNESSETH

WHEREAS, the Owner is the owner of certain real property located in Worcester Township, Montgomery County, Pennsylvania (TMP # _____ as recorded by deed in the land records of Montgomery County, Pennsylvania, Deed Book _____ at Page _____) (hereinafter "Property"), on which it intends to develop _____ (hereinafter "Development") in accordance with a plan titled _____ dated _____, 20____, and last revised _____, 20____ (hereinafter "Plan"). The Plan is attached to this agreement and marked "Exhibit A"; and

WHEREAS, for the purposes of this agreement, the following definition shall apply: "Best Management Practices" (hereinafter "BMPs") - Activities, facilities, designs, measures, or procedures used to manage stormwater impacts from regulated activities, to meet state water quality requirements, to promote groundwater recharge, and to otherwise meet the purposes of the Worcester Township Stormwater Management Ordinance. Stormwater BMPs are commonly grouped into one of two categories: "structural" or "nonstructural." Nonstructural BMPs or measures refer to operational and/or behavior-related practices that attempt to minimize the contact of pollutants with stormwater runoff whereas structural BMPs or measures are those that consist of a physical device or practice that is installed to capture and treat stormwater runoff. Structural BMPs include but are not limited to retention ponds and constructed wetlands, underground treatment systems, infiltration facilities, filter strips, low impact design, bioretention, wet ponds, permeable paving, grassed swales, riparian or forested buffers, rain gardens, sand filters, detention basins, and manufactured devices. Structural stormwater BMPs are permanent appurtenances to the project site; and

WHEREAS, Township and Owner agree that the health, safety, and welfare of the residents of the Township require that on-site stormwater management facilities/BMPs (hereinafter "Stormwater Management Facilities") be constructed and maintained on the Property; and

WHEREAS, Township requires, through the implementation of the Stormwater Management Site Plan (hereinafter "Plan") as approved by Township, that Stormwater Management Facilities as required

by the Plan and Worcester Township Stormwater Management Ordinance be constructed and adequately operated and maintained by Owner, and replaced at the end of the facility's lifespan, and

WHEREAS, Owner is required to and intends to install and maintain the Stormwater Management Facilities in accordance with the Plan and the conditions of approval by Worcester Township; and

WHEREAS, Owner is proceeding to build and develop the Property with certain improvements, including the installation of certain Stormwater Management Facilities, including but not limited to components to control the quantity and quality of stormwater discharge within the confines of the Property, all as depicted on the Plan.

NOW, THEREFORE, in consideration of the foregoing premises, Owner, for itself, its successors-in-interest, successors-in-title, grantees and assigns, intending to be legally bound hereby, hereby covenants, declares, agrees, confirms and provides as follows:

1. Inspection, Maintenance and Replacement. Owner shall continuously and perpetually inspect, maintain and/or replace the Stormwater Management Facilities in accordance with the conditions of project approval, the Plan, and with manufacturer's specifications. In addition, Owner shall do the following:

A. Twelve (12) months after the Stormwater Management Facilities are accepted by Township as complete, Owner will inspect same in accordance with Sections 1.B.1 through 1.B.5, below, as applicable.

B. Routine maintenance shall be performed after a major rainfall event of 4.75 inches of rainfall or more in a 24-hour period (equivalent of a 10-year frequency storm) as follows:

- (1) Runoff collection inlets, drains, gutters and downspouts shall be kept clear of accumulated debris such as leaves, grass clippings, sticks and trash.
- (2) Outflow control structures shall be inspected to ensure they are free and clear of debris and are structurally intact. Any debris shall be cleared immediately. If structural failures or leaks exist, Owner shall contact Township immediately to report the problem, receive instructions on how to correct the problem and schedule an inspection for the necessary repair work. Surface stormwater management basins shall drain and return to normal conditions within 12 hours of the termination of the rainfall event.

(3) The basin Impoundment devices (earthem berms, dams, or wet pond edges) shall be inspected for structural integrity, leaks and proper stabilization (adequate vegetation). If structural failures or leaks exist, Owner shall contact Township immediately to report the problem, receive instructions on how to correct the problem and schedule an inspection for the necessary repair work.

(4) Impoundment areas shall be inspected for debris, accumulated sediments and inadequate vegetation/erosion. All sediments and debris shall be removed promptly and the impoundment area shall be maintained in a stable condition (adequate vegetation or other permanent surface stabilization).

(5) Runoff collection inlets located close to and within underground infiltration/leachage beds/basins shall be inspected. The standing water in an

underground basin shall drain in 48 hours or less. If collection inlets within the underground bed/basin do not drain, Owner shall contact Township immediately to report such a problem, receive instructions on how to correct the problem and schedule an inspection for the necessary repair work.

C. At least once every three (3) years, Owner shall perform a complete inspection of Stormwater Management Facilities. This inspection shall occur immediately following a significant rainfall event and shall include, at a minimum, monitoring of stormwater impoundment areas (underground and surface basins) to confirm that the system is draining and returning to normal conditions in less than 48 hours for underground basins and 12 hours for surface basins. The date, time and corresponding total rainfall amount shall be documented as part of the inspection.

D. Owner shall all submit inspection reports to the Township, including a description of the inspections and maintenance activities performed during the required inspection term. If the Stormwater Management Facilities malfunctioned during the inspection term, the report shall include photographic evidence of the malfunction and subsequent repair. The report shall be submitted to the Township not later than February 1st of the year following the end of the three (3) year inspection term.

E. All materials collected by the Stormwater Management Facilities, including but not limited to oil and sediment, shall be disposed of in accordance with PADEP, US EPA and any other applicable regulations. The inspection report to be submitted at the end of each three (3) year inspection term shall include a list of all materials disposed and certification of regulatory compliance with disposal requirements, where applicable.

F. If a Stormwater Management Facility malfunctions, Township shall be notified in writing within 10 days of the discovery of the malfunction. All maintenance, repairs or modifications shall be made in accordance with the specifications of the manufacturer or designer of the structure and as shown on the Plan. If a repair or modification is not made pursuant to manufacturer or designer's specifications and/or Plan, said repair or modification shall be approved in writing by the manufacturer or designer and Township. The maintenance and repair of malfunctioning facilities shall be completed within 30 days of discovery of the malfunction, or immediately upon discovery if the malfunction poses a threat to the public health or safety as determined by Township.

G. Township reserves the right to require the installation of additional SWM structures if the facilities as designed do not function properly, to insure that the Stormwater Management Facility(s) conforms to the intent of the Plan approved by Township.

2. Prohibition of Alteration or Removal. Owner shall not alter or remove any Stormwater Management Facility depicted on the Plan unless prior written approval is obtained from Township.

3. Township Inspection. Owner hereby grants permission to Township, its authorized agents and employees, to enter upon the Property at reasonable times and upon presentation of proper identification, to inspect the Stormwater Management Facilities whenever necessary. Whenever possible, Township shall notify Owner prior to entering the Property.

4. Failure to Maintain Facilities. In the event that Owner fails to operate and maintain the Stormwater Management Facilities as shown on the Plan in good working order acceptable to

Township, Township or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said facilities. This provision shall not be construed to allow Township to erect any permanent structure on Owner's Property. It is expressly understood and agreed that Township is under no obligation to maintain or repair the Stormwater Management Facilities, and in no event shall this Agreement be construed to impose any such obligation on Township.

5. Township Maintenance Reimbursement. In the event that Township, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, Owner shall reimburse Township for all such expenses (direct and indirect) incurred within 30 calendar days of receipt of invoice from Township.

6. Liability. This Agreement shall not be deemed to create or affect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff from the Property.

7. Township Indemnification. Owner, its heirs, executors, administrators, and assigns, hereby releases Township, its employees and designated representatives, from all damages, casualties, occurrences or claims (including reasonable attorneys' fees) arising from the construction, presence, existence, or maintenance of the Stormwater Management Facilities by Owner or Township, unless caused by the negligence or malfeasance of Township, its employees or designated representatives.

8. Default; Cure. In the event that Owner fails to comply with the terms of this Agreement, Township shall send written notice to Owner specifying the areas of noncompliance ("Deficiencies") and the steps that must be taken to comply. In the event that Owner does not comply with the terms of the notice within 30 days of the date thereof, or diligently pursue compliance in circumstances where compliance is not possible within 30, Township shall have the right, but not the obligation, to enforce this Agreement at law or in equity, and/or to enter upon the Property and correct the Deficiencies, and collect the cost thereof from Owner by municipal lien against the Property or otherwise.

9. Use and Occupancy Permit. The requirements of this Agreement are part of the conditions for issuance of Township's Use and Occupancy Permit for the improvements depicted on the Plan. Should Owner fail to comply with the requirements of this Agreement, Township reserves the right to revoke the Use and Occupancy Permit after providing the Deficiencies notice and after the cure period as set forth in Paragraph 4 above.

10. Covenants Running With the Land; Successors and Assigns Bound. This Agreement and the provisions hereof (1) shall run with the land, and be appurtenant to title to the Property and every portion thereof, and (2) shall be binding upon and inure to the benefit of Owner, and each and all of its respective heirs, successors and assigns, and successors in title to the Property and every portion thereof. Any and all conveyances, leases or encumbrances of any part of the Property shall be subject to the provisions hereof.

11. Recording. This Agreement shall be recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania.

12. Notices; Entry. Any notice required to be given by Township to Owner under the terms of this Agreement shall be sufficiently given if sent by United States certified mail, return receipt requested, postage prepaid, addressed to the then owner of the Property and to the address as set

forth in the records for the Property maintained by the Montgomery County Board of Assessment. In the event of an emergency or the occurrence of special or unusual circumstances or situations, Township may enter the Property, if the Owner is not immediately available, without notification or identification, to inspect and perform necessary maintenance and repairs, if needed, when the health, safety or welfare of the citizens is in jeopardy. Township shall notify Owner of any such inspection, maintenance, or repair undertaken within five days of the activity. Owner shall reimburse Township for its costs.

13. Future Dedication of Stormwater Management Facilities. Worcester Township reserves the right, but is not required, to accept the ownership of any or all of the Stormwater Management Facilities shown on the Plan at any time, pursuant to Section 129-38 of Chapter 129 (Stormwater Management Ordinance) of the Worcester Township Code.

14. Miscellaneous Provisions.

A. Severability. If any provision of this Agreement shall to any extent be invalid or unenforceable, the remainder of this Agreement (or the application of such provision to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each provision of this Agreement, unless specifically conditioned upon such invalid or unenforceable provision, shall be valid and enforceable to the fullest extent permitted by law.

B. Amendment. This Agreement may not be amended except by written instrument signed and acknowledged by Owner, and Township and recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania.

C. Governing Laws. This Agreement shall be construed and governed by the laws of the Commonwealth of Pennsylvania.

D. Integration. This Agreement sets forth the entire agreement between Owner and Township with respect to the subject matter hereof.

IN WITNESS WHEREOF, being duly authorized and empowered to do so, Owner and Township have duly executed and delivered this Agreement as of the date and year first above written.

WITNESS:

OWNER:

By: _____
Owner

OWNER:

By: _____
Owner

For Owner

Worcester Township executes this Agreement to acknowledge its rights and obligations set forth above.

(SEAL)

WORCESTER TOWNSHIP:

By: _____
Township Manager

Attest: _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ss

On this, the ____ day of _____, 20____, before, the undersigned
notary public, personally appeared _____ and
_____ who acknowledged themselves to be the owner(s),
respectively, of _____ and as such
they did sign the foregoing instrument for the purposes therein contained.

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

(Notarial Seal)

Notary Public _____

My Commission Expires: _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this, the _____ day of _____, 20____, before, the undersigned notary public, personally appeared _____ who acknowledged himself/herself to be the Manager of Worcester Township, Montgomery County, Pennsylvania, and as such he/she did sign the foregoing instrument on behalf of Worcester Township, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
(Notarial Seal)

Notary Public

My Commission Expires:

APPENDIX E SIMPLIFIED STORMWATER MANAGEMENT SITE PLAN (SSMSP)

This simplified stormwater management site plan has been developed to assist those applicants whose projects propose between 1,200 and 7,500 square feet of new impervious surface and must meet the exemption requirements. This small project site plan is only permitted for projects as noted in Ordinance Section 129-5.

A. What is an applicant required to submit?

A brief description of the proposed stormwater facilities, including types of materials to be used, total square footage of proposed impervious areas, volume calculations, and a simple sketch plan showing the following information:

- Location of proposed structures, driveways, or other paved areas with approximate surface area in square feet.
- Location of any existing or proposed onsite septic system and/or potable water wells showing proximity to infiltration facilities.
- Montgomery County Conservation District erosion and sediment control "Adequacy" letter as required by Municipal, County or State regulations.

B. Determination of Required Volume Control and Sizing Stormwater Facilities

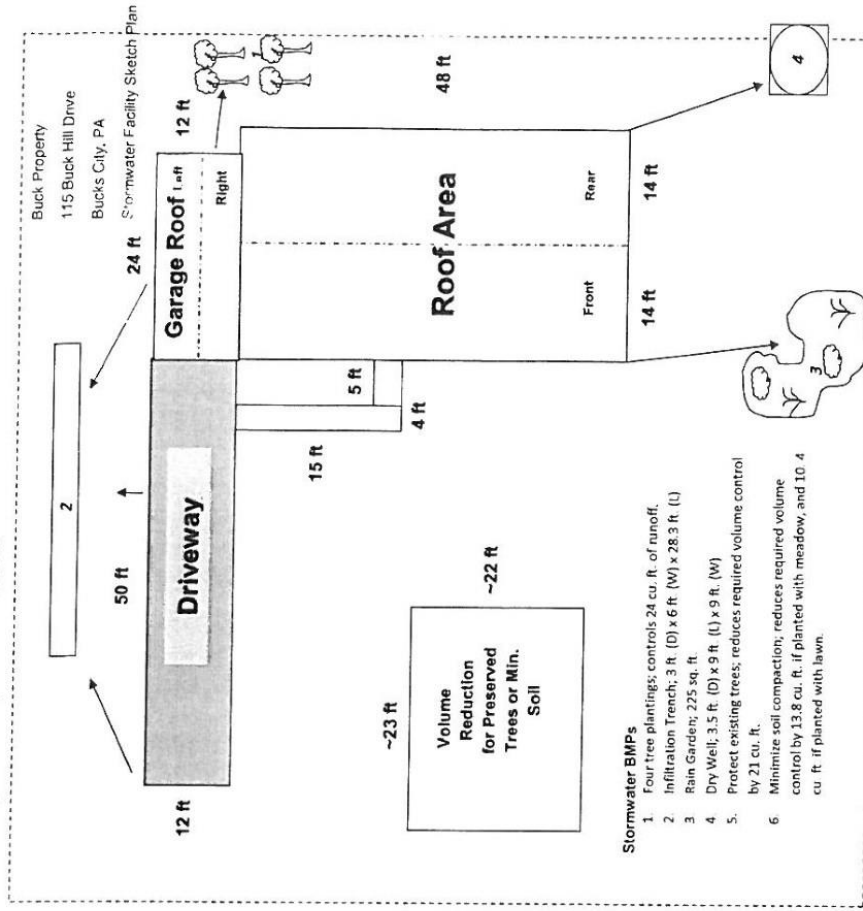
By following the simple steps outlined below in the provided example, an applicant can determine the runoff volume that is required to be controlled and how to choose the appropriate stormwater facility to permanently remove the runoff volume from the site. Impervious area calculations must include all areas on the lot proposed to be covered by roof area or pavement which would prevent rain from naturally percolating into the ground, including impervious surfaces such as sidewalks, driveways, parking areas, patios or swimming pools.

Site Plan Example: Controlling runoff volume from a proposed home site

Step 1: Determine Total Impervious Surfaces

Impervious Surface	Area (sq. ft.)	Area (sq. ft.)
House Roof (Front)	14 ft. x 48 ft.	= 672 sq. ft.
House Roof (Rear)	14 ft. x 48 ft.	= 672 sq. ft.
Garage Roof (Left)	6 ft. x 24 ft.	= 144 sq. ft.
Garage Roof (Right)	6 ft. x 24 ft.	= 144 sq. ft.
Driveway	12 ft. x 50 ft.	= 1000 sq. ft.
Walkway	4 ft. x 20 ft.	= 80 sq. ft.
		=====
Total Impervious		3000 sq ft

Figure 1: Sample Site Sketch Plan



Step 2: Determine Required Volume Control (cubic feet) using the following equation:

$$\text{Volume (cu. ft.)} = (\text{Total impervious area in square feet} \times 2 \text{ inches of runoff}) / 12 \text{ inches} \\ (3,000 \text{ sq. ft.} \times 2 \text{ inches of runoff}) / 12 \text{ inches} = 500 \text{ cu. ft.}$$

Step 3: Sizing the Selected Volume Control BMP

Several Best Management Practices (BMPs), as described below, are suitable for small stormwater management projects. However, their application depends on the volume required to be controlled, how much land is available, and the site constraints. Proposed residential development activities can apply both non-structural and structural BMPs to control the volume of runoff from the site. A number of different volume control BMPs are described below. Note that Figure 1 is an example of how these BMPs can be utilized in conjunction to control the total required volume on one site. In addition, the applicant may utilize methods other than those recommended, upon approval by the Township Engineer. The examples given are commonly used, but other BMP measures may be acceptable.

Structural BMPs

Test pits are required at or near the proposed facility location. A note must be added to the plan that identifies that a responsible professional observed the test pits and soil conditions, and can verify that no unsuitable conditions, i.e. high groundwater table, bedrock, etc. exist. The depth of the pit must be at least a foot below the proposed depth of the infiltration trench, rain garden, etc.

1. Infiltration Trench

An Infiltration Trench is a linear stormwater BMP consisting of a continuously perforated pipe at a minimum slope in a stone-filled trench. During small storm events, infiltration trenches can significantly reduce volume and serve in the removal of fine sediments and pollutants. Runoff is stored between the stones and infiltrates through the bottom of the facility and into the soil matrix. Runoff should be pretreated using vegetative buffer strips or swales to limit the amount of coarse sediment entering the trench which can clog and render the trench ineffective. In the event that the Infiltration Trench is overwhelmed in an intense storm event, an overflow mechanism (riser with discharge pipe, connection to a larger infiltration area, etc.) will ensure that additional runoff is safely conveyed downstream.

Design Considerations:

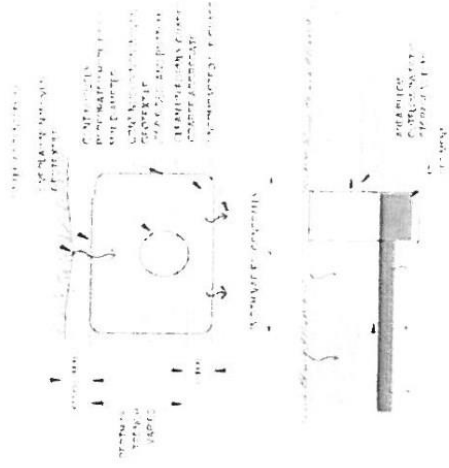
- Although the width and depth can vary, it is recommended that Infiltration Trenches be limited in depth to not more than six (6) feet of stone.
- Trench is wrapped in nonwoven geotextile (top, sides, and bottom).
- Trench needs to be placed on uncompacted soils.
- Slope of the Trench bottom should be level or with a slope no greater than 1%.
- A minimum of 6" of topsoil is placed over trench and vegetated.

- The discharge or overflow from the Infiltration Trench should be properly designed for anticipated flows.
- Cleanouts or inlets should be installed at both ends of the Infiltration Trench and at appropriate intervals to allow access to the perforated pipe.
- Volume of facility = Depth x Width x Length x Void Space of the gravel bed (assume 40%).

Maintenance:

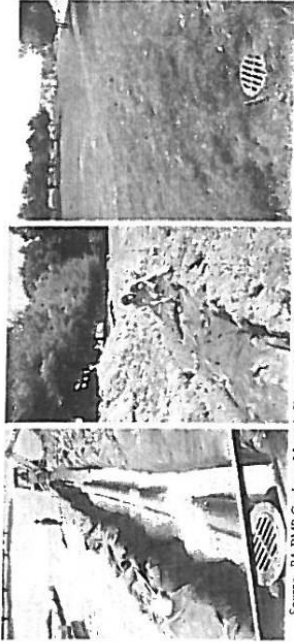
- Catch basins and inlets should be inspected and cleaned at least two times a year.
- The vegetation along the surface of the infiltration trench should be maintained in good condition and any bare spots should be re-vegetated as soon as possible.
- Vehicles should not be parked or driven on the trench and care should be taken to avoid soil compaction by lawn mowers.

Figure 3: Infiltration Trench Diagram



Source: PA BMP Guidance Manual, Chapter 6, page 42

Figure 4: Example of Infiltration Trench Installation



Source: PA BMP Guidance Manual, Chapter 6, Page 46.

Sizing Example for Infiltration Trench

1. Determine Total Impervious Surface to drain to Infiltration Trench:

Garage Roof (Left)	6 ft. x 24 ft.	=	144 sq ft
Driveway	12 ft. x 50 ft.	=	1000 sq ft
Walkway	4 ft. x 20 ft.	=	80 sq ft

2. Determine the required infiltration volume:

$$(1224 \text{ sq. ft.} \times 2 \text{ inches of runoff}) / 12 \text{ ft.} = 204 \text{ cu. ft.} / 0.4* = 510 \text{ cu. ft.}$$

(*0.4 assumes 40% void ratio in gravel bed)

3. Sizing the infiltration trench facility:

$$\text{Volume of Facility} = \text{Depth} \times \text{Width} \times \text{Length}$$

Set Depth to 3 feet and determine required surface area of trench.

$$510 \text{ cu. ft.} / 3 \text{ ft} = 170 \text{ sq. ft.}$$

The width of the trench should be greater than 2 times its depth (2 x D), therefore in this example the trench width of 6 feet selected.

$$\text{Determine trench length: } L = 170 \text{ sq. ft.} / 6 \text{ ft.} = 28.3 \text{ ft.}$$

$$\text{Final infiltration trench dimensions: } 3 \text{ ft. (D)} \times 6 \text{ ft. (W)} \times 28.3 \text{ ft. (L)}$$

2. Rain Garden

A Rain Garden is a planted shallow depression designed to catch and filter rainfall runoff. The garden captures rain from a downspout or a paved surface. The water sinks into the ground, aided by deep rooted plants that like both wet and dry conditions. The ideal location for a rain garden is between the source of runoff (roofs and driveways) and the runoff destination (drains, stream, low spots, etc).

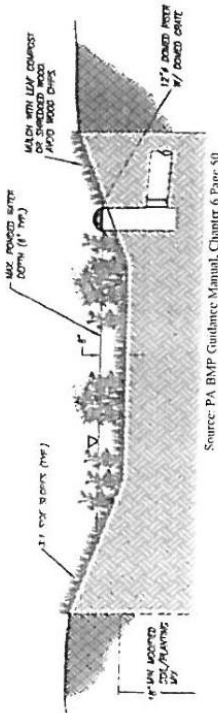
Design Considerations:

- A maximum of 3:1 side slope is recommended.
- The depth of a rain garden can range from 6 - 8 inches. Ponded water should not exceed 6 inches.
- The rain garden should drain within 72 hours.
- The garden should be at least 10-20 feet from a building's foundation and 25 feet from septic system drainfields and wellheads.
- If the site has clay soils, soil should be amended with compost or organic material.
- Choose native plants. See http://pa.audubon.org/habitat/PDFs/RGBrochure_complete.pdf for a native plant list. To find native plant sources go to www.pawildflower.org.
- At the rain garden location, the water table should be at least 2' below the soil level. If water stands in an area for more than one day after a heavy rain you can assume it has a higher water table and is not a good choice for a rain garden.
- Gravity overflow must be provided, i.e. riser with discharge pipe, for volume collected that exceeds the design volume.

Maintenance:

- Water plants regularly until they become established.
- Inspect twice a year for sediment buildup, erosion and vegetative conditions.
- Mulch with hardwood when erosion is evident and replenish annually.
- Prune and remove dead vegetation in the spring season.
- Weed as you would any garden.
- Move plants around if some plants would grow better in the drier or wetter parts of the garden.

Figure 5: Rain Garden Diagram



Source: PA BMP Guidance Manual, Chapter 6 Page 50

Sizing Example for Rain Garden

1. Pick a site for the rain garden between the source of runoff and between a low lying area, a.k.a., a drainage area.
2. Perform an infiltration test to determine the depth of the rain garden:
 - Dig a hole 8" x 8"
 - Fill with water and put a popsicle stick at the top of the water level.
 - Measure how far it drains down after a few hours (ideally 4).
 - Calculate the depth of water that will drain out over 24 hours.
3. Determine total impervious surface area to drain to rain garden.

House Roof (Front)	14 ft. x 48 ft.	=	672 sq ft
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4. Sizing the rain garden:

For this example the infiltration test determined 6" of water drained out of a hole in 24 hours. The depth of the rain garden should be set to the results of the infiltration test so 6" is the depth of the rain garden. The sizing calculation below is based on controlling 1" of runoff. First divide the impervious surface by the depth of the rain garden.

$$(672 \text{ sq ft} / 6 \text{ ft.}) = 112 \text{ sq. ft.}$$

In order to control 2" of runoff volume, the rain garden area needs to be multiplied by 2.

$$112 \text{ sq. ft.} * 2 = 224 \text{ sq. ft.}$$

The rain garden should be about 225 sq. ft. in size and 6" deep.

3. Dry Well (a.k.a., Seepage Pit)

A Dry Well, sometimes called a Seepage Pit, is a subsurface storage facility that temporarily stores and infiltrates stormwater runoff from the roofs of structures. By capturing runoff at the source, Dry Wells can dramatically reduce the increased volume of stormwater generated by the roofs of structures. Roof leaders connect directly into the Dry Well, which may be either an excavated pit filled with uniformly graded aggregate wrapped in geotextile, or a prefabricated storage chamber or pipe segment. Dry Wells discharge the stored runoff via infiltration into the surrounding soils. In the event that the Dry Well is overwhelmed in an intense storm event, an overflow mechanism (riser with discharge pipe, connection to a larger infiltration are, etc.) will ensure that additional runoff is safely conveyed downstream.

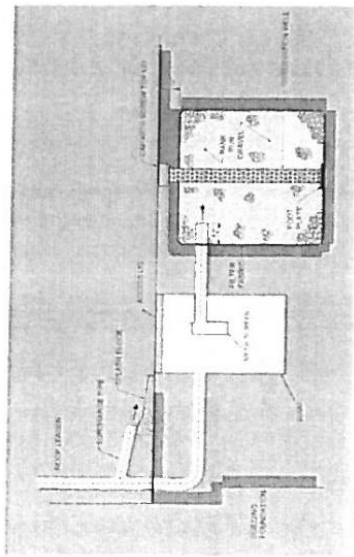
Design Considerations:

- Dry Wells typically consist of 18 to 48 inches of clean washed, uniformly graded aggregate with 40% void capacity (AASHTO No. 3, or similar). "Clean" gravel fill should average one and one-half to three (1.5 - 3.0) inches in diameter.
- Dry Wells are not recommended when their installation would create a significant risk for basement seepage or flooding. In general, 10 - 20 feet of separation is recommended between Dry Wells and building foundations.
- The facility may be either a structural prefabricated chamber or an excavated pit filled with aggregate.
- Depth of dry wells in excess of three-and-a-half (3.5) feet should be avoided unless warranted by soil conditions.
- Stormwater dry wells must never be combined with existing, rehabilitated, or new septic system seepage pits. Discharge of sewage to stormwater dry wells is strictly prohibited.

Maintenance:

- Dry wells should be inspected at least four (4) times annually as well as after large storm events.
- Remove sediment, debris/trash, and any other waste material from a dry well.
- Regularly clean out gutters and ensure proper connections to the dry well.
- Replace the filter screen that intercepts the roof runoff as necessary.

Figure 6: Dry Well Diagram



Source: PA BMP Guidance Manual, Chapter 6, Page 65

Sizing Example for Dry Wells:

1. Determine contributing impervious surface area:

$$\boxed{\text{House Roof (Rear)}} \quad 14 \text{ ft.} \times 48 \text{ ft.} = \boxed{672 \text{ sq. ft.}}$$

2. Determine required volume control:

$$(672 \text{ sq. ft.} \times 2 \text{ inches of runoff}) / 12 \text{ inches} = 112 \text{ cu. ft.}$$

$$112 \text{ cu ft.} / 0.4 = 280 \text{ cu. ft. (assuming the 40\% void ratio in the gravel bed)}$$

3. Sizing the dry well:

Set depth to 3.5 ft. Set width equal to length for a square chamber.

$$280 \text{ cu. ft.} = 3.5 \text{ ft.} \times L \times L; L = 9 \text{ ft.}$$

$$\text{Dimensions} = 3.5 \text{ ft. (D)} \times 9 \text{ ft. (L)} \times 9 \text{ ft. (W)}$$

Non-Structural BMPs

1. Tree Plantings and Preservation

Trees and forests reduce stormwater runoff by capturing and storing rainfall in the canopy and releasing water into the atmosphere through evapotranspiration. Tree roots and leaf litter also create soil conditions that promote the infiltration of rainwater into the soil. In addition, trees and forests reduce pollutants by taking up nutrients and other pollutants from soils and water through their root systems. A development site can reduce runoff volume by planting new trees or by preserving trees which existed on the site prior to development. The volume reduction calculations either determine the cubic feet to be directed to the area under the tree canopy for infiltration or determine a volume reduction credit which can be used to reduce the size of any one of the planned structural BMPs on the site. Any trees planted or preserved (retained) that are taken as volume credits must be identified in the Stormwater Management Agreement for preservation and maintenance and may not be altered without approval of the Township.

Tree Considerations:

- Existing trees must have at least a 4" trunk caliper or larger
- Existing tree canopy must be within 100 ft. of proposed impervious surfaces.
- A tree canopy is classified as the continuous cover of branches and foliage formed by a single tree or collectively by the crowns of adjacent trees.
- New tree plantings must be at least 6 ft. in height and have a 2" trunk caliper
- All existing and newly planted trees must be native to Pennsylvania. See <http://www.dem.state.pa.us/forestry/commontr/commontrees.ppt> for a guide book titled *Common Trees of Pennsylvania* for a native tree list.
- When using trees as volume control BMPs, runoff from impervious areas should be directed to drain under the tree canopy.

Determining the required number of planted trees to reduce the runoff volume:

1. Determine contributing impervious surface area:

$$\boxed{\text{Garage Roof (Right)}} \quad 6 \text{ ft.} \times 24 \text{ ft.} = \boxed{144 \text{ ft}}$$

2. Calculate the required control volume:

$$(144 \text{ sq. ft.} \times 2 \text{ inches of runoff}) / 12 \text{ inches} = 24 \text{ cu. ft.}$$

3. Determine the number of tree plantings:

- A newly planted deciduous tree can reduce runoff volume by 6 cu. ft.
- A newly planted evergreen tree can reduce runoff volume by 10 cu. ft.

$$24 \text{ cu. ft.} / 6 \text{ cu. ft.} = 4 \text{ Deciduous Trees}$$

Determining the volume reduction for preserving existing trees:

1. Calculate approximate area of the existing tree canopy:

~22 sq. ft. x ~23 sq. ft. = 500 sq. ft.

2. Measure distance from impervious surface to tree canopy: 35 ft.

3. Calculate the volume reduction credit by preserving existing trees:

- For Trees within 20 feet of impervious cover:
Volume Reduction cu. ft. = (Existing Tree Canopy sq. ft. x 1 inch) / 12
- For Trees beyond 20 feet but not farther than 100 feet from impervious cover:
Volume Reduction cu. ft. = (Existing Tree Canopy sq. ft. x 0.5 inch) / 12
(500 sq. ft. x 0.5 inches) / 12 = 21 cu. ft.

This volume credit can be utilized in reducing the size of any one of the structural BMPs planned on the site. For example, the 21 cu. ft. could be subtracted from the required infiltration volume when sizing the infiltration trench;

510 cu. ft. - 21 cu. ft. = 489 cu. ft.

489 cu. ft. / 3 ft (Depth) = 163 / 6 ft. (Width) = 27.1 ft (Length)

Using the existing trees for a volume credit would decrease the length of the infiltration trench to 27.1 ft, instead of 28.3 ft.

2. Minimize Soil Compaction and Replant with Lawn or Meadow

When soil is overly compacted during construction it can cause a drastic reduction in the permeability of the soil and rarely is the soil profile completely restored. Runoff from vegetative areas with highly compacted soils similarly resembles runoff from an impervious surface. Minimizing soil compaction and re-planting with a vegetative cover like meadow or lawn, not only increases the infiltration on the site, but also creates a friendly habitat for a variety of wildlife species.

Design Considerations:

- Area shall not be stripped of topsoil.
- Vehicle movement, storage, or equipment/material lay down shall not be permitted in areas preserved for minimum soil compaction.
- The use of soil amendments and additional topsoil is permitted.
- Meadow should be planted with native grasses. Refer to *Meadows and Prairies: Wildlife-Friendly Alternatives to Lawn* at

<http://pubs.cas.psu.edu/FreePubs/pdfs/111128.pdf> for reference on how to properly plant the meadow and for a list of native species.

Determining the volume reduction by minimizing soil compaction and planting a meadow:

1. Calculate approximate area of preserved meadow:
~22 sq. ft. x ~23 sq. ft. = 500 sq. ft.

2. Calculate the volume reduction credit by minimizing the soil compaction and planting a lawn/meadow:

- For Meadow Areas: Volume Reduction (cu. ft.) = (Area of Min. Soil Compaction (sq. ft.) x 1/3 inch of runoff) / 12

(500 sq. ft. x 1/3 inch of runoff) / 12 = 13.8 cu. ft.

- For Lawn Areas: Volume Reduction (cu. ft.) = (Area of Min. Soil Compaction (sq. ft.) x 1/4 inch of runoff) / 12

(500 sq. ft. x 1/4 inch of runoff) / 12 = 10.4 cu. ft.

This volume credit can be used to reduce the size of any one of the structural BMPs on the site. See explanation under the volume credit for preserving existing trees for details.

Robert L.
Brant
& ASSOCIATES
attorneys at law

572 West Main Street · P.O. Box 26865 · Trappe PA 19426 · Phone: 610.489.9199 · Fax: 610.489.6815

Robert L. Brant · Wendy Feiss McKenna · Blake E. Dunbar, Jr. · Robert D. Reber, Jr.

October 4, 2016

Via email tryan@worcestertwp.com

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

RE: Worcester Township - Proposed Stormwater Ordinance

Dear Tommy:

At your direction, we reviewed the proposed Stormwater Ordinance which, as you know, is a highly technical and comprehensive Ordinance. It applies to all land development and construction of a permanent and temporary nature within the Township when certain area thresholds are reached. The basic threshold is that proposed impervious surface areas in excess of 1,200 square feet fall within the requirements of the Ordinance. There are numerous exceptions in the Ordinance as well as a provision for hardship waiver. In addition to the Ordinance itself, we reviewed the various comments made by others, including Joe Nolan's input. Our comments are as follows.

I. **Financial Security.**

From a legal standpoint, there are several financial security requirements included in the Ordinance. Generally, stormwater facilities would be considered improvements under the Municipalities Planning Code for purposes of requiring performance and maintenance financial security (Section 509 MPC).

In one instance (Section A below), the Ordinance requires an unspecified cash payment, the authority for which is not clear although I spoke to Joe Nolan who indicated that it simply was an "in lieu of" fee. Additionally, there is a ten year maintenance

fund required (Section C below.) The financial security provisions of the draft Ordinance are as follows:

A. Section 129-18(C)(26) (page 45) of the Ordinance requires that upon completion of stormwater facilities and dedication to the Township, the developer shall provide "**cash payment in the amount established by Resolution by the Worcester Township Board of Supervisors**", to help mitigate the future financial burden of such facilities. There are no guidelines or other formula included in the Ordinance to determine the amount of the cash payment.

B. Section 129-37 (page 66) provides for a **performance guarantee** in the form of financial security for the timely installation and proper construction of all stormwater management controls.

C. Section 129-42 (page 69) of the Ordinance provides for the establishment of a stormwater **maintenance fund** upon dedication to the Township which shall cover estimated costs for maintenance and inspections for a period of **ten years**. Again, there is no formula for determination of the amount of this fund.

D. Section 129-35 (page 66) of the Ordinance provides that the Township shall establish a **fee schedule** by Resolution to defray costs associated with planning review, construction, inspection and other administrative costs.

II. Review of Comments.

As indicated, several comments have been provided to the draft Ordinance by others, including the Township Engineer, some of which specifically request Solicitor review. They are as follows:

A. Section 129-38 H. (page 68). The final sentence should be changed to provide that, "failure to pay all costs described above may be subject to the imposition of a lien by the Township against the **property** in question", instead of "owner". We have made this change to the Ordinance.

B. Section 129-40 Maintenance Agreement for Privately Owned Stormwater Facilities (page 68). A note suggests that the Solicitor should rewrite this section, but I don't see any reason to do so. No change is required.

C. Section 129-41 C. Stormwater Management Easements (page 69). Again, there is no need for change in the language.

D. Enforcement and Penalties.

1. Section 129-49. Right-of-Entry (page 72). No change is required.
2. Section 129-50. Notification. (page 72). No change is required.
3. Section 129-51. Enforcement. (page 72). Section 129-51 D. (page 73) should include an appeal process of a suspended permit for a hearing before the Board of Supervisors.
4. Section 129-52 C. (5). Violations Deemed a Public Nuisance (page 74) should provide for "**reimbursement**" to Worcester to cover administrative and remediation costs rather than "payment of a **fine**". We have made this change to the Ordinance.
5. Section 129-53. Penalties (page 74) should provide for a "**summary offense**" rather than a misdemeanor. We have made this change to the Ordinance.

III. Stormwater Management Facilities Operation and Maintenance Agreement (Appendix D to Draft Ordinance).

Appendix D to the proposed Ordinance, a Stormwater Management Facilities Operation and Maintenance Agreement, requires the property owner to maintain the facility going forward in the event that it is not dedicated to the Township. The Agreement provides that in the event that the property owner does not properly maintain the facility, the Township is authorized to enter onto the property and take whatever actions deemed necessary to maintain the facilities (paragraph 1.G.4.). While paragraph 1.G.5. of the Agreement provides for the reimbursement to the Township for expenses incurred in maintenance of facilities, it does not authorize the Township to register a lien against the property if the owner fails to reimburse the Township for such costs. The Agreement should also include specific reference to applicable

financial security required, specifically fees for review and inspection by the Township Engineer.

IV. Second Class Township Code Amendments.

It should also be noted that there was a recent amendment to the Second Class Township Code which authorizes the assessment of fees generally to fund the construction, maintenance and operations of stormwater management facilities. Under Section 67705 of the Second Class Township Code a township may assess reasonable and uniform fees for this purpose. However, this new fee authorization is not included in the draft Ordinance. Any fee levied by the township under this Section of the Second Class Township Code must be by one of the following methods:

1. On all properties in the Township;
2. On all properties benefiting by a specific stormwater project;
3. By establishing a stormwater management district and assessing the fee on all property owners in the district.

This amendment was effective August 30, 2016, and as indicated, is not included in the Stormwater Ordinance.

Should you require additional information or wish to discuss this matter further, please do not hesitate to contact me.

Very truly yours,



Blake E. Dunbar, Jr.

BED/mkf

cc: Robert L. Brant, Esquire

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE - WORCESTER, PA
OCTOBER 19, 2016 - 7:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE

INFORMATIONAL ITEMS

PUBLIC COMMENT

- A five minute per person limit for any items not listed on this agenda for official action.

OFFICIAL ACTION ITEMS

a) consent agenda

- A motion to approve a consent agenda that includes the following items:
 - i. Treasurer's Report and other Monthly Reports for September 2016;
 - ii. bill payment for September 2016;
 - iii. September 21, 2016 Work Session minutes; and,
 - iv. September 21, 2016 Business Meeting minutes.

b) Public Hearing

- A Public Hearing to consider the approval of the issuance of a tax-exempt bond by the Hatfield Township Industrial Development Authority to the Church of the Nazarene of Fairview Village.

c) Resolution 2016-33

- A resolution to approve the issuance of a tax-exempt bond by the Hatfield Township Industrial Development Authority to the Church of the Nazarene of Fairview Village.

d) Public Hearing

- A Public Hearing to consider an ordinance to amend Township Code Section 150-11.B as to permitted uses and development standards for single-family detached dwellings.

e) Ordinance 2016-262

- An ordinance to amend Township Code Section 150-11.B as to permitted uses and development standards for single-family detached dwellings.

f) Resolution 2016-34

- A resolution authorizing submission of a grant application to the Commonwealth Financing Authority Small Water and Sewer Program for improvements to the Adair area sewer system.

(over)

- g) waiver
 - A motion to approve a waiver request to install an on-lot septic system in the front yard and within a 30' setback to a property line at 1335 Merrybrook Road.
- h) waiver
 - A motion to approve a waiver of land development to construct an addition to the Wentz United Church of Christ, 3246 Skippack Pike.
- i) waiver
 - A motion to approve a waiver of land development to construct an addition at the Meadowood community, 3205 Skippack Pike.
- j) waiver
 - A motion to approve a waiver of land development to raze and rebuild the Black Horse Tavern restaurant, 3223 Germantown Pike.
- k) waiver
 - A motion to approve a waiver of land development to install an accessory structure at the Methacton High School, 1001 Kriebel Mill Road, and a motion to waive required permit fees.
- l) settlement
 - A motion to approve a settlement as to Christina Marie, Inc. v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket #14-30980.
- m) settlement
 - A motion to approve a settlement as to Trotter v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket #11-26797.

OTHER BUSINESS

ADJOURNMENT

UPCOMING MEETINGS

Planning Commission	Thursday, October 27	7:30 PM
Board of Supervisors, Work Session	Wednesday, November 16	6:00 PM
Board of Supervisors, Monthly Meeting	Wednesday, November 16	7:30 PM
Zoning Hearing Board	<i>next hearing date to be confirmed</i>	

All meetings are held at the Worcester Township Community Hall, 1031 Valley Forge Road.

**TREASURER'S REPORT
AND OTHER MONTHLY REPORTS**

SEPTEMBER 2016

1. Treasurer's Report
2. Planning, Zoning, Parks & Grants Report
3. Permit Activity Report
4. Public Works Department Report
5. Fire Marshal Report
6. Township Engineer Report
7. Worcester Volunteer Fire Department Report
8. Pennsylvania State Police Report

**TREASURER'S REPORT
AND OTHER MONTHLY REPORTS**

SEPTEMBER 2016

1. Treasurer's Report
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6. Township Engineer Report
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TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
Revenue Account Range: First to Last Expend Account Range: First to Last Print Zero YTD Activity: No								
		Include Non-Anticipated: No		Year To Date As Of: 09/30/16				
		Include Non-Budget: No		Current Period: 09/01/16 to 09/30/16				
				Prior Year As Of: 09/30/16				
001-301-100-000	Real Prop Tax - Current	45,499.53	47,337.00	171.59	46,007.83	0.00	1,329.17-	97
001-301-500-000	Real Proptax - Liened	695.92	600.00	15.61	530.30	0.00	69.70-	88
001-301-600-000	Real Prop Tax - Interim	308.09	250.00	34.24	208.44	0.00	41.56-	83
	Segment 3 Total	46,503.54	48,187.00	221.44	46,746.57	0.00	1,440.43-	97
001-310-010-000	Per Cap Tax - Current	4,697.23	5,000.00	654.25	4,167.05	0.00	832.95-	83
001-310-030-000	Per Cap Tax - Delinquent	978.48	750.00	128.30	820.72	0.00	70.72	109
001-310-100-000	Real Estate Transfer Tax	347,309.45	250,000.00	40,646.98	230,615.00	0.00	19,385.00-	92
001-310-210-000	Earned Income Tax	2,142,026.48	2,400,000.00	116,044.12	2,044,594.77	0.00	355,405.23-	85
001-310-220-000	Earned Income Tax Prior Year	0.00	100.00	0.00	0.00	0.00	100.00-	0
001-310-900-000	Impact Fee Revenue	50,078.00	56,776.00	7,954.00	32,038.40	0.00	24,737.60-	56
	Segment 3 Total	2,545,089.64	2,712,626.00	165,427.65	2,312,235.94	0.00	400,390.06-	85
001-321-340-000	Trash Hauler's License	500.00	0.00	0.00	0.00	0.00	0.00	0
001-321-800-000	Cable Television Franchise	144,233.05	220,000.00	0.00	172,280.91	0.00	47,719.09-	78
	Segment 3 Total	144,733.05	220,000.00	0.00	172,280.91	0.00	47,719.09-	78
001-322-820-000	Street Encroachments	580.00	750.00	60.00	400.00	0.00	350.00-	53
001-322-900-000	Sign Permits	77.65	200.00	0.00	122.15	0.00	77.85-	61
001-322-910-000	Yard Sale Permits	175.00	175.00	35.00	185.00	0.00	10.00	106
001-322-920-000	Solicitation Permits	330.00	100.00	0.00	900.00	0.00	800.00	900
	Segment 3 Total	1,162.65	1,225.00	95.00	1,607.15	0.00	382.15	131
001-331-120-000	Violations of Ordinances Etc	3,467.31	2,500.00	600.00	1,340.44	0.00	1,159.56-	54
	Segment 3 Total	3,467.31	2,500.00	600.00	1,340.44	0.00	1,159.56-	54
001-341-000-000	Interest Earnings	17,090.34	20,000.00	11,873.45	32,598.63	0.00	12,598.63	163
	Segment 3 Total	17,090.34	20,000.00	11,873.45	32,598.63	0.00	12,598.63	163
001-342-000-000	Rents & Royalties	18,121.54	25,000.00	1,400.00	10,911.00	0.00	14,089.00-	44

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
001-342-120-000	Cell Tower	120,284.48	130,764.00	10,680.58	97,809.08	0.00	32,954.92-	75
	Segment 3 Total	138,406.02	155,764.00	12,080.58	108,720.08	0.00	47,043.92-	70
001-355-010-000	Public Utility Realty Tax	3,032.59	3,050.00	0.00	0.00	0.00	3,050.00-	0
001-355-040-000	Alcoholic Beverage License	1,000.00	800.00	600.00	800.00	0.00	0.00	100
001-355-050-000	Gen'l Municipal Pension System	54,891.68	52,000.00	56,870.40	56,870.40	0.00	4,870.40	109
001-355-070-000	Foreign Fire Insurance Premium	101,459.67	105,000.00	101,086.86	101,086.86	0.00	3,913.14-	96
	Segment 3 Total	160,383.94	160,850.00	158,557.26	158,757.26	0.00	2,092.74-	99
001-357-080-000	Grants- US Tennis Association	97,003.00	10,000.00	0.00	8,822.00	0.00	1,178.00-	88
001-357-081-000	DCED Zacharias Trail -2014 / 2	0.00	10,000.00	0.00	0.00	0.00	10,000.00-	0
	Segment 3 Total	97,003.00	20,000.00	0.00	8,822.00	0.00	11,178.00-	44
001-361-300-000	Subdivision & Land Development	15,150.00	5,000.00	0.00	2,450.00	0.00	2,550.00-	49
001-361-330-000	Condit Use - Bos	250.00	1,200.00	0.00	0.00	0.00	1,200.00-	0
001-361-340-000	Zoning Hearing Board	2,900.00	1,000.00	1,500.00	6,000.00	0.00	5,000.00	600
001-361-500-000	Sale Of Maps And Publications	18.00	15.00	0.00	49.66	0.00	34.66	331
	Segment 3 Total	18,318.00	7,215.00	1,500.00	8,499.66	0.00	1,284.66	118
001-362-410-000	Building Permits	203,177.64	200,000.00	34,989.55	147,478.81	0.00	52,521.19-	74
001-362-420-000	Zoning Permits	12,423.00	10,000.00	940.00	10,832.50	0.00	832.50	108
001-362-450-000	U & O Permits	275.00	500.00	0.00	775.00	0.00	275.00	155
001-362-460-000	Driveway Permits	880.00	880.00	130.00	490.00	0.00	390.00-	56
	Segment 3 Total	216,755.64	211,380.00	36,059.55	159,576.31	0.00	51,803.69-	75
001-367-342-000	Park Towers Rental	20,818.68	20,820.00	5,204.67	15,614.01	0.00	5,205.99-	75
001-367-400-000	Park & Recreation Concessions (Tickets)	8,328.48	8,000.00	213.00	5,497.95	0.00	2,502.05-	69
001-367-408-000	Parks: Organized Sports/Lessons	27,171.00	30,000.00	0.00	20,528.00	0.00	9,472.00-	68
001-367-409-000	Park Trips	7,030.73	7,500.00	420.00	7,017.65	0.00	482.35-	94
001-367-420-000	Parks & Rec Misc Receipts	3,465.50	1,500.00	1,485.00	7,604.16	0.00	6,104.16	507
	Segment 3 Total	66,814.39	67,820.00	7,322.67	56,261.77	0.00	11,558.23-	83
001-381-000-000	Miscellaneous Revenue	8,408.62	1,000.00	23.13	27,734.51	0.00	26,734.51	***

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
	Segment 3 Total	8,408.62	1,000.00	23.13	27,734.51	0.00	26,734.51	***
001-383-200-000	Spec Assess Admin	2,101.00	800.00	0.00	600.00	0.00	200.00-	75
	Segment 3 Total	2,101.00	800.00	0.00	600.00	0.00	200.00-	75
001-392-300-000	Transfer From Capital Reserve	0.00	383,872.00	0.00	383,872.00	0.00	0.00	100
	Segment 3 Total	0.00	383,872.00	0.00	383,872.00	0.00	0.00	100
001-395-000-000	Refund of Prior Yr Expenditures:	0.00	0.00	0.00	159.95	0.00	159.95	0
	Segment 3 Total	0.00	0.00	0.00	159.95	0.00	159.95	0
	Revenue Total	3,466,237.14	4,013,239.00	393,760.73	3,479,813.18	0.00	533,425.82-	87

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	Segment 3 Total	124,979.34	129,090.00	6,544.73	85,114.03	0.00	43,975.97	66
001-400-000-000	LEGISLATIVE GOVERNING BODY:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-400-110-000	Legislative- Payroll	7,560.00	7,500.00	630.00	5,670.00	0.00	1,830.00	76
001-400-150-000	Legislative Benefits	64,937.90	65,750.00	5,475.73	49,281.57	0.00	16,468.43	75
001-400-312-000	Legislative Consult Services	44,207.32	49,590.00	0.00	25,205.75	0.00	24,384.25	51
001-400-337-000	Legis Auto Allowances	220.80	250.00	0.00	311.04	0.00	61.04-	124
001-400-420-000	Dues & Subscriptions	4,596.00	2,500.00	364.00	527.00	0.00	1,973.00	21
001-400-460-000	Legis Meetings & Conf	3,457.32	3,500.00	75.00	4,118.67	0.00	618.67-	118
	Segment 3 Total	124,979.34	129,090.00	6,544.73	85,114.03	0.00	43,975.97	66
001-401-000-000	MANAGER:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-401-120-000	Management Payroll	99,066.51	96,250.00	2,375.00	77,975.74	0.00	18,274.26	81
001-401-150-000	Management Benefits	32,394.37	46,488.00	960.55	44,052.16	0.00	2,435.84	95
001-401-231-000	Management - Auto/Travel	0.00	100.00	0.00	0.00	0.00	100.00	0
001-401-312-000	Management Consulting Serv	480.00	10,000.00	0.00	3,164.58	0.00	6,835.42	32
001-401-321-000	Management-Mobile Phone	323.09	600.00	50.00	450.00	0.00	150.00	75
001-401-337-000	Auto/Gas/Maint	3,500.00	4,800.00	400.00	3,600.00	0.00	1,200.00	75
001-401-460-000	Management Meetings/Seminars	1,148.50	1,800.00	25.00	842.06	0.00	957.94	47
	Segment 3 Total	136,912.47	160,038.00	3,810.55	130,084.54	0.00	29,953.46	81

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-402-000-000	FINANCIAL ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-402-120-000	Financial Payroll	83,483.65	60,391.00	7,040.90	53,280.56	0.00	7,110.44	88
001-402-150-000	Financial Benefits	26,081.70	23,977.00	2,153.38	20,325.01	0.00	3,651.99	85
001-402-321-000	Finance-Mobile Phone	595.41	384.00	0.00	18.94	0.00	365.06	5
001-402-337-000	Financial - Automobile Allowance	375.31	300.00	0.00	200.92	0.00	99.08	67
001-402-460-000	Finance - Meeting & Seminars	381.64	500.00	0.00	226.94	0.00	273.06	45
	Segment 3 Total	110,917.71	85,552.00	9,194.28	74,052.37	0.00	11,499.63	87
001-403-000-000	TAX COLLECTION:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-403-110-000	Tax Collection - Payroll	2,548.69	2,367.00	0.00	2,383.42	0.00	16.42	101
001-403-150-000	Tax Collection - Benefits	194.97	181.00	0.00	182.33	0.00	1.33	101
001-403-210-000	Tax Collection:Office Supplies	3,963.95	5,000.00	0.00	3,448.49	0.00	1,551.51	69
001-403-310-000	Tax Collection - Professional	32,189.87	42,000.00	1,387.67	25,562.44	0.00	16,437.56	61
	Segment 3 Total	38,897.48	49,548.00	1,387.67	31,576.68	0.00	17,971.32	64
001-404-000-000	LEGAL SERVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-404-310-000	Legal Professional Services	73,603.88	60,000.00	3,393.00	41,504.37	0.00	18,495.63	69
001-404-320-000	Right To Know Legal	66,222.65	50,000.00	3,731.67	40,869.62	0.00	9,130.38	82
	Segment 3 Total	139,826.53	110,000.00	7,124.67	82,373.99	0.00	27,626.01	75
001-405-000-000	CLERICAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-405-140-000	Clerical Payroll	82,104.57	77,980.00	10,774.36	55,409.11	0.00	22,570.89	71
001-405-150-000	Clerical Benefits	54,006.69	45,319.00	3,922.51	30,755.46	0.00	14,563.54	68
001-405-210-000	Clerical Office Supplies	5,635.66	8,000.00	85.24	3,768.16	0.00	4,231.84	47
001-405-310-000	Payroll Services	13,167.44	13,520.00	1,583.37	10,485.26	0.00	3,034.74	78
001-405-321-000	Telephone Expense	5,489.75	6,000.00	615.25	4,979.57	0.00	1,020.43	83
001-405-325-000	Postage	3,012.06	4,500.00	26.41	3,739.35	0.00	760.65	83
001-405-337-000	Auto Allowance	164.10	150.00	0.00	114.91	0.00	35.09	77
001-405-340-000	Advertising	8,928.26	7,000.00	1,033.25	3,119.11	0.00	3,880.89	45
001-405-460-000	Meetings & Seminars	784.50	1,000.00	0.00	789.31	0.00	210.69	79
001-405-465-000	Computer Expense	20,937.84	15,000.00	486.47	11,800.14	0.00	3,199.86	79
001-405-470-000	Other Office Expense	12,339.02	10,000.00	897.96	11,273.01	0.00	1,273.01	113
	Segment 3 Total	206,569.89	188,469.00	19,424.82	136,233.39	0.00	52,235.61	72
001-408-000-000	ENGINEERING SERVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-408-310-000	Engineering Services - Cks	44,151.64	30,000.00	2,016.13	21,465.70	0.00	8,534.30	72

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
Segment 3 Total								
		44,151.64	30,000.00	2,016.13	21,465.70	0.00	8,534.30	72
001-409-000-000	BUILDINGS & PLANT:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-409-136-000	Admin - Utilities	8,769.41	10,000.00	558.47	5,901.69	0.00	4,098.31	59
001-409-137-000	Admin - Mtce & Repairs	14,290.54	12,500.00	1,393.00	15,559.62	0.00	3,059.62	124
001-409-142-000	Admin - Alarm Service	3,533.96	3,500.00	173.00	1,951.44	0.00	1,548.56	56
001-409-147-000	Admin - Other Services	2,300.63	1,000.00	1,045.00	1,372.01	0.00	372.01	137
001-409-171-000	WIP-Admin Entryway Glass Protection	0.00	25,000.00	0.00	4,460.00	0.00	20,540.00	18
001-409-236-000	Garage - Utilities	9,755.22	15,000.00	415.27	7,263.45	0.00	7,736.55	48
001-409-237-000	Garage - Mtce & Rep	10,872.84	10,000.00	455.45	8,228.16	0.00	1,771.84	82
001-409-242-000	Garage - Security/Alarm Service	639.80	650.00	45.00	867.96	0.00	217.96	134
001-409-247-000	Garage - Other Expenses	229.97	250.00	0.00	1.70	0.00	248.30	1
001-409-373-000	Preserve Farmhouse	10,568.98	15,000.00	0.00	15,403.09	0.00	30,403.09	103-
001-409-436-000	W T C H - Utilities	4,099.19	5,200.00	95.32	2,291.52	0.00	2,908.48	44
001-409-437-000	W T C H - Maintenance & Repair	3,605.81	3,000.00	258.12	3,172.82	0.00	172.82	106
001-409-447-000	W T C H - Other Expenses	84.55	500.00	0.00	425.52	0.00	74.48	85
001-409-536-000	Ct Pt Hall-Historical Bldg Utility / A	3,992.23	5,000.00	63.31	1,207.08	0.00	3,792.92	24
001-409-537-000	Center Point Mtce & Repair	772.68	2,000.00	100.00	2,524.00	0.00	524.00	126
001-409-636-000	1622 Hollow Road - Utilities	2,342.04	0.00	0.00	104.32	0.00	104.32	0
001-409-637-000	1622 Hollow Road - Maintenance	8,851.81	5,000.00	391.00	2,105.51	0.00	2,894.49	42
001-409-702-000	WIP-Public Works Alarm / Cameras	0.00	5,000.00	0.00	0.00	0.00	5,000.00	0
001-409-703-000	wip - Salt Building	0.00	544,573.00	4,379.00	499,980.03	0.00	44,592.97	92
001-409-737-000	Springhouse	0.00	500.00	0.00	350.00	0.00	150.00	70
Segment 3 Total								
		84,709.66	663,673.00	9,371.94	542,363.74	0.00	121,309.26	82
001-411-000-000	FIRE:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-411-380-000	Hydrant Rentals	22,933.69	25,000.00	825.29	21,471.84	0.00	3,528.16	86
001-411-540-000	Contributions To Fire Co	301,659.67	305,000.00	0.00	200,000.00	0.00	105,000.00	66
Segment 3 Total								
		324,593.36	330,000.00	825.29	221,471.84	0.00	108,528.16	67
001-413-000-000	UCC & CODE ENFORCEMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-413-110-000	Fire Marshall Payroll	0.00	8,500.00	441.40	3,363.00	0.00	5,137.00	40
001-413-110-150	Fire Marshall Benefits	0.00	650.00	38.18	290.92	0.00	359.08	45
001-413-140-000	Code Enf-Payroll	104,051.23	105,750.00	20,468.88	62,887.58	0.00	42,862.42	59
001-413-150-000	Code Enf- Benefits	75,194.68	61,152.00	7,384.24	22,775.37	0.00	38,376.63	37
001-413-210-000	Code Enf- Supplies/Books	2,735.62	7,000.00	0.00	2,322.50	0.00	4,677.50	33
001-413-312-000	Code Enf - Consultant Services	70,470.00	73,000.00	7,874.00	48,991.50	0.00	24,008.50	67

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-413-313-000	Code Enf- Engineering	0.00	500.00	0.00	0.00	0.00	500.00	0
001-413-314-000	Code Enf - UCC Appeal	0.00	500.00	0.00	0.00	0.00	500.00	0
001-413-321-000	Code Enf- Mobile Phone	374.29	300.00	0.00	0.00	0.00	300.00	0
001-413-337-000	Code Enf - Auto Allowance	490.78	750.00	0.00	271.62	0.00	478.38	36
001-413-460-000	Code Enf- Meetings & Seminars	2,450.61	500.00	0.00	214.50	0.00	285.50	43
	Segment 3 Total	255,767.21	258,602.00	36,206.70	141,116.99	0.00	117,485.01	55
001-414-000-000	PLANNING & ZONING:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-414-140-000	Zoning- Payroll	200.00	2,400.00	0.00	850.00	0.00	1,550.00	35
001-414-150-000	Zoning Benefits	15.32	184.00	0.00	65.11	0.00	118.89	35
001-414-310-000	Zoning- Professional Services	452.00	4,000.00	0.00	1,500.00	0.00	2,500.00	38
001-414-313-000	Zoning - Engineering	14,042.35	12,000.00	0.00	3,640.28	0.00	8,359.72	30
001-414-314-000	Zoning - Legal	5,383.89	15,000.00	0.00	9,408.00	0.00	5,592.00	63
001-414-315-000	Zoning - Conditional Use Professional Co	112,468.53	15,000.00	9,062.45	37,761.37	0.00	22,761.37-	252
001-414-341-000	Zoning- Advertising	814.66	1,500.00	0.00	1,619.50	0.00	119.50-	108
001-414-460-000	Zoning- Seminars/Meetings	71.00	250.00	0.00	62.82	0.00	187.18	25
	Segment 3 Total	133,447.75	50,334.00	9,062.45	54,907.08	0.00	4,573.08-	109
001-419-000-000	OTHER PUBLIC SAFETY:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-419-242-000	Pa One Call Expense	637.82	600.00	495.26	1,839.47	0.00	1,239.47-	307
	Segment 3 Total	637.82	600.00	495.26	1,839.47	0.00	1,239.47-	307
001-430-000-000	PUBLIC WORKS - ADMIN:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-430-140-000	Salaries-Public Works	340,145.06	370,867.00	41,915.24	272,632.15	0.00	98,234.85	74
001-430-150-000	Public Works Benefits	169,574.95	148,252.00	13,912.55	100,534.49	0.00	47,717.51	68
001-430-238-000	Public Works - Uniform Rental	5,546.21	6,000.00	519.00	5,175.01	0.00	824.99	86
001-430-326-000	Public Works- Cell Phones / Communicatio	2,749.98	3,000.00	154.79	2,254.95	0.00	745.05	75
001-430-460-000	Public Works - Meetings & Seminars	1,005.52	1,000.00	0.00	812.02	0.00	187.98	81
001-430-470-000	Public Works - Other Expenses	1,876.84	1,500.00	690.46	1,731.81	0.00	231.81-	115
	Segment 3 Total	520,898.56	530,619.00	57,192.04	383,140.43	0.00	147,478.57	72
001-433-000-000	TRAFFIC CONTROL DEVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-433-313-000	Traffic Light Engineering	6,749.65	15,000.00	1,187.50	4,605.41	0.00	10,394.59	31
001-433-361-000	Traffic Light Electric	3,752.61	4,500.00	262.19	2,782.59	0.00	1,717.41	62
001-433-374-000	Traffic Light Maintenance	25,931.25	20,000.00	709.20	15,167.51	0.00	4,832.49	76

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
Segment 3 Total		36,433.51	39,500.00	2,158.89	22,555.51	0.00	16,944.49	57
001-437-000-000	REPAIRS OF TOOLS AND MACHINERY:							
001-437-250-000	Vehicle Maintenance/Machinery/Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0
001-437-260-000	Small Tools & Equipment	67,979.60	45,000.00	127.21	25,764.80	0.00	19,235.20	57
001-437-370-000	Repairs/Tools:Repair And Maintenance	7,930.69	6,000.00	203.89	5,544.69	0.00	455.31	92
		0.00	500.00	0.00	173.07	0.00	326.93	35
Segment 3 Total		75,910.29	51,500.00	331.10	31,482.56	0.00	20,017.44	61
001-438-000-000	ROADS & BRIDGES:							
001-438-231-000	Gasoline	0.00	0.00	0.00	0.00	0.00	0.00	0
001-438-232-000	Diesel Fuel	4,313.07	6,000.00	419.50	2,850.51	0.00	3,149.49	48
001-438-242-000	Signs	19,235.45	25,000.00	1,412.87	8,843.05	0.00	16,156.95	35
001-438-245-000	Road Maintenance Supplies	2,523.39	3,000.00	990.47	3,283.52	0.00	283.52-	109
001-438-300-000	Twp Contractor	19,821.06	25,000.00	1,583.26	13,227.84	0.00	11,772.16	53
001-438-313-000	Road Mtce - Engineering	5,339.25	15,000.00	0.00	7,062.50	0.00	7,937.50	47
001-438-370-000	Roads - Subcontractor	23,932.39	45,000.00	18,810.58	56,784.70	0.00	11,784.70-	126
		461,717.95	500,000.00	348,113.04	351,677.04	0.00	148,322.96	70
Segment 3 Total		536,882.56	619,000.00	371,329.72	443,729.16	0.00	175,270.84	72
001-439-701-000	FIXED ASSETS PURCHASED	6,015.66-	139,250.00	0.00	0.00	0.00	139,250.00	0
Segment 3 Total		6,015.66-	139,250.00	0.00	0.00	0.00	139,250.00	0
001-446-000-000	STORM WATER MANAGEMENT:							
001-446-313-000	Stormwater Management	0.00	0.00	0.00	0.00	0.00	0.00	0
		29,591.96	60,000.00	2,600.78	17,341.82	0.00	42,658.18	29
Segment 3 Total		29,591.96	60,000.00	2,600.78	17,341.82	0.00	42,658.18	29
001-451-000-000	RECREATION - ADMINISTRATION:							
001-451-140-000	Park & Recreation - Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0
001-451-150-000	Park & Rec - Benefits	43,894.59	32,500.00	0.00	32,750.00	0.00	250.00-	101
001-451-326-000	Park Phone Expense	25,513.89	16,331.00	0.00	22,134.49	0.00	5,803.49-	136
		0.00	408.00	0.00	0.00	0.00	408.00	0
Segment 3 Total		69,408.48	49,239.00	0.00	54,884.49	0.00	5,645.49-	111
001-452-000-000	PARTICIPANT RECREATION:							
001-452-247-000	Recreation Tickets (Prps)	0.00	0.00	0.00	0.00	0.00	0.00	0
001-452-248-000	Camps	8,013.00	7,750.00	1,626.00	5,639.00	0.00	2,111.00	73
001-452-249-000	Bus Trips	26,399.25	27,000.00	0.00	18,475.99	0.00	8,524.01	68
		6,685.01	6,500.00	0.00	8,031.34	0.00	1,531.34-	124

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-452-320-000	Culture Misc	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	0
	Segment 3 Total	47,097.26	47,250.00	1,626.00	32,146.33	0.00	15,103.67	68
001-454-000-000	PARKS:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-454-337-000	Park Auto / Mileage	200.78	500.00	0.00	373.10	0.00	126.90	75
001-454-436-000	Heebner Park Utilities	2,429.31	3,000.00	107.40	2,477.68	0.00	522.32	83
001-454-437-001	Heebner Park Athletic Field Maint	15,127.57	15,000.00	559.39	6,234.90	0.00	8,765.10	42
001-454-437-002	Heebner Park Expenses	9,901.69	20,000.00	335.94	3,458.26	0.00	16,541.74	17
001-454-438-001	Mt Kirk Park Athletic Field Maint	1,275.17	5,000.00	0.00	1,021.10	0.00	3,978.90	20
001-454-438-002	Mt. Kirk Park Expenses	487.61	500.00	0.00	388.19	0.00	111.81	78
001-454-439-001	Sunny Brook Athletic Field Maint	3,626.41	4,000.00	186.46	1,777.24	0.00	2,222.76	44
001-454-439-002	Sunny Brook Expenses	1,204.57	2,400.00	0.00	1,340.43	0.00	1,059.57	56
001-454-440-000	Trail Expenses	850.15	5,000.00	153.50	4,246.88	0.00	753.12	85
001-454-446-000	Sunny Brook Park Utilities	1,310.51	1,200.00	31.82	625.58	0.00	574.42	52
001-454-450-000	Nike Park Expense	0.00	500.00	0.00	48.58	0.00	451.42	10
001-454-460-000	Parks- Seminars & Meetings	836.74	1,000.00	0.00	1,095.04	0.00	95.04-	110
001-454-470-000	Heyser Field Horse Ring	0.00	500.00	0.00	0.00	0.00	500.00	0
001-454-471-000	Heyser Field Expenses	0.00	2,000.00	0.00	0.00	0.00	2,000.00	0
001-454-480-000	Moran Trail Expenses	0.00	2,000.00	0.00	0.00	0.00	2,000.00	0
001-454-701-000	wip -Resurface Tennis Courts	0.00	20,000.00	0.00	18,041.69	0.00	1,958.31	90
001-454-702-000	WIP Heebner Park Soccer Field	0.00	120,000.00	130,195.91	143,614.71	0.00	23,614.71-	120
001-454-703-000	WIP- Defford Road Park	0.00	0.00	0.00	1,246.50	0.00	1,246.50-	0
	Segment 3 Total	37,250.51	202,600.00	131,570.42	185,989.88	0.00	16,610.12	92
001-459-000-000	PUBLIC RELATIONS:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-459-340-000	Public Relations - Newsletter	11,857.22	20,000.00	0.00	6,213.49	0.00	13,786.51	31
001-459-430-000	Public Relations	0.00	250.00	179.99	179.99	0.00	70.01	72
	Segment 3 Total	11,857.22	20,250.00	179.99	6,393.48	0.00	13,856.52	32
001-461-000-000	CONSERVATION OF NATURAL RESOURCES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-461-710-000	Nat'L Res/Open Space Land Acquisition	17.00	1,624.00	0.00	0.00	0.00	1,624.00	0
001-461-711-000	North Penn Lra Acquisition	17,419.33	80,500.00	2,452.00	13,928.75	0.00	66,571.25	17
	Segment 3 Total	17,436.33	82,124.00	2,452.00	13,928.75	0.00	68,195.25	17
001-481-000-000	EMPLOYER PAID BENEFITS AND WITHHOLDING I	0.00	0.00	0.00	0.00	0.00	0.00	0
001-481-430-000	Inter Gov-Re Taxes	307.80	6,000.00	0.00	2,816.52	0.00	3,183.48	47

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	Segment 3 Total	307.80	6,000.00	0.00	2,816.52	0.00	3,183.48	47
001-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-486-350-000	Insurance Expense	112,344.80	110,000.00	1,625.00	100,960.38	0.00	9,039.62	92
	Segment 3 Total	<u>112,344.80</u>	<u>110,000.00</u>	<u>1,625.00</u>	<u>100,960.38</u>	<u>0.00</u>	<u>9,039.62</u>	<u>92</u>
	Expend Total	3,090,814.48	4,013,238.00	676,530.43	2,817,969.13	0.00	1,195,268.87	70

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
008-341-000-000	Interest Earnings	2,459.09	187.00	126.47	552.03	0.00	365.03	295
008-341-100-000	Interest - Residents	0.00	13,763.00	0.00	0.00	0.00	13,763.00-	0
	Segment 3 Total	2,459.09	13,950.00	126.47	552.03	0.00	13,397.97-	4
008-364-110-000	Sewage Connection/Tapping Fee	0.00	17,500.00	601.42	481,312.75	0.00	463,812.75	***
008-364-114-000	SEWER EXPENSION HICKORY HILL AREA	0.00	71,130.00	0.00	0.00	0.00	71,130.00-	0
008-364-120-000	Sewer Use Charge	382,338.80	425,592.00	7,625.78	319,529.92	0.00	106,062.08-	75
008-364-130-000	Sewer Use-Commercial	144,877.95	155,536.00	22,568.89	121,247.13	0.00	34,288.87-	78
008-364-140-000	Late Fee	4,749.95	5,200.00	512.72	5,243.37	0.00	43.37	101
008-364-150-000	Certification Fee	1,025.00	1,200.00	140.00	860.00	0.00	340.00-	72
008-364-190-000	Liens	60.00	280.00	15.00	376.00	0.00	96.00	134
	Segment 3 Total	533,051.70	676,438.00	31,463.81	928,569.17	0.00	252,131.17	137
008-392-300-000	Transfer from Capital Reserve	0.00	142,043.00	0.00	0.00	0.00	142,043.00-	0
	Segment 3 Total	0.00	142,043.00	0.00	0.00	0.00	142,043.00-	0
008-393-130-000	Proceeds-Gen Obligation Note	0.00	140,823.00	0.00	0.00	0.00	140,823.00-	0
	Segment 3 Total	0.00	140,823.00	0.00	0.00	0.00	140,823.00-	0
008-395-000-000	Refund of Prior Yr Expenditures:	0.00	0.00	0.00	32.55	0.00	32.55	0
	Segment 3 Total	0.00	0.00	0.00	32.55	0.00	32.55	0
	Revenue Total	535,510.79	973,254.00	31,590.28	929,133.75	0.00	44,100.25-	95

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
008-402-000-000	Financial Admin Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0
008-402-470-000	FINANCIAL / CD FEES	63.19-	0.00	0.00	10.00	0.00	10.00-	0
	Segment 3 Total	63.19-	0.00	0.00	10.00	0.00	10.00-	0
008-405-000-000	WASEWATER CLERK:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-405-150-000	Administrative Staff Costs	52,836.82	47,154.00	0.00	23,576.36	0.00	23,577.64	50

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
Segment 3 Total		52,836.82	47,154.00	0.00	23,576.36	0.00	23,577.64	50
008-429-000-000	WASTWATER COLLECTION AND TREATMENT:							
008-429-242-000	Alarm Service	0.00	0.00	0.00	0.00	0.00	0.00	0
008-429-300-000	Other Expense / Dep Sampling	862.98	1,200.00	0.00	932.10	0.00	267.90	78
008-429-313-000	Engineering	581.25-	6,000.00	357.56	24,852.77	0.00	18,852.77-	414
008-429-314-000	Legal	9,375.88	12,000.00	0.00	10,630.91	0.00	1,369.09	89
008-429-316-000	Plant Operations	1,333.00	5,000.00	0.00	330.23	0.00	4,669.77	7
008-429-321-000	wastewater:Telephone	167,428.12	173,196.00	13,916.61	124,524.19	0.00	48,671.81	72
008-429-361-000	wastewater:Utilities	817.02	850.00	68.52	656.97	0.00	193.03	77
008-429-366-000	wastewater Water Usage	109,844.09	109,940.00	7,113.98	88,219.63	0.00	21,720.37	80
008-429-374-000	wastewater Equipment Mtce & Rep	268.06	400.00	389.14	389.14	0.00	10.86	97
008-429-421-001	Center Point Farms-Pump Station	20,550.99	16,000.00	2,990.00	9,933.85	0.00	6,066.15	62
008-429-421-002	Center Pt Utilities / Repairs	10,734.46	11,011.00	978.06	8,439.89	0.00	2,571.11	77
008-429-422-001	Meadowood Pumpstation	3,644.18	4,000.00	95.78	4,956.12	0.00	956.12-	124
008-429-422-002	Meadowood Utilities / Repairs	20,420.89	21,907.00	6,272.73-	13,893.98	0.00	8,013.02	63
008-429-423-001	Heritage Village Pump Station	3,150.74	350.00	34.40	439.73	0.00	89.73-	126
008-429-423-002	Heritage Village Utilities / Repairs	9,543.59	10,297.00	877.60	7,535.75	0.00	2,761.25	73
008-429-424-001	Fawn Creek Pump Station	3,165.18	2,500.00	148.79	2,804.88	0.00	304.88-	112
008-429-424-002	Fawn Creek Utilities / Repairs	10,038.06	9,790.00	919.31	8,102.61	0.00	1,687.39	83
008-429-425-001	Chadwick Place Pump Station	7,780.98	2,700.00	161.20	2,206.40	0.00	493.60	82
008-429-425-002	Chadwick Place Utilities / Repairs	10,191.61	10,460.00	930.98	8,184.56	0.00	2,275.44	78
008-429-426-001	Adair Pump Station	3,722.57	3,500.00	176.54	2,711.99	0.00	788.01	77
008-429-426-002	Adair Pump Utilities / Repairs	7,867.46	8,070.00	736.20	6,263.20	0.00	1,806.80	78
008-429-670-000	Wip-VaTley Green Plant Upgrades	5,438.51	4,000.00	131.95	4,313.50	0.00	313.50-	108
008-429-671-000	Wip-Hickory Hill Area Sewer Expansion	0.00	0.00	0.00	845.49	0.00	845.49-	0
008-429-700-000	Wastewater:Capital Purchases	0.00	200,000.00	0.00	204,792.66	0.00	4,792.66-	102
008-429-800-000	Depreciation	258,200.00	0.00	0.00	0.00	0.00	170,200.00	0
Segment 3 Total		663,797.12	783,371.00	23,753.89	535,960.55	0.00	247,410.45	68
008-471-200-000	Gen Obligation Note Principal	0.00	90,868.00	0.00	0.00	0.00	90,868.00	0
Segment 3 Total		0.00	90,868.00	0.00	0.00	0.00	90,868.00	0
DEBT INTEREST:								
008-472-000-000	Gen Obligation Interest- Note	0.00	0.00	0.00	0.00	0.00	0.00	0
008-472-200-000		50,134.08	48,728.00	0.00	24,947.38	0.00	23,780.62	51
Segment 3 Total		50,134.08	48,728.00	0.00	24,947.38	0.00	23,780.62	51

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
008-475-000-000	Fiscal Agent Fees- 2016 Bond	0.00	0.00	0.00	74,471.67	0.00	74,471.67-	0
	Segment 3 Total	0.00	0.00	0.00	74,471.67	0.00	74,471.67-	0
008-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-486-350-000	Insurance Expense	3,243.20	3,134.00	0.00	1,567.20	0.00	1,566.80	50
	Segment 3 Total	3,243.20	3,134.00	0.00	1,567.20	0.00	1,566.80	50
	Expend Total	769,948.03	973,255.00	23,753.89	660,533.16	0.00	312,721.84	68

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
030-341-000-000	Interest Earnings	9,662.11	6,629.00	341.27	5,849.23	0.00	779.77-	88
	Segment 3 Total	9,662.11	6,629.00	341.27	5,849.23	0.00	779.77-	88
030-392-040-000	Transfer from Revolving Fund	0.00	0.00	0.00	349,823.02	0.00	349,823.02	0
	Segment 3 Total	0.00	0.00	0.00	349,823.02	0.00	349,823.02	0
	Revenue Total	9,662.11	6,629.00	341.27	355,672.25	0.00	349,043.25	***

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
030-402-000-000	FINANCE ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-402-470-000	Financial / Cd Fees	1,646.14	750.00	0.00	645.68	0.00	104.32	86
	Segment 3 Total	1,646.14	750.00	0.00	645.68	0.00	104.32	86
030-492-010-000	Transfer to General Fund	0.00	383,872.00	0.00	383,872.00	0.00	0.00	100
	Segment 3 Total	0.00	383,872.00	0.00	383,872.00	0.00	0.00	100
	Expend Total	1,646.14	384,622.00	0.00	384,517.68	0.00	104.32	100

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
035-341-000-000	Interest Earnings	251.21	198.00	298.05	836.86	0.00	638.86	423
	Segment 3 Total	251.21	198.00	298.05	836.86	0.00	638.86	423
035-355-020-000	Motor Vehicle Fuel Taxes	277,220.69	315,332.00	0.00	325,426.98	0.00	10,094.98	103
	Segment 3 Total	277,220.69	315,332.00	0.00	325,426.98	0.00	10,094.98	103
	Revenue Total	277,471.90	315,530.00	298.05	326,263.84	0.00	10,733.84	103

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
035-432-000-000	WINTER MAINTENANCE SNOW REMOVAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
035-432-250-000	Snow & Ice Removal	48,064.82	40,000.00	0.00	41,281.07	0.00	1,281.07-	103
	Segment 3 Total	48,064.82	40,000.00	0.00	41,281.07	0.00	1,281.07-	103
035-438-000-000	ROADS & BRIDGES:	0.00	0.00	0.00	0.00	0.00	0.00	0
035-438-370-000	Road Maintenance-Subcontract	275,000.00	275,530.00	161,143.70	344,000.00	0.00	68,470.00-	125
	Segment 3 Total	275,000.00	275,530.00	161,143.70	344,000.00	0.00	68,470.00-	125
	Expend Total	323,064.82	315,530.00	161,143.70	385,281.07	0.00	69,751.07-	122

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

Board of Supervisors:
SUSAN G. CAUGHLAN, CHAIR
STEPHEN C. QUIGLEY, VICE CHAIR
ARTHUR C. BUSTARD, MEMBER

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

Planning, Zoning, Parks & Grants Report
September 2016

Planning Commission (September 8)

- LD 2015-03 Whitehall Estates – preliminary plan review
- Ordinance 2016-262 – “Growing Greener” ordinance revision review; recommended Board of Supervisors approval

Planning Commission (September 22)

- Center Point Village – Palmer property concept plan review
- Ordinance 2016-262 – “Growing Greener” ordinance revision review; recommended Board of Supervisors approval

Zoning Hearing Board (September 27)

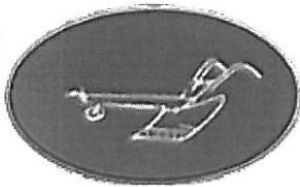
- ZHB 2016-06 Thay/Kim – variance granted for patio encroachment in setback
- ZHB 2016-07 Dwyer – application for variances to increase permitted impervious surface and to install an in-ground pool within a setback tabled by Applicant

Park Updates

- Received 56 donated plantings from Cedars Ridge Nursery along the Zacharias Trail (the portion of tree between Hollow Road and Green Hill – closer to Hollow Road side). Volunteers did the planting, and will upkeep maintenance.
- Four additional ADA picnic tables have been ordered for the large pavilion (2) and the gazebo (2) in Heebner Park.
- Large scale 5k event held in Heebner Park on Saturday, September 17.
- Flyers highlighting upcoming community giving events, how to utilize e-news sign up, and additional newsletter information were posted on the communication boards in Heebner Park.
- Equestrian usage spotted on two separate occasions in Heebner Park: (1) Horse on the Multipurpose Field outside of the Administration Building, and (2) Four horses recorded on surveillance riding on the back trails of Heebner Park.

Grant Updates

- TreeVitalize Grant: Applied for on 9/1/16 seeking plantings to serve as a buffer to the Zacharias Creek along Hollow Road near Fawn Road.
- DCNR Riparian Buffer: Applied for on 9/15/16 seeking a riparian buffer along the Zacharias Creek between Hollow Road and Green Hill Roads (primarily) to reduce the amount of harmful substances reaching Township watercourses.
- Project Learning Tree: Applied for on 9/30/16 on behalf of a local girl scout to beautify and restore the gazebo area of Heebner Park.



WORCESTER TOWNSHIP
Building and Codes Department
September 2016

Report Dates: 9/1/2016 - 9/30/2016

Item	Count / Fee
Total Issued Permits	27 / \$6,543.00

Issued Permits			
Fee Item	No. Permits	Construction Value	Permit Fee
Building			
1 Commercial Alterations	3	\$184,150.00	\$1,597.00
2 Demolition	1	\$40,000.00	\$404.00
3 Fire Prevention	1	\$10,000.00	\$329.00
4 General Construction	1	\$4,300.00	\$149.00
5 HEAT / AC UNIT	1	\$7,288.00	\$134.00
6 Residential Alterations	3	\$144,650.00	\$1,762.00
7 SOLAR PANELS	3	\$30,630.00	\$517.00
Electrical			
8 New Electrical Work	2	\$19,413.00	\$108.00
Mechanical			
9 New Mechanical	2	\$21,111.00	\$328.00
Zoning			
10 Accessory Structure	3	\$8,943.00	\$195.00
11 Driveway Extension	2	\$4,520.00	\$130.00
12 Grading	3	\$5,700.00	\$825.00
13 Sign	2	\$400.00	\$65.00
TOTALS:	27	\$481,105.00	\$6,543.00

Other Fees Collected

State Fee	\$68.00
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Public Works Department Report

September 2016

1) Road Maintenance

- A. Performed crack sealing on 4.75 miles of Township Roadway
- B. Cleared inlets and drains throughout the Township
- C. Filled potholes throughout the Township
- D. Straightened and pruned around roadway signage throughout the Township
- E. String Trimmed around all bridges and guiderails
- F. Installed new guiderail on Green Hill Road just north of Ander Road
- G. Performed edge of roadway mowing throughout the Township
- H. 2016 Roadway Improvement Program is now completed

2) Storm Maintenance

- A. No significant storm events impaction Township Roadways in August
- B. Received delivery and installed all needed components for the Brine system

3) Parks

- A. Twice weekly cleaning of public restrooms, emptying trash receptacles, and filling dog bag stations
- B. Repairing washouts and general trail maintenance
- C. Mowing and trimming of all Township Properties
- D. Detailed all park pavilions
- E. Aerated, seeded, and fertilized all soccer fields
- F. Started restoration of bench area on all Heebner Park Baseball fields
- G. Construction of the new Heebner Park Soccer Field is now completed

4) Vehicle Maintenance

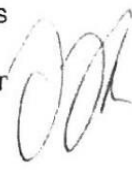
- A. Performed weekly maintenance of all Township vehicles
- B. Detailed all vehicle exteriors
- C. Inspection performed on 64-08, 64-11, and 64-25

5) Miscellaneous

- A. Basin and field mowing completed
- B. Setting up and cleaning of Community Hall for rentals, Township events
- C. Watering new plant material throughout the Township

FIRE MARSHAL REPORT NOT RECEIVED FOR
OCTOBER 14 PACKET DISTRIBUTION

MEMORANDUM

TO: Worcester Township Board of Supervisors
FROM: Joseph J. Nolan, P.E., Township Engineer 
DATE: October 3, 2016
SUBJECT: Engineering Report - Project Status

This memorandum will provide an update and status report on the various projects that are ongoing within the Township as of October 1, 2016.

1. Hickory Hill Sewer Project

This project is complete. We are now in the one year maintenance bond period.

2. Salt Storage Building

This project is now complete. We are now in the one-year maintenance bond period.

3. Heebner Road Soccer Field

All grading work and pipe installation is complete. The Contractor completed the final seeding last week. Punch List work remains to be completed.

4. 2016 Road Program

Work is now complete on this contract. The Contractor is completing the few remaining Punch List items.

5. Meadowood Pumping Station Generator Replacement.

The project is now underway. The generator has been ordered and is expected in October. Installation will be performed by Response Electric, who provided the low quote for this work.

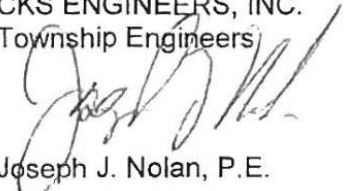
6. Miscellaneous Items

- a. CKS Engineers assisted the Township on numerous zoning and land development related issues as requested during the month.

- b. CKS Engineers performed various site inspections in conjunction with finalizing Use & Occupancy Permits during the month.
- c. CKS reviewed numerous grading permit applications for the Township during the month.
- d. CKS Engineers provided office hours at the Township on Wednesday afternoons during the month as requested.
- e. CKS Engineers, Inc. continued to provide inspection services in conjunction with all ongoing land development and subdivision projects throughout the Township. This also included verifying completion of items and preparation of escrow releases for these projects.
- f. CKS Engineers assisted the Township in conjunction with a capacity evaluation of the Valley Green Wastewater Treatment Plant.
- g. CKS assisted the Township with two (2) grant applications.

The above represents a status report on the projects and services currently being performed by CKS Engineers, Inc. Please contact me if you have any questions on any of these items.

Respectfully submitted,
CKS ENGINEERS, INC.
Township Engineers


Joseph J. Nolan, P.E.

JJN/paf

cc: Tommy Ryan, Township Manager
File

FIRE DEPARTMENT REPORT NOT RECEIVED FOR
OCTOBER 14 PACKET DISTRIBUTION

PENNSYLVANIA STATE POLICE
CALL INFORMATION

Date Report Run : Mon, 2016-0ct-03

SEARCH CRITERIA: cc_data_date_added between '09/01/2016' and '09/30/2016' and cc_data_municipality='46226' and cc_summ ary.final_case_type<>'TS'

DATE	TIME	CALL #	TYPE OF CALL	LOCATION	REPORT EXPECT	FOUND	CLEARED BY
2016-Sep-01	05:49	PA16-589161	DIST	DISTURBANCE/NOISE COMPLAI	YES	YES	GENERAL OF
2016-Sep-01	06:17	PA16-589196	MVCNR	MVC - HIT AND RUN, NO INJ	YES	YES	TRACS CRAS
2016-Sep-01	09:18	PA16-589597	CANCEL	CANCELLED BY COMPLAINANT	NO	YES	CANCELLED
2016-Sep-01	13:35	PA16-590450	MVCNR	MVC - NON-REPORTABLE	YES	YES	TRACS CRAS
2016-Sep-01	14:12	PA16-590548	DIST	DISTURBANCE/NOISE COMPLAI	NO	YES	GENERAL OF
2016-Sep-02	06:18	PA16-592767	CANCEL	CANCELLED BY COMPLAINANT	NO	YES	CANCELLED
2016-Sep-02	08:01	PA16-593189	CANCEL	CANCELLED BY COMPLAINANT	NO	YES	GENERAL OF
2016-Sep-02	11:43	PA16-594968	SEEOFC	SEE OFFICER GO	YES	YES	AIMS
2016-Sep-02	19:12	PA16-598198	SEEOFC	SEE OFFICER GO	YES	YES	AIMS
2016-Sep-02	20:21	PA16-598639	DIST	DISTURBANCE/NOISE COMPLAI	NO	YES	TRACS CRAS
2016-Sep-03	06:03	PA16-600832	MVCNR	MVC - INJURIES	NO	YES	CLOSED CAD
2016-Sep-03	11:53	PA16-602545	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2016-Sep-04	04:50	PA16-607867	WARSER	WARRANT/SUBPOENA SERVICE	NO	YES	CLOSED CAD
2016-Sep-04	12:31	PA16-609660	MVCNR	MVC - NON-REPORTABLE	YES	YES	TRACS CRAS
2016-Sep-04	21:33	PA16-612913	MVCNR	MVC - HIT AND RUN W/INJUR	YES	YES	TRACS CRAS
2016-Sep-04	21:52	PA16-612984	MVCNR	MVC - REPORTABLE, NO INJU	YES	YES	TRACS CRAS
2016-Sep-05	09:45	PA16-614878	SEEOFC	SEE OFFICER GO	YES	YES	GENERAL OF
2016-Sep-05	11:41	PA16-615639	911	911 HANG UP CALL	NO	YES	CLOSED CAD
2016-Sep-05	19:03	PA16-618217	DISHT	DISABLED MOTORIST ON ROAD	NO	YES	CLOSED CAD
2016-Sep-05	19:30	PA16-618355	SHOTOT	SHOOTING - OTHER	NO	YES	CLOSED CAD
2016-Sep-06	04:20	PA16-619394	911	911 HANG UP CALL	NO	YES	CLOSED CAD
2016-Sep-06	17:14	PA16-621628	TRERDR	TRAF VIOL ERRATIC DRIVER	NO	YES	CLOSED CAD
2016-Sep-06	18:40	PA16-621901	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2016-Sep-06	19:32	PA16-622041	911	911 HANG UP CALL	NO	YES	CLOSED CAD
2016-Sep-07	07:06	PA16-622936	INFORM	POLICE INFORMATION	NO	YES	CLOSED CAD
2016-Sep-07	16:21	PA16-624846	RAO	REQUEST ASSIST - OTHER AG	NO	YES	CLOSED CAD
2016-Sep-07	16:45	PA16-624925	MVCNR	MVC - NON-REPORTABLE	NO	YES	CLOSED CAD
2016-Sep-07	17:39	PA16-625124	MVCNR	MVC - NON-REPORTABLE	YES	YES	TRACS CRAS
2016-Sep-08	09:08	PA16-626694	REFER	REFER TO OTHER AGENCY - P	NO	YES	REFER
2016-Sep-08	13:30	PA16-627461	CANCEL	CANCELLED BY COMPLAINANT	NO	YES	CANCELLED
2016-Sep-08	13:55	PA16-627539	SEEOFC	SEE OFFICER GO	NO	YES	AIMS
2016-Sep-08	15:20	PA16-627729	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2016-Sep-08	16:03	PA16-627860	MVCNR	MVC - NON-REPORTABLE	NO	YES	TRACS CRAS
2016-Sep-08	18:32	PA16-628288	INFORM	POLICE INFORMATION	NO	YES	CLOSED CAD
2016-Sep-08	20:15	PA16-628553	RAPD	REQUEST ASSIST - LOCAL PD	NO	YES	CLOSED CAD
2016-Sep-08	20:31	PA16-628581	HAZHMV	HAZARDOUS/UNUSUAL HMY CON	NO	YES	CLOSED CAD
2016-Sep-09	06:22	PA16-629354	MVCNR	MVC - REPORTABLE, NO INJU	YES	YES	CLOSED CAD
2016-Sep-09	07:07	PA16-629427	CANCEL	CANCELLED BY COMPLAINANT	NO	YES	TRACS CRAS
2016-Sep-09	07:37	PA16-629501	CANCEL	CANCELLED BY COMPLAINANT	NO	YES	CANCELLED
2016-Sep-09	07:58	PA16-629562	ROAD	ROAD HAZARD - ANIMAL - DE	NO	YES	CLOSED CAD
2016-Sep-09	13:53	PA16-630754	IDTHFT	IDENTITY THEFT	NO	YES	PAPER REPO
2016-Sep-09	15:28	PA16-630995	DIST	DISTURBANCE/NOISE COMPLAI	NO	YES	GENERAL OF
2016-Sep-09	16:23	PA16-631159	INFORM	POLICE INFORMATION	NO	YES	CLOSED CAD
2016-Sep-09	21:17	PA16-631947	MVCDA	MVC - DUI - ALCOHOL	YES	YES	TRACS CRAS
2016-Sep-10	09:48	PA16-633272	911	911 HANG UP CALL	NO	YES	CLOSED CAD
2016-Sep-10	12:17	PA16-633656	CANCEL	CANCELLED BY COMPLAINANT	NO	YES	ADVISE
2016-Sep-10	12:50	PA16-633757	RAO	REQUEST ASSIST - OTHER AG	NO	YES	GENERAL OF
2016-Sep-10	19:12	PA16-634650	INFORM	POLICE INFORMATION	NO	YES	CLOSED CAD
2016-Sep-10	21:06	PA16-634935	ROAD	ROAD HAZARD - ANIMAL - DE	NO	YES	CLOSED CAD
2016-Sep-11	11:49	PA16-636655	MVCNR	MVC - INJURIES	NO	YES	TRACS CRAS
2016-Sep-11	14:30	PA16-636979	REFER	REFER TO OTHER AGENCY - P	NO	YES	CLOSED CAD

2016-Sep-11 16:20 PA16-637195 ALRMF ALARM FALSE FAULT
2016-Sep-11 16:58 PA16-637305 911 911 HANG UP CALL
2016-Sep-11 21:32 PA16-638003 911 911 HANG UP CALL
2016-Sep-12 16:57 PA16-640531 MNCI MVC - INJURIES
2016-Sep-12 18:09 PA16-640776 ALRMF ALARM FALSE FAULT
2016-Sep-12 18:22 PA16-640813 911 911 HANG UP CALL
2016-Sep-12 19:13 PA16-640977 REFER REFER TO OTHER AGENCY - P

NO
NO
NO
NO
NO
NO
NO

YES
YES
YES
YES
YES
YES
YES

CLOSED CAD
CLOSED CAD
CLOSED CAD
TRACS CRAS
CLOSED CAD
AIMS
CLOSED CAD

PENNSYLVANIA STATE POLICE
 CALL INFORMATION

Date Report Run : Mon, 2016-Oct-03

2016-Sep-12 19:42	PA16-641039	RAPD	REQUEST ASSIST - LOCAL PD	NO	YES	CLOSED CAD
2016-Sep-12 23:01	PA16-641451	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2016-Sep-13 05:02	PA16-641838	INFORM	POLICE INFORMATION	NO	YES	CLOSED CAD
2016-Sep-13 06:24	PA16-641900	911	911 HANG UP CALL	NO	YES	CLOSED CAD
2016-Sep-13 13:08	PA16-643284	PFAO	PFA ORDER SERVICE	NO	YES	CLOSED CAD
2016-Sep-13 14:18	PA16-643508	RAO	REQUEST ASSIST - OTHER AG	NO	YES	CANCELLED
2016-Sep-13 18:03	PA16-644115	ROAD	ROAD HAZARD - ANIMAL - DE	NO	YES	CLOSED CAD
2016-Sep-13 18:29	PA16-644186	PFAO	PFA ORDER SERVICE	NO	YES	CLOSED CAD
2016-Sep-13 20:38	PA16-644519	MVCRNI	MVC - REPORTABLE, NO INJU	NO	YES	TRACS CRAS
2016-Sep-14 06:16	PA16-645140	PFAO	PFA ORDER SERVICE	NO	YES	CLOSED CAD
2016-Sep-14 06:53	PA16-645187	DOMO	DOMESTIC - OTHER	NO	YES	TRACS CRAS
2016-Sep-14 10:13	PA16-645802	SEEOFC	SEE OFFICER GO	YES	YES	GENERAL OF
2016-Sep-14 13:18	PA16-646470	ALRMF	ALARM FALSE FAULT	YES	YES	PAPER REPO
2016-Sep-14 15:44	PA16-646897	THEFT	THEFT	NO	YES	CLOSED CAD
2016-Sep-15 11:21	PA16-649379	ASALSI	ASSAULT - SIMPLE	NO	YES	AIMS
2016-Sep-15 11:24	PA16-649414	TROTH	TRAF VIOL OTHER	YES	YES	PAPER REPO
2016-Sep-15 14:24	PA16-649938	MVCGOA	MVC - GONE ON ARRIVAL	NO	YES	CLOSED CAD
2016-Sep-16 08:21	PA16-652009	CANCEL	CANCELLED BY COMPLAINANT	YES	YES	CLOSED CAD
2016-Sep-16 08:33	PA16-652046	ROAD	ROAD HAZARD - ANIMAL - DE	YES	YES	CANCELLED
2016-Sep-16 09:46	PA16-652325	RAO	REQUEST ASSIST - OTHER AG	NO	YES	CLOSED CAD
2016-Sep-16 11:22	PA16-652657	CANCEL	CANCELLED BY COMPLAINANT	YES	YES	CLOSED CAD
2016-Sep-16 11:42	PA16-652720	ALRMF	ALARM FALSE FAULT	NO	YES	CANCELLED
2016-Sep-16 12:46	PA16-652940	IDHFT	IDENTITY THEFT	NO	YES	CLOSED CAD
2016-Sep-16 16:57	PA16-653670	MVCI	MVC - INJURIES	YES	YES	PAPER REPO
2016-Sep-16 17:37	PA16-653815	SCATRB	SCATTERING RUBBISH	YES	YES	TRACS CRAS
2016-Sep-16 18:59	PA16-654070	TRADUI	TRAF VIOL-DUI ALCOHOL	YES	YES	PAPER REPO
2016-Sep-16 22:50	PA16-654774	MVCDAD	MVC - DUI - ALCOHOL & DRU	YES	YES	PAPER REPO
2016-Sep-16 23:50	PA16-654920	SEEOFC	SEE OFFICER GO	YES	YES	PAPER REPO
2016-Sep-17 09:58	PA16-655981	RAPD	REQUEST ASSIST - LOCAL PD	YES	YES	GENERAL OF
2016-Sep-17 16:47	PA16-657074	DISM	DISABLED MOTORIST	NO	YES	CLOSED CAD
2016-Sep-17 18:26	PA16-657351	HELCK	WELFARE CHECK	NO	YES	CLOSED CAD
2016-Sep-17 23:00	PA16-658046	DISM	DISTURBANCE/NOISE COMPLAI	NO	YES	CLOSED CAD
2016-Sep-18 00:47	PA16-658365	DIST	DISTURBANCE/NOISE COMPLAI	YES	YES	GENERAL OF
2016-Sep-18 10:28	PA16-659209	ALRMF	ALARM FALSE FAULT	YES	YES	GENERAL OF
2016-Sep-18 13:47	PA16-659751	MVCPFP	MVC - PRIVATE PROPERTY	NO	YES	CLOSED CAD
2016-Sep-18 18:06	PA16-660360	CANCEL	CANCELLED BY COMPLAINANT	NO	YES	AIMS
2016-Sep-18 20:10	PA16-660647	ROAD	ROAD HAZARD - ANIMAL - DE	NO	YES	CLOSED CAD
2016-Sep-18 21:46	PA16-660827	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2016-Sep-19 04:06	PA16-661193	DISM	DISABLED MOTORIST	NO	YES	CLOSED CAD
2016-Sep-19 07:10	PA16-661365	REFER	REFER TO OTHER AGENCY - P	NO	YES	REFER
2016-Sep-19 13:30	PA16-662569	MVCRNR	MVC - NON-REPORTABLE	YES	YES	TRACS CRAS
2016-Sep-19 17:32	PA16-663320	CANCEL	CANCELLED BY COMPLAINANT	NO	YES	CLOSED CAD
2016-Sep-19 23:50	PA16-664135	RDCOND	ROAD CONDITIONS - ALERT C	NO	YES	CLOSED CAD
2016-Sep-20 07:40	PA16-664698	MVCRNR	MVC - NON-REPORTABLE	YES	YES	TRACS CRAS
2016-Sep-20 07:46	PA16-664709	CANCEL	CANCELLED BY COMPLAINANT	NO	YES	CANCELLED
2016-Sep-20 08:58	PA16-664953	CANCEL	CANCELLED BY COMPLAINANT	NO	YES	CANCELLED
2016-Sep-20 10:19	PA16-665292	SCATRB	SCATTERING RUBBISH	NO	YES	CANCELLED
2016-Sep-20 12:54	PA16-665836	ALRMF	ALARM FALSE FAULT	NO	YES	PAPER REPO
2016-Sep-21 20:00	PA16-671486	DISM	DISABLED MOTORIST	NO	YES	CLOSED CAD
2016-Sep-22 11:17	PA16-673272	CANCEL	CANCELLED BY COMPLAINANT	NO	YES	CLOSED CAD
2016-Sep-22 12:20	PA16-673472	SEEOFC	SEE OFFICER GO	YES	YES	CANCELLED
2016-Sep-22 14:10	PA16-673843	ROBB	ROBBERY - BUSINESS/RESIDE	YES	YES	GENERAL OF
2016-Sep-22 15:45	PA16-674102	MVCRNR	MVC - NON-REPORTABLE	NO	YES	CLOSED CAD
2016-Sep-22 16:40	PA16-674276	THEFT	THEFT	NO	YES	TRACS CRAS
2016-Sep-22 17:17	PA16-674415	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD

PENNSYLVANIA STATE POLICE
 CALL INFORMATION

Date Report Run : Mon, 2016-10-03

RAO	REQUEST ASSIST - OTHER AG	YES	NO	CLOSED CAD
2016-Sep-25 00:13 PA16-682510	ALRMF ALARM FALSE FAULT	YES	NO	CLOSED CAD
2016-Sep-25 15:34 PA16-684213	INFORM POLICE INFORMATION	YES	NO	CLOSED CAD
2016-Sep-25 21:41 PA16-685080	ALRMF ALARM FALSE FAULT	YES	NO	CLOSED CAD
2016-Sep-25 22:45 PA16-685188	DOMO DOMESTIC - OTHER	YES	NO	CLOSED CAD
2016-Sep-26 05:05 PA16-685572	ILNZN INTERSTATE HIGHWAY - CLEA	YES	NO	PAPER REPO
2016-Sep-26 07:59 PA16-685828	MVCI MVC - INJURIES	YES	NO	CLOSED CAD
2016-Sep-26 09:09 PA16-686103	DSCHK DOMESTIC SECURITY CHECK	YES	NO	TRACS CRAS
2016-Sep-26 17:40 PA16-687856	SEEOF SEE OFFICER GO	YES	NO	CLOSED CAD
2016-Sep-26 18:37 PA16-688019	CANCEL CANCELLED BY COMPLAINANT	YES	NO	GENERAL OF
2016-Sep-27 05:57 PA16-688850	THEFT THEFT	YES	NO	CANCELLED
2016-Sep-27 11:56 PA16-690149	ROAD ROAD HAZARD - ANIMAL - DE	YES	NO	PAPER REPO
2016-Sep-27 16:49 PA16-691131	DIST DISTURBANCE/NOISE COMPLAI	YES	NO	CLOSED CAD
2016-Sep-27 19:15 PA16-691554	MVCNR MVC - NON-REPORTABLE	YES	NO	GENERAL OF
2016-Sep-27 19:19 PA16-691558	MVCNR MVC - NON-REPORTABLE	YES	NO	TRACS CRAS
2016-Sep-27 19:31 PA16-691586	DISM DISABLED MOTORIST	YES	NO	CLOSED CAD
2016-Sep-28 00:20 PA16-692182	SEEOF SEE OFFICER GO	YES	NO	CLOSED CAD
2016-Sep-28 12:20 PA16-693696	ALRMF ALARM FALSE FAULT	YES	NO	GENERAL OF
2016-Sep-28 13:01 PA16-693844	MVCNR MVC - NON-REPORTABLE	YES	NO	TRACS CRAS
2016-Sep-28 14:04 PA16-694049	MVCDA MVC - DUI - ALCOHOL	YES	NO	AIMS
2016-Sep-28 16:29 PA16-694477	INFORM POLICE INFORMATION	YES	NO	CLOSED CAD
2016-Sep-28 18:33 PA16-694838	REFER REFER TO OTHER AGENCY - P	YES	NO	CLOSED CAD
2016-Sep-28 19:02 PA16-694930	MVCI MVC - INJURIES	YES	NO	TRACS CRAS
2016-Sep-28 19:40 PA16-695027	DOGLAW DOG LAW VIOLATION	YES	NO	PAPER REPO
2016-Sep-28 22:05 PA16-695332	MVCI MVC - INJURIES	YES	NO	TRACS CRAS
2016-Sep-29 07:23 PA16-695888	MVCNR MVC - REPORTABLE, NO INJU	YES	NO	TRACS CRAS
2016-Sep-29 07:55 PA16-695958	DSCHK DOMESTIC SECURITY CHECK	YES	NO	CLOSED CAD
2016-Sep-29 09:16 PA16-696185	RAO REQUEST ASSIST - OTHER AG	YES	NO	TRACS CRAS
2016-Sep-29 11:03 PA16-696514	MVCHRI MVC - HIT AND RUN V/INJUR	YES	NO	CLOSED CAD
2016-Sep-29 11:13 PA16-696555	DISMT DISABLED MOTORIST ON ROAD	YES	NO	TRACS CRAS
2016-Sep-29 12:56 PA16-696833	MVCNR MVC - REPORTABLE, NO INJU	YES	NO	CLOSED CAD
2016-Sep-29 16:14 PA16-697372	MVCNR MVC - NON-REPORTABLE	YES	NO	TRACS CRAS
2016-Sep-29 17:55 PA16-697677	MVCNR MVC - NON-REPORTABLE	YES	NO	AIMS
2016-Sep-29 19:40 PA16-697924	PDRUNK PUBLIC DRUNK	YES	NO	AIMS
2016-Sep-30 02:42 PA16-698576	DIST DISTURBANCE/NOISE COMPLAI	YES	NO	AIMS
2016-Sep-30 04:33 PA16-698654	MVCHR MVC - HIT AND RUN, NO INJ	YES	NO	PAPER REPO
2016-Sep-30 07:04 PA16-698803	MVCNR MVC - NON-REPORTABLE	YES	NO	GENERAL OF
2016-Sep-30 07:47 PA16-698898	DOMO DOMESTIC - OTHER	YES	NO	TRACS CRAS
2016-Sep-30 11:39 PA16-699574	MVCNR MVC - NON-REPORTABLE	YES	NO	GENERAL OF
2016-Sep-30 15:43 PA16-700252	MVCNR MVC - NON-REPORTABLE	YES	NO	TRACS CRAS

* END OF SYNOPS

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, SEPTEMBER 21, 2016 – 6:00 PM**

CALL TO ORDER by Chair Caughlan at 6:01 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: SUSAN G. CAUGHLAN [X]
STEPHEN C. QUIGLEY [X]
ARTHUR C. BUSTARD [X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced that the Board of Supervisors had met in Executive Session on August 31, 2016 to discuss the following issues: a matter of real estate, in specific the possible acquisition of the North Penn Army Reserve Base; a matter of real estate, in specific the consideration of an offer received to purchase property; a personnel matter, in specific the duties assigned to certain positions; a matter of litigation, in specific Mollick v. Worcester Township, Montgomery County Court of Common Pleas, docket #08-25358, and it is expected the Board will take action on this matter at this evening's Business Meeting; and, a matter of potential litigation, in specific the adoption of a Ordinance to grant a franchise service area for public water service.

PUBLIC COMMENT

- Bill Goulding, Worcester, distributed a copy of a letter he had distributed to the Planning Commission Members regarding the proposed Whitehall Estates development.
- Jim Mollick, Worcester, commented on testing conducted at the North Penn Army Reserve Base, testing conducted with the Phase II study of this property, services provided by the Township consultant on this project, and possible underground storage tanks at the North Penn Army Reserve Base property.
- Scott Misus, Worcester, commented on Berwick Wastewater Treatment Plant odor, previous Board of Supervisors discussion on the televising of public meetings, the posting of meeting minutes to the Township website, the approval process for the installation of lights at the Methacton High School athletic fields, and current litigation expenses.

PRESENTATIONS

- a) 2017 Budget – Mr. Ryan provided an overview of the development of the 2017 Budget.

As to current and proposed staffing, Mr. Ryan noted the Budget does not propose an increase to the number of full-time employees, currently twelve. Mr. Ryan noted the vacant Assistant Township Manager position will not be filled, but instead these duties of this position will be reassigned to existing staff. Mr. Ryan noted the next hire would likely be a Public Works employee, as this department will be responsible to maintain the new roads and open spaces to be dedicated to the Township in the months to come. Mr. Ryan noted this hire may be warranted in 2018 or 2019.

As to General Fund receipts, Mr. Ryan noted the Budget assumes relatively flat earned income tax, franchise fee and cell tower revenues, and decreased building permit fee and real estate transfer tax revenues. Mr. Ryan noted the decrease in building permit fees and real estate transfer taxes is attributable to an projected decrease in new construction activity in the coming year.

As to General Fund expenditures, Mr. Ryan noted the Budget includes a 5% increase to the Township's annual operating contribution to the Worcester Volunteer Fire Department, and additional funds for the preventative maintenance of fire department apparatus. Mr. Ryan noted the Budget also includes a proposed 5% increase to the Township's annual contribution to the Norristown Library.

Mr. Ryan noted the Capital Fund and Liquid Fuel Fund provide substantial funding for the 2017 Road Program. Mr. Ryan noted the Capital Fund also provides for the replacement of Public Works vehicles that have reached the end of useful life.

As to Sewer Fund receipts, Mr. Ryan noted an estimated 2.5% increase in residential and non-residential sewer service rates. As to Sewer Fund expenditures, Mr. Ryan noted the Budget includes \$90,000 in capital improvements to the sanitary sewer system.

Mr. Ryan noted the Budget does not include new or increased taxes.

Mr. Ryan noted the Budget continues the programs and services presently offered by the Township, and also provides for a community day to be held next spring.

Mr. Ryan noted the Budget document will be different from that presented in years past. Mr. Ryan noted the 2017 Budget will includes words, graphics and various exhibits so to better illustrate how tax dollars are received and expended.

Mr. Ryan noted the proposed 2017 Budget will be presented at the November 16 Business Meeting.

At 6:28 pm the Board recessed into Executive Session to discuss a matter of real estate, in specific the possible acquisition of the North Penn Army Reserve Base.

At 6:37 pm the Board returned from Executive Session. Mr. Ryan announced the Board had met in Executive Session to discuss a matter of real estate, in specific the possible acquisition of the North Penn Army Reserve Base.

Matt Sullivan, Township environmental consultant, provided an overview of the North Penn Army Reserve Base acquisition process to date. Mr. Sullivan noted the Army had tested for PFOA and PFOS at the property's potable well, and the Township had conducted a parallel test on this potable well and an additional test on one of the site's monitoring well. Mr. Sullivan noted the later test indicated PFOA and PFOS at a combined 411 parts per trillion, which is above the current health advisory limit set by the United States Environmental Protection Agency (EPA). Mr. Sullivan noted the Township reported the test results to the Pennsylvania Department of Environmental Protection (DEP), and DEP subsequently directed the Army to conduct additional on- and off-site tests, and to submit a plan of action to DEP by October 7.

Tom Bookheimer, Worcester, commented on testing his property's well. Mr. Ryan will forward Mr. Bookheimer's contact information to the Army.

Stuart Land, Worcester, thanked Township staff for its efforts to communicate this information to neighboring property owners.

Floyd Nevin, Worcester, commented on the location of the potable well at the North Penn Army Reserve Base property.

Chair Caughlan commented on groundwater flow direction. Darryl Borrelli, Township environmental consultant, noted groundwater flow direction is generally toward Potshop Road.

Mr. Borrelli commented on EPA health advisories for emergent chemicals, and the possible establishment of a maximum contaminant levels.

Dr. Mollick commented on the type of firefighting training activities at the property, the testing of water in the site silos, and possible underground storage tanks at the North Penn Army Reserve Base property.

Mr. Borrelli noted that the Army, as the property owner, is responsible for any required clean-up of the property.

Dr. Mollick commented on remediation efforts to be taken. Mr. Borrelli commented on DEP's role in next steps to be taken.

Supervisor Quigley noted an official with Manko Gold, the Township's environmental consulting firm, had recommended the Township not acquire the North Penn Army Reserve Base property.

Dr. Mollick commented on the Act 2 efforts. Mr. Sullivan noted proposals had been obtained by the Township to take the property through this State program, and he noted these proposals might be considered after property acquisition.

Mr. Misus commented on Member interest in acquiring the property.

OTHER BUSINESS

- There was no other business discussed at this evening's Work Session Meeting.

ADJOURNMENT

There being no further business brought before the Board, Chair Caughlan adjourned the Work Session Meeting at 7:15 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, SEPTEMBER 21, 2016 – 7:30 PM**

CALL TO ORDER by Chair Caughlan at 7:31 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: SUSAN G. CAUGHLAN [X]
 STEPHEN C. QUIGLEY [X]
 ARTHUR C. BUSTARD [X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced that the Board of Supervisors had met in Executive Session on August 31, 2016 to discuss the following issues: a matter of real estate, in specific the possible acquisition of the North Penn Army Reserve Base; a matter of real estate, in specific the consideration of an offer received to purchase property; a personnel matter, in specific the duties assigned to certain positions; a matter of litigation, in specific Mollick v. Worcester Township, Montgomery County Court of Common Pleas Docket #08-25358, and it is expected the Board will take action on this matter at this evening's Business Meeting; and, a matter of potential litigation, in specific the adoption of a Ordinance to grant a franchise service area for public water service. In addition Mr. Ryan noted that the Board of Supervisors had met in Executive Session during this evening's Work Session to discuss a matter of real estate, in specific the possible acquisition of the North Penn Army Reserve Base.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the proposed development at Center Square Golf Course, sanitary sewer service for this development, and the opinion issued by the Court of Common Pleas in the matter of the Cutler Group v. Worcester Township.
- Scott Misus, Worcester, commented on the expenditure of Township funds to acquire the North Penn Army Reserve Base, the permitted public comment period at public meetings, and the public comment period permitted by Board-approved resolution.

Chair Caughlan commented on reviews of the North Penn Army Reserve Base conducted by previous Boards of Supervisors. Supervisor Bustard commented on uses permitted at the North Penn Army Reserve Base under Federal Law, possible uses at the property previously considered by the Methacton School District, Township due diligence efforts to date, and the Army's responsibility to remediate the property. Supervisor Quigley

noted his opposition to acquiring the North Penn Army Reserve Base, and noted that the Township's due diligence efforts are warranted.

- Cheryl Brumbaugh, Worcester, commented on sanitary sewage planning and service at the proposed development at Center Square Golf Course.
- Andre DiPrinzio, Worcester, commented on well tests conducted at his property, and on a drainage issue at Berks Road.
- Bob Andorn, Worcester, commented on the public comment period at public meetings, and on Members' agreement with the current public comment policy.
- Joseph Pacholski, Worcester, commented on the assessment settlement agreements to be considered at this evening's Business Meeting.

OFFICIAL ACTION ITEMS

- a) Consent Agenda – Chair Caughlan asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

Supervisor Quigley made a motion to approve a consent agenda that includes (a) the Treasurer's Report and other Monthly Reports for August 2016, (b) bill payment for August 2016 in the amount of \$908,906.24; (c) the July 20, 2016 Work Session minutes; (d) the July 20, 2016 Business Meeting minutes; (e) August 17, 2016 Work Session minutes; and, (f) August 17, 2016 Business Meeting minutes. The motion was seconded by Supervisor Bustard.

Dr. Mollick commented on the Township Solicitor invoice, the invoices for Heebner Road soccer field improvements and sanitary sewer operator service, and legal fees billed by Township Counsel in the matter of the Cutler Group v. Worcester Township.

By unanimous vote the Board adopted the motion to approve.

- b) Public Hearing – Mr. Ryan noted information needed to proceed with a Public Hearing to consider an ordinance to establish the North Penn Water Authority as the preferred water service provider in the Township had not been received by this evening's Business Meeting, and he recommended the hearing be continued to a later date.

Mr. Andorn commented on the procedure for this Public Hearing.

Bob Brant, Township Solicitor, noted this matter would be re-advertised in advance of the Public Hearing.

- c) Public Hearing – Chair Caughlan opened a Public Hearing to consider Resolution 2016-30 at 8:20 pm.

Mr. Ryan provided an overview of a resolution to ratify the Worcester Township Agricultural Security Area.

Chair Caughlan noted the Worcester Township Agricultural Security Area included a few properties that are located outside the municipality.

Supervisor Quigley stated he will abstain from voting on this matter, because he is an owner of a property currently enrolled in the Worcester Township Agricultural Security Area.

Mr. DiPrinzio commented on the status of his property relative to the Worcester Township Agricultural Security Area. Dr. Mollick commented on procedure for this Public Hearing.

There being no additional public comments, Chair Caughlan closed the Public Hearing at 8:26 pm.

- d) Resolution 2016-30 – Supervisor Bustard made a motion to approve Resolution 2016-30, to ratify the Worcester Township Agricultural Security Area. The motion was seconded by Chair Caughlan.

There was no public comment.

The Board adopted the motion to approve, with Chair Caughlan and Supervisor Bustard voting aye, and Supervisor Quigley abstaining from the vote.

- e) Resolution 2016-31 – Mr. Ryan provided an overview of a resolution to revise the Township's Act 537 Plan to permit an on-lot septic system, a small flow treatment facility, to be installed at 1424 Valley Forge Road.

Supervisor Bustard made a motion approve Resolution 2016-31, to revise the Township's Act 537 Plan to permit an on-lot septic system, a small flow treatment facility, to be installed at 1424 Valley Forge Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) Resolution 2016-32 – Mr. Ryan provided an overview of a resolution to designate a depository for Township funds. Mr. Ryan noted First Niagara Bank, a designated depository, had been acquired by Key Bank.

Supervisor Bustard made a motion approve Resolution 2016-32, to appoint Key Bank as a designated depository for Township funds. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) waiver – Mr. Ryan provided an overview of a waiver request to install an on-lot septic system in the front yard at 1850 Green Hill Road. Joe Nolan, Township Engineer, stated he had reviewed the plan, and he was agreeable to that proposed.

Supervisor Bustard made a motion approve a waiver to allow the installation of an on-lot septic system in the front yard at 1850 Green Hill Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) waiver – Mr. Ryan provided an overview of a waiver request to install an on-lot septic system within a property line setback at 1265 Dell Road. Joe Nolan, Township Engineer, stated he had reviewed the plan, and he was agreeable to that proposed.

Chair Caughlan commented on neighbor notification. Member consensus was to require the Township Engineer to inspect the affected area after system installation.

Supervisor Bustard made a motion approve a waiver to allow the installation of an on-lot septic system within a property line setback at 1265 Dell Road, conditioned on the Township Engineer inspecting the affected area after system installation. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) waiver – Mr. Ryan provided an overview of a request to waive the requirements of land development for the installation of an outdoor pavilion at the Worcester Elementary School, and a request to waive applicable permit fees.

Chair Caughlan commented on pavilion location. Mr. Ryan noted the pavilion would be installed adjacent to the existing playground.

Supervisor Bustard made a motion approve a waiver of the requirements of land development for the installation of an outdoor pavilion at the Worcester Elementary School, and a waiver of applicable permit fees. The motion was seconded by Supervisor Quigley.

Jennifer Cancro, Worcester Elementary Home & School Association President, thanked the Board for its support of the project.

By unanimous vote the Board adopted the motion to approve.

- j) settlement agreement – Mr. Brant provided an overview of a proposed settlement agreement as to Mollick v. Worcester Township, Montgomery County Court of Common Pleas Docket #08-25358, with payment to the Plaintiff in the amount of \$2,500.

Supervisor Bustard made a motion approve a settlement agreement as to Mollick v. Worcester Township, Montgomery County Court of Common Pleas Docket #08-25358, with payment to the Plaintiff in the amount of \$2,500. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- k) settlement agreement – Mr. Brant provided an overview of a proposed property assessment settlement agreement as to Kuber v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket #97-20560, with payment to the Plaintiff in the amount of \$12.

Supervisor Bustard made a motion approve a settlement agreement as to Kuber v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket #97-20560, with payment to the Plaintiff in the amount of \$12. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- l) settlement agreement – Mr. Brant provided an overview of a proposed property assessment settlement agreement as to Maloney v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket #11-31369, with payment to the Plaintiff in the amount of \$156.

Supervisor Bustard made a motion approve a settlement agreement as to Maloney v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket #11-31369, with payment to the Plaintiff in the amount of \$156. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- m) 2017 Minimum Municipal Obligation – Mr. Ryan noted the calculated Minimum Municipal Obligation payment to be made to the Township pension plan in 2017 is \$49,494.

Supervisor Bustard made a motion approve a Minimum Municipal Obligation payment to be made to the Township pension plan in 2017 in the amount of \$49,494. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- n) Personnel Manual – Mr. Ryan provided an overview of an update to the Worcester Township Personnel Manual. Mr. Ryan noted the proposed Personnel Manual had been reviewed by the Township Solicitor.

Supervisor Bustard made a motion approve the Worcester Township Personnel Manual. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

OTHER BUSINESS

- Supervisor Quigley noted Worcester resident Ron Evans was recognized by the Methacton School District at the Methacton High School athletic field lighting event.

ADJOURNMENT

There being no further business brought before the Board, Chair Caughlan adjourned the regularly scheduled meeting at 8:45 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager



Fox Rothschild LLP
ATTORNEYS AT LAW

M E M O R A N D U M

TO: Robert Brant, Esquire
FROM: Marc B. Davis
DATE: September 23, 2016
RE: **The Church of the Nazarene Refinancing – Approval of Tax Exempt Bond Issue**

Dear Bob,

Pursuant to our conversation, I am requesting that the Worcester Township Supervisors approve the issuance of Industrial Development Bonds to the Church of the Nazarene to re-finance outstanding loans and to finance certain improvements. The Authority issuing the bonds is the Hatfield Township Industrial Development Authority, a Municipal Authority which I represent as their Solicitor.

These bonds are considered Private Activity Bonds. The Internal Revenue Code provides that governmental units may issue private activity bonds where a public purpose is being served by the private entity project being financed and where the private entity is, inter alia, a tax exempt entity under §501(c)(3) of the Internal Revenue Code. For purposes of this memo you can presume that the Church of the Nazarene is a non-profit entity.

Where the project being financed lies outside of the jurisdictional limits of the governmental unit issuing the bonds, (in this case Worcester Township is outside of Hatfield Township), the governmental unit where the project is located must act to grant approval of the financing. Here is the language of the section of the Internal Revenue Code which imposes this requirement:

§141(f) Public approval required for private activity bonds

(1) In general

A private activity bond shall not be a qualified bond unless such bond satisfies the requirements of paragraph (2).

(2) Public approval requirement

(A) In general

A bond shall satisfy the requirements of this paragraph if such bond is issued as a part of an issue which has been approved by—

- (i) the governmental unit—
 - (I) which issued such bond, or
 - (II) on behalf of which such bond was issued, and
- (ii) each governmental unit having jurisdiction over the area in which any facility, with respect to which financing is to be provided from the net proceeds of such issue, is located (except that if more than 1 governmental unit within a State has jurisdiction over the entire area within such State in which such facility is located, only 1 such unit need approve such issue).

(B) Approval by a governmental unit.

For purposes of subparagraph (A), an issue shall be treated as having been approved by any governmental unit if such issue is approved—

- (i) by the applicable elected representative of such governmental unit after a public hearing following reasonable public notice,
- or
- (ii) by voter referendum of such governmental unit.

Note that two governmental units are involved in granting approval to the financing: Hatfield Township Industrial Development Authority and the Worcester Township. The Code requires that approvals can only be given after a hearing before each governmental unit following reasonable public notice.

In accordance with the attached Notice, the Board should provide an opportunity for the public to be heard and after any input from same determine that the exempt financing serves a legitimate public purpose. An answer to that question has been provided in an IRS private letter ruling, as follows:

“The public notice and approval requirements in TEFRA were enacted to help eliminate inappropriate uses of tax-exempt financing and to help restore the benefit of tax-exempt financing for traditional governmental purposes. While admitting that state and local governments were best suited to determine the appropriate uses of industrial development bonds, the committee believed that industrial development bonds would serve legitimate purposes only if (a) the affected public has an opportunity to comment on the use of tax-exempt financing for particular facilities, and (b) after that input, the elected representatives of the governmental unit determine that there will be substantial public benefit from issuing the bonds.”

With your permission, I would like to place the attached Notice in the Norristown Times Herald for your October 19, 2016 meeting (please insert the time of the meeting).

If you should have any questions whatsoever, please do not hesitate to contact me. I appreciate your continued courtesies in this matter.

cc: Tommy Ryan, Township Manager

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2016-33

**A RESOLUTION TO APPROVE THE ISSUANCE BY THE
HATFIELD TOWNSHIP INDUSTRIAL DEVELOPMENT AUTHORITY
OF ITS ISSUANCE OF A TAX-EXEMPT BOND FOR A FACILITY
LOCATED IN THE TOWNSHIP; AND AUTHORIZING THE TAKING
OF ALL SUCH ACTS NOT INCONSISTENT WITH THIS RESOLUTION**

WHEREAS, the Hatfield Township Industrial Development Authority (“Authority”) has approved the application (“Application”) of the Church of the Nazarene of Fairview Village (“Applicant”) for aid in financing a project, as described below; and,

WHEREAS, the project consists of financing of all or a portion of a project (“Project”) comprising the (i) refunding of certain outstanding debt, the proceeds of which were used to improve the Applicant’s property and finance certain capital expenditures related thereto, (ii) to refinance certain bond issuance costs, and (iii) construction of certain improvements to the church facility; and,

WHEREAS, the Authority and the Applicant have requested Worcester Township to approve the issuance by the Authority of the Authority’s bond in the amount not to exceed \$3,200,000.00, pursuant to Sections 103 and 147(f) of the Internal Revenue Code of 1986, as amended (“Code”), to provide funds, together with other available funds, which will be used to finance the costs of the Project; and,

WHEREAS, pursuant to public notice, the Authority has conducted a hearing on said Application at which hearing all interested persons were invited to attend and comment.

NOW, THEREFORE, the Board of Supervisors of Worcester Township hereby resolves, as follows:

1. The issuance by the Authority of its bond in the amount not to exceed \$3,200,000 to assist Applicant in the financing of the Project, is hereby approved.
2. The Board of Supervisors of Worcester Township is authorized and directed to deliver this Resolution on behalf of Worcester Township and to do all other acts as may be necessary to carry this Resolution into effect, provided, however that Worcester Township shall incur no liability hereunder.
3. The Chairman of the Board of Supervisors is hereby appointed and directed as the applicable representative of the Board of Supervisors of Worcester Township for the purposes of signing a certification of applicable representative pursuant to the Act and the Code. The said applicable representative is authorized to execute all such approvals, applications, and/or other documents necessary or convenient to facilitate the project contemplated herein.

4. Nothing contained herein shall cause Worcester Township to incur any liability, general or otherwise, by reason of the Project or the obligation of the Authority to finance the same, nor shall the same be deemed to pledge the credit or general taxing power of Worcester Township.
5. This approval is for the exclusive purposes of designating the applicable representative of Worcester Township and providing the approval of the development of the project by the governing body of the location of the project as required by the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA), and the Act. It does not constitute any zoning, land use, land development or other approval.
6. All prior resolutions or parts thereof inconsistent herewith, are hereby repealed.

RESOLVED THIS 19TH DAY OF OCTOBER, 2016.

FOR WORCESTER TOWNSHIP

By:

Susan G. Caughlan, Chair
Board of Supervisors

Attest:

Tommy Ryan, Secretary

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**
JOSH SHAPIRO, CHAIR
VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR
JOSEPH C. GALE



**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 11, 2016

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

Re: MCPC #16-0186-001
Plan Name: Amend Ordinance 2016-262 Ch. 150 Article IV "As To Permitted Uses"
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested on September 16, 2016. This letter is submitted as a report of our review and recommendations.

BACKGROUND

The township is proposing to change the language in the above-referenced ordinance so that the "may" where it appears in two separate instances will be replaced with the word "shall." This change is intended to clarify that tracts of less than eight acres have one set of requirements and tracts of eight acres or more have another set of requirements. The current use of the word "may" makes the ordinance unnecessarily ambiguous.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal. We have suggested such a change to the township in the past and we are happy that this section of the ordinance will be made clearer.

CONCLUSION

We wish to reiterate that MCPC generally supports the township's proposal and we do so without additional comment.

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.

Mr. Tommy Ryan

- 2 -

October 11, 2016

Should the governing body adopt the proposed zoning ordinance amendment, Section 602 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Rudd". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

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

c: Gordon Todd, Chairman, Township Planning Commission

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE 2016-262

**AN ORDINANCE AMENDING TOWNSHIP CODE
CHAPTER 150, ARTICLE IV, AS TO PERMITTED USES.**

NOW, THEREFORE, the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania hereby ordains and enacts as follows:

SECTION I – Township Code Chapter 150, Section 150-11.B(1) is hereby repealed in its entirety, and replaced as follows:

- (1) On tracts of less than eight acres, single-family detached dwellings shall be developed in accordance with the requirements of §§ 150-12 through 150-17 of this article.

SECTION II – Township Code Chapter 150, Section 150-11.B(2) is hereby repealed in its entirety, and replaced as follows:

- (2) On tracts of eight acres or more, single-family detached dwellings shall be developed in accordance with the requirements of Article XVIA, Conservation Subdivisions, and §§ 150-16 and 150-17 of this article. In the case of any conflicts between the provisions of §§ 150-16, 150-17 and Article XVIA, Article XVIA shall control.

SECTION III

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. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.
4. This Ordinance shall become effective immediately upon enactment.

ENACTED AND ORDAINED by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this 19th day of October, 2016.

FOR WORCESTER TOWNSHIP

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

Attest: _____
Tommy Ryan, Secretary

Appendix II – Authorized Official Resolution

Be it RESOLVED, that the Worcester Township (Name of Applicant) of Montgomery Co. (Name of County) hereby request an PA Small Water and Sewer Program grant of \$ 73,203.00 from the Commonwealth Financing Authority to be used for Adair Area Sewer System and Pumping Station.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Tommy Ryan (Name and Title) and Township Manager (Name and Title) as the official(s) to execute all documents and agreements between the Worcester Twp. (Name of Applicant) and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Tommy Ryan, duly qualified Secretary of the Worcester Twp. (Name of Applicant), _____ (Name of County) Montgomery County PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors (Governing Body) at a regular meeting held 10/19/16 (Date) and said Resolution has been recorded in the Minutes of the Worcester Township (Applicant) and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Worcester Twp (Applicant), this 19 day of 10, 2016.

Worcester Township

Name of Applicant

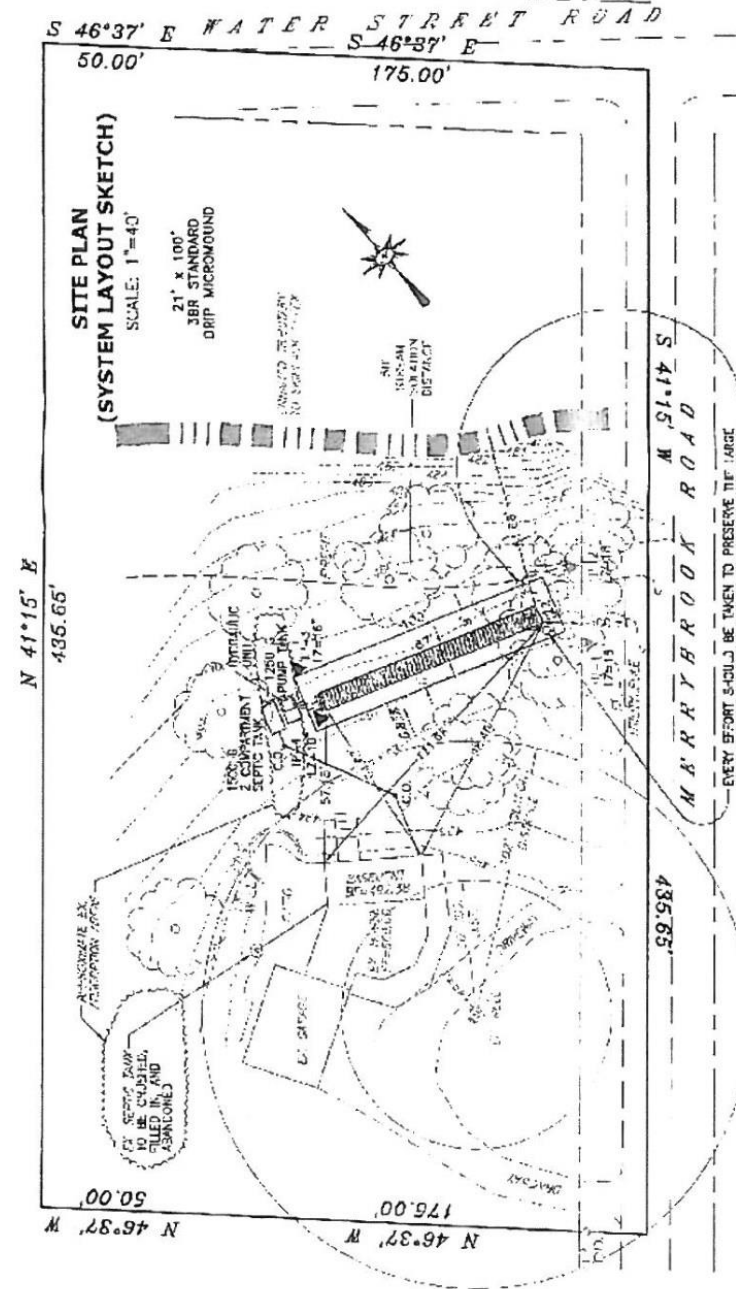
Montgomery

County

Secretary

Site Preparation & Installation Notes:

Install tubing on contour on 12" sanded as shown on sheet 5 of 10. Sanded depth shall follow site slope. The minimum sand must be maintained below all tubing. No activity on the mound sound when site is wet! The mound site(s) must be hand cleared. If trees must be removed from site, remove by hand: cut trees flush with ground surface, not on top and remove stumps, dig trees out without allowing machinery on the site. Remove ALL vegetation from site and rake all debris from site prior to scarifying site or laying sand. See Installation procedure in Notes & Specification package. After construction of the mound, 24" x 24" top stones and 24" x 24" x 4" aggregate is required. Site protection is critical! No cutting or filling within 20 feet of the area. Consult with Designed Soil Scientist or PE if there is any question during installation.



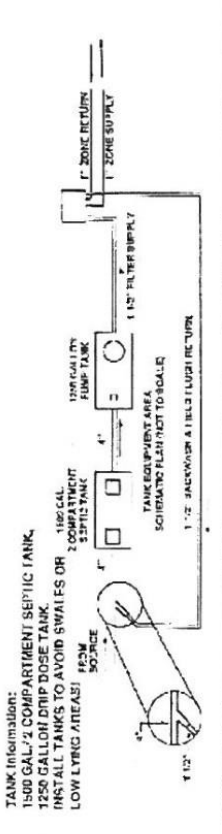
AMERICAN MANUFACTURING CO.
PERC-RITE DRIP MICRO-MOUND

PROJECT NAME: PERC-RITE DRIP MICRO-MOUND
PROJECT ADDRESS: 1335 MERRYBROOK ROAD, COLLEGETOWN, PA 19328
PROJECT PHONE: 610-630-4644
PROJECT DATE: 05/08/2016
CHECKED BY: MTS
APPROVED BY: DATE:
TITLE: SITE LAYOUT PLAN

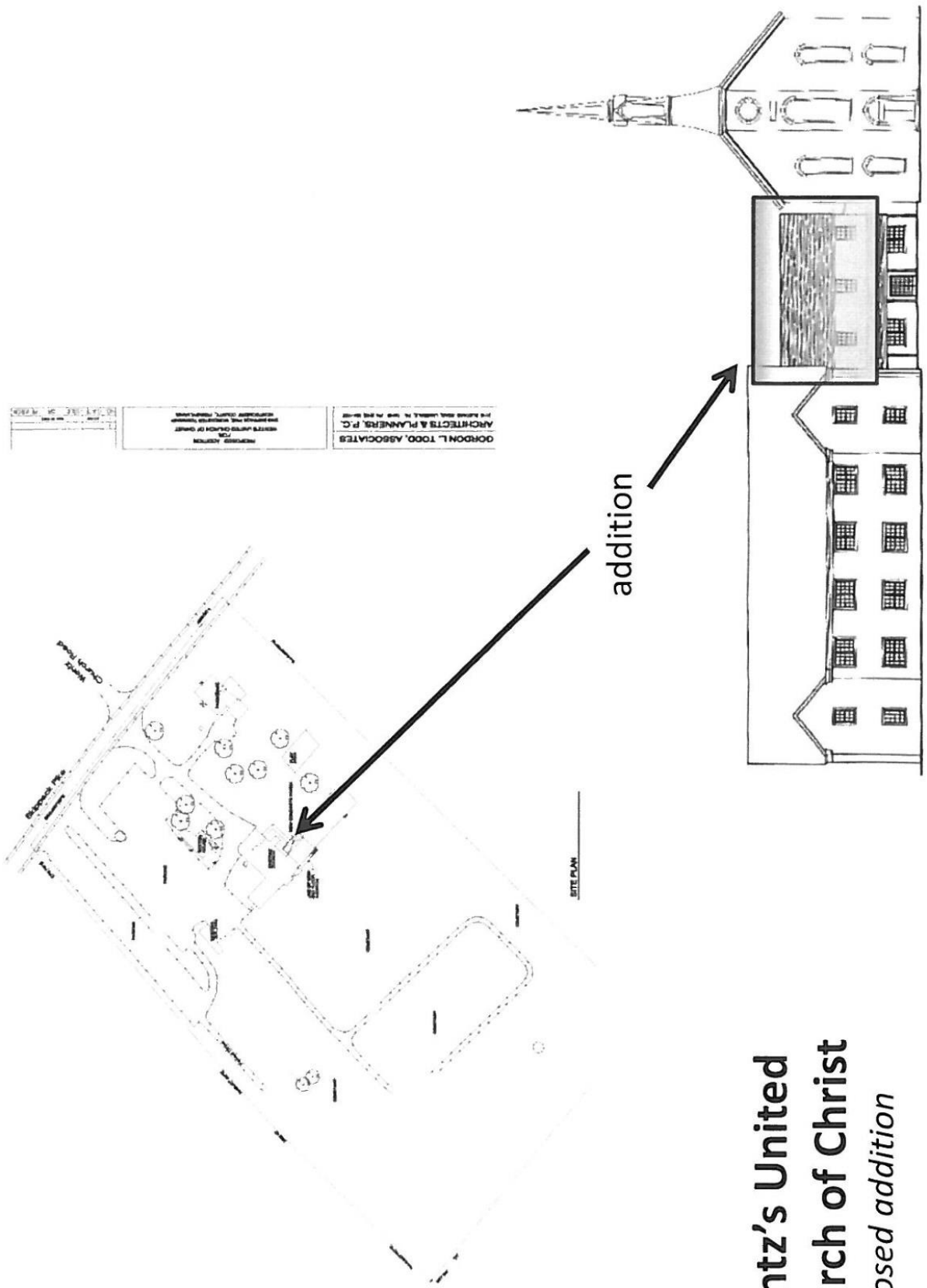
ALL COUNTY and ASSOCIATES, Inc.
SURVEYING, ENGINEERING, ENVIRONMENTAL PERMITTING

P.O. BOX 472
1841 TOTTISTOWN PLACE
ST. PETERS, PA 18470
PHONE: 610-489-3810
FAX: 610-489-6385
1-800-920-3105
E-MAIL: INFO@ALL-COUNTY-ASSOC.COM

File: C:\Merybrook\Drawings\Site\Site.dwg

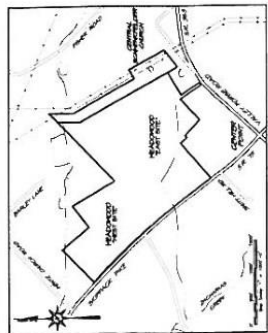


agenda item h



Wentz's United Church of Christ

proposed addition



LOCATION MAP

GENERAL PLAN NOTES

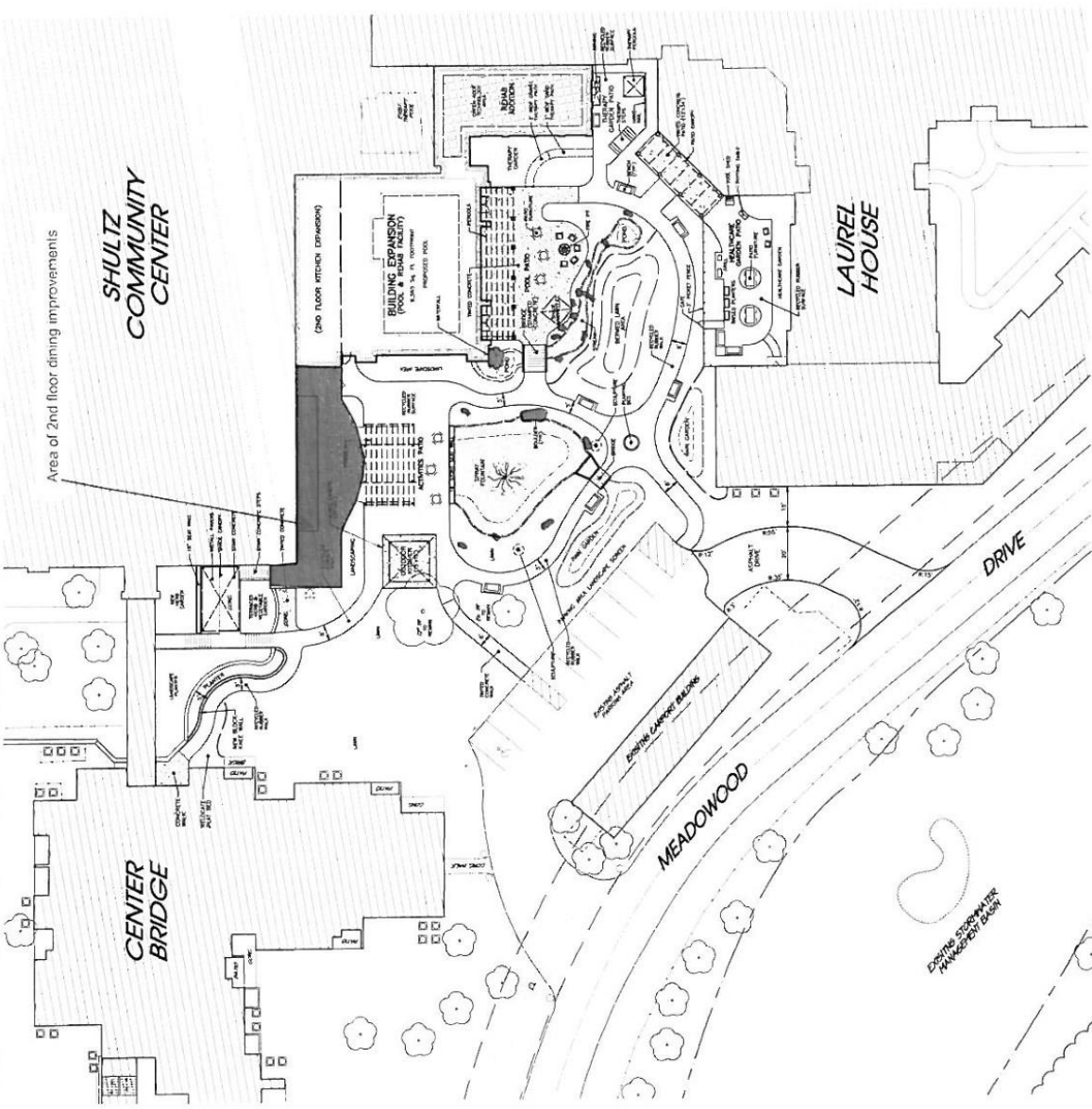
1. The project site is situated at the intersection of ...
2. The proposed ...
3. The ...
4. The ...
5. The ...
6. The ...
7. The ...
8. The ...
9. The ...
10. The ...
11. The ...
12. The ...
13. The ...
14. The ...
15. The ...
16. The ...
17. The ...
18. The ...
19. The ...
20. The ...

PLAN LEGEND

- Proposed Building Footprint
- Proposed Parking
- Proposed Driveway
- Proposed Stormwater Management Facility
- Proposed Retention Pond
- Proposed Retention Basin
- Proposed Retention Pond
- Proposed Retention Basin
- Proposed Retention Pond
- Proposed Retention Basin

DEVELOPMENT AREA IMPERVIOUS

PROPOSED BUILDING FOOTPRINT	6,345 SQ. FT.
PROPOSED PARKING	3,471 SQ. FT.
PROPOSED DRIVEWAY	1,230 SQ. FT.
PROPOSED STORMWATER MANAGEMENT FACILITY	18,549 SQ. FT.
PROPOSED RETENTION POND	11,719 SQ. FT.
PROPOSED RETENTION BASIN	11,719 SQ. FT.



WOODROW & ASSOCIATES, INC.
 ARCHITECTS
 1000 West 10th Street, Suite 100
 Anchorage, Alaska 99501
 Phone: (907) 562-1111
 Fax: (907) 562-1112
 Email: info@woodrow.com

THE WOODWARD GROUP
 2000 West 10th Street, Suite 100
 Anchorage, Alaska 99501
 Phone: (907) 562-1111
 Fax: (907) 562-1112
 Email: info@woodward.com

MEADOWOOD PROJECT AREA LAYOUT PLAN

Scale: 1" = 20'-0"

North Arrow

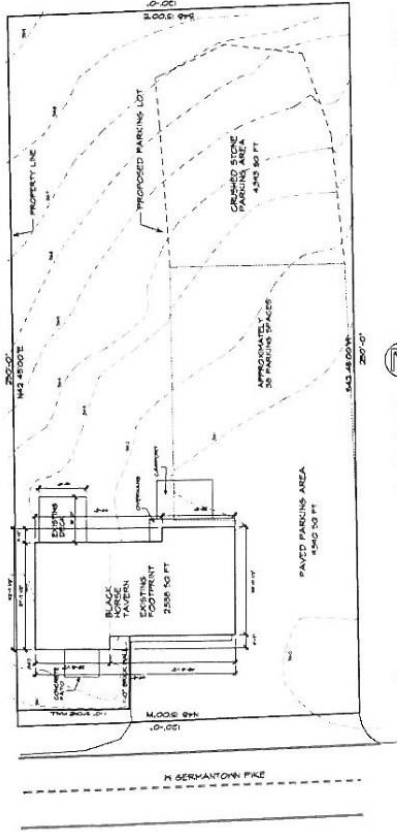
DATE: 06/20/15
 DRAWN BY: J. BROWN
 CHECKED BY: M. SMITH
 PROJECT NO: 15-00000000

Sheet No. 3 of 13

REVISIONS

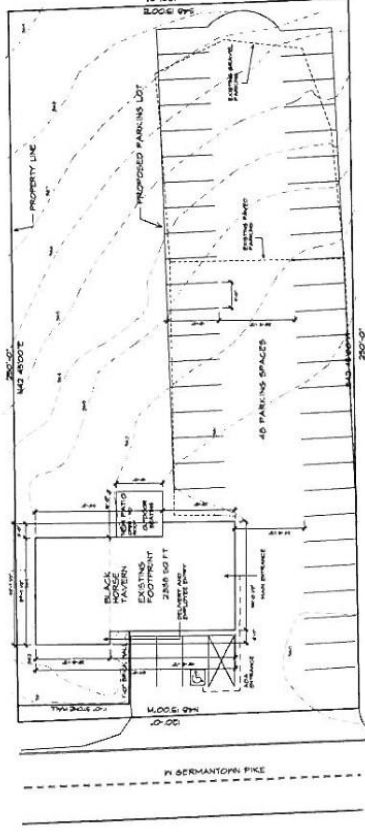
NO.	DATE	DESCRIPTION
1	06/20/15	ISSUED FOR PERMIT
2	06/20/15	ISSUED FOR PERMIT
3	06/20/15	ISSUED FOR PERMIT
4	06/20/15	ISSUED FOR PERMIT
5	06/20/15	ISSUED FOR PERMIT
6	06/20/15	ISSUED FOR PERMIT
7	06/20/15	ISSUED FOR PERMIT
8	06/20/15	ISSUED FOR PERMIT
9	06/20/15	ISSUED FOR PERMIT
10	06/20/15	ISSUED FOR PERMIT

agenda item j



ALL SITE INFORMATION TAKEN FROM SITE SURVEY PREPARED BY ROBERT PETRALIA LAND SURVEYOR - JULY 15 2016

BLACK HORSE TAVERN PROPOSED SITE
TOTAL LOT: 28,609 SQ FT
SCALE: 1" = 20'

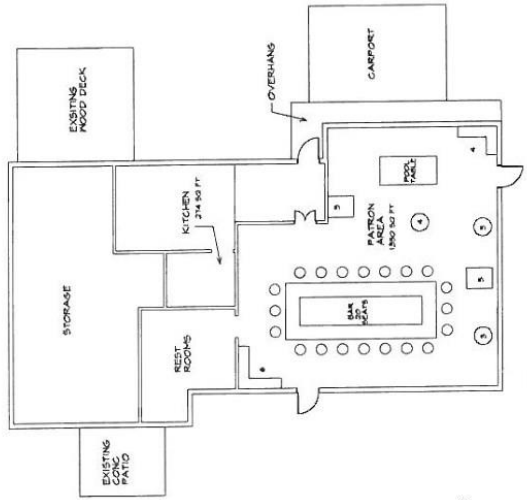


ZONING REQUIREMENTS AGR

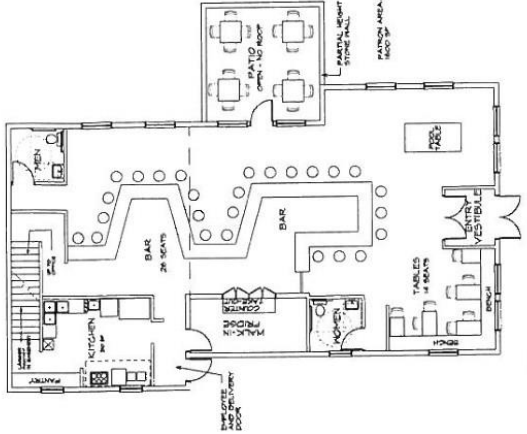
MINIMUM LOT SIZE:	20,000 SQ FT, 250' MIN W	ACTUAL	28,609 SQ FT, 250' MIN W
EXISTING SETBACKS:	FRONT - 10'	FRONT - 10'	FRONT - 10'
REAR - 10'	REAR - 10'	REAR - 10'	REAR - 10'
BUILDING COVERAGE:	APPROX 30%	APPROX 30%	APPROX 30%
IMPERVIOUS COVERAGE:	20% MAX	20% MAX	20% MAX
BUILDING HEIGHT:	35' MAX	35' MAX	35' MAX
PARKING:	40 SPACES	40 SPACES	40 SPACES
PARKING AREA:	4,540 SQ FT	4,540 SQ FT	4,540 SQ FT
PARKING SPACES:	40 SPACES	40 SPACES	40 SPACES

NOTE: PROPOSED BUILDING IS BASED ON EXISTING BUILDING FOOTPRINT. ONLY PARKING AREA IS TO BE ENLARGED.

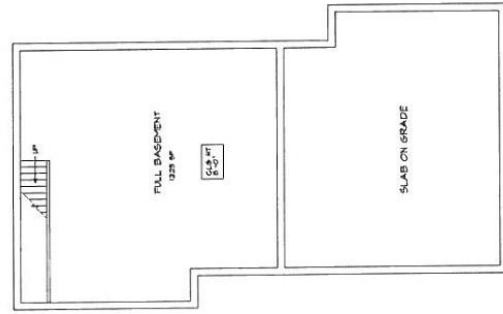
EXISTING CONDITIONS	PROPOSED
BUILDING USE	A-2
BUILDING COVERAGE	APPROX 30%
PARKING SPACES	40
NUMBER OF SEATS	50
IMPERVIOUS AREA	2,808 SQ FT
EXISTING AREA	2,808 SQ FT
SECOND FLOOR	442.50 SQ FT
BASEMENT	1,233.50 SQ FT



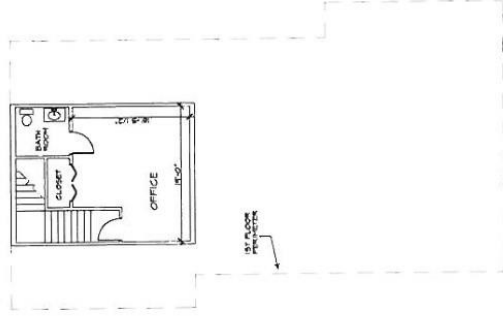
EXISTING PLAN
SCALE: 1/8" = 1'-0"



PROPOSED PLAN
SCALE: 1/8" = 1'-0"



PROPOSED BASEMENT PLAN
SCALE: 1/8" = 1'-0"



PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BLACK HORSE TAVERN
3223 N GERMANTOWN PIKE
EAGLEVILLE, PA 19403

JEFFREY L. GROGAN ARCHITECTS
406 Fayette Street, Conowingo, PA 12428
410-825-7780 fax 410-825-8920

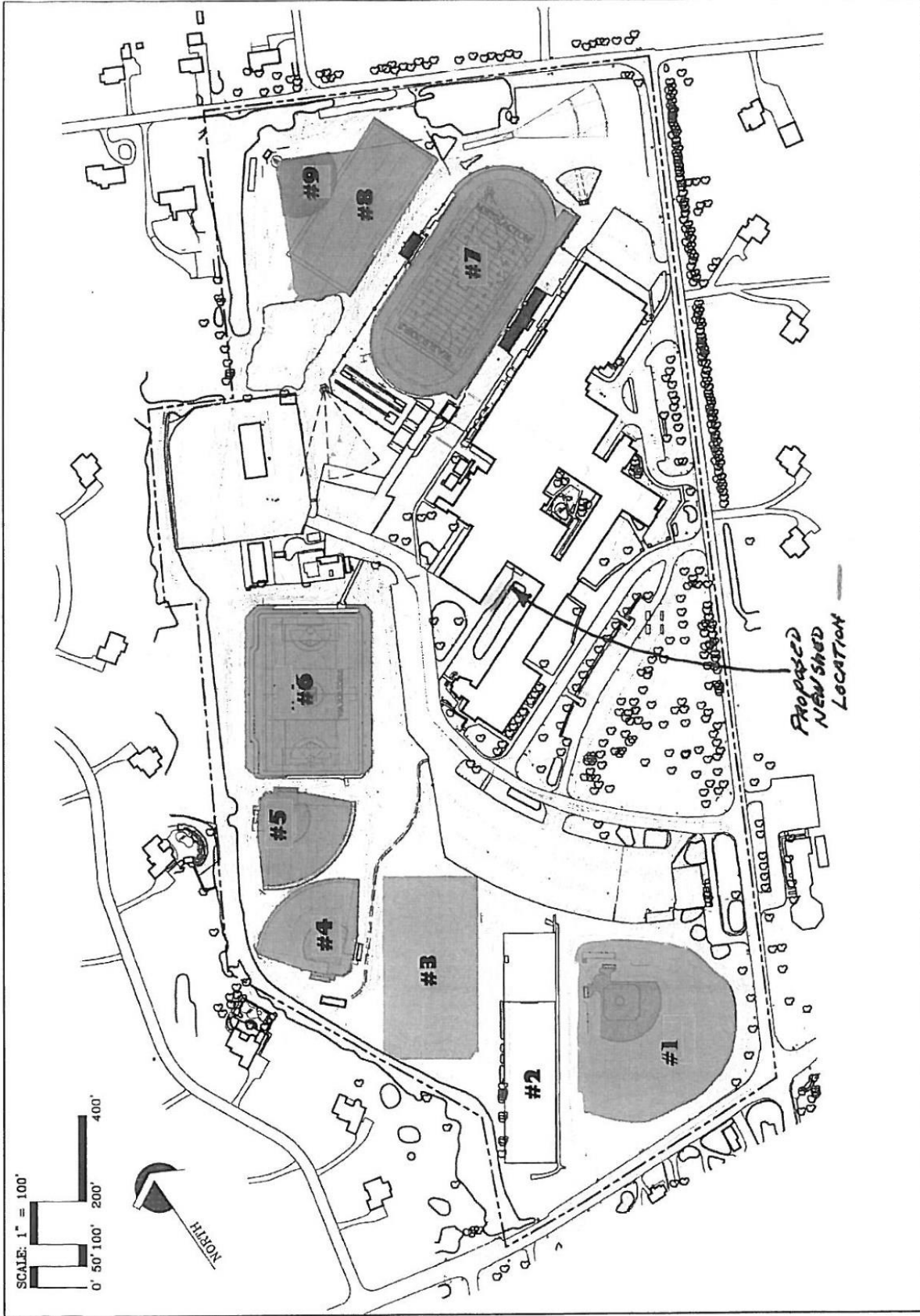
DATE: AUGUST 2016
SHEET: 5K-2
JOB NO: 194
CHECKED: JLS
DRAWN: JMS

PRINTED FOR TOWNSHIP REVIEW --- OCT 4 2016

NOTE: ALL WORK CONTAINED HEREIN IS THE SOLE PROPRIETARY PROPERTY OF JEFFREY L. GROGAN ARCHITECTS. UNAUTHORIZED REPRODUCTION AND/OR USE IN WHOLE OR IN PART IS A VIOLATION OF COPYRIGHT LAW AND DAMAGES WILL BE DEMAND TO THE FULLEST EXTENT PERMITTED BY LAW.

REVISIONS BY:

METHACTON HIGH SCHOOL ATHLETIC FIELDS



- #1 Varsity Baseball
- #2 Tennis Courts
- #3 Freshman/JV Multi-Purpose Field
- #4 Softball Field
- #5 Softball Field
- #6 Auxiliary Field
- #7 Stadium
- #8 Practice Field
- #9 JV Baseball

**IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA**

CHRISTINA MARIE INC. : Docket No. 2014-30980
vs. : Assessment Appeal
: :
MONTGOMERY COUNTY BOARD : Property location: 3415 Germantown Pike
OF ASSESSMENT APPEALS, *et al* : Tax Parcel No.: 67-00-01387-00-4

ORDER

AND, NOW, this _____ day of _____, 2015, it is hereby ORDERED and DECREED that the terms and conditions of the attached Settlement Stipulation are accepted as terms and conditions of a binding Court Order.

IT IS FURTHER ORDERED and DECREED that the Montgomery County Board of Assessment Appeals shall make the appropriate change in assessment as agreed to in the attached Settlement Stipulation and that the Prothonotary shall mark the above-captioned action "settled, discontinued and ended."

BY THE COURT:

J.

Copies of the above Order mailed on _____ to:
Frank R. Bartle, Esquire
Robert J. Iannozzi, Esquire
Joan R. Price, Esquire
Nicole R. Forzato, Esquire
James J. Garrity Esquire
John K. Fiorillo, Esquire
Court Administration - Civil

Judicial Secretary

FRANK R. BARTLE, ESQUIRE
ATTORNEY ID.: 25509
ROBERT J. IANNOZZI JR., ESQUIRE
ATTORNEY ID.: 89957
DISCHELL, BARTLE & DOOLEY, PC
P.O. BOX 107
1800 PENNBROOK PARKWAY
LANSDALE, PA 19446
215-362-2474

Attorneys for Intervenor
METHACTON SCHOOL DISTRICT

**IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA**

CHRISTINA MARIE INC. : Docket No. 2014-30980
vs. : Assessment Appeal
: :
MONTGOMERY COUNTY BOARD : Property location: 3415 Germantown Pike
OF ASSESSMENT APPEALS, *et al* : Tax Parcel No.: 67-00-01387-00-4

SETTLEMENT STIPULATION

Parties

1. Appellant is the Property Owner, Christina Marie, Inc.
2. Appellee is the Montgomery County Board of Assessment Appeals.
3. Intervenor is the Methacton School District. Montgomery County and Worcester Township, although taxing authorities, did not intervene.

Property

4. The property, which consists of approximately 3.02 acres, is located at 3415 Germantown Pike, within Worcester Township, and is further identified as Tax Parcel No. 67-00-01387-00-4.

5. The property is improved with a 1,738 square-foot 2-story old colonial style dwelling which was built in 1830.
6. The property was sold on August 23, 2013 for \$280,000.
7. The Property's current assessment is \$230,000.

Appeal

8. In 2014, the Property Owner filed an assessment appeal with the Board of Assessment Appeals challenging the property's \$265,750 assessment for the 2015 tax year (effective January 1, 2015).
9. On October 23, 2014, after conducting a hearing on the appeal, the Board issued a "reduction" determination, reducing the property's assessment to \$230,000.
10. On November 20, 2014, the Property Owner appealed to this Court from the Board's "no change" determination.

Settlement Terms

11. Based upon the risks and costs of litigation, the parties have decided it is in their best interests to settle this matter based upon the terms and conditions set forth in this Stipulation.
12. Accordingly, the parties, intending to be legally bound, and to bind their respective clients, agree to the following settlement terms:

2015 Assessment: Effective January 1, 2015 for County and Township tax years and July 1, 2015 for the School District tax year, the assessment on the property shall be decreased from its assessment of \$230,000 to \$215,625. Applying the County's 2015 common level ratio of .575 this assessment results in an indicated market value of \$375,000.

2016 Assessment: Effective January 1, 2016 for County and Township tax years and July 1, 2016 for the School District tax year, the assessment on the property shall be increased from its assessment of \$230,000 to \$210,750. Applying the County's 2016 common level ratio of .562 this assessment results in an indicated market value of \$375,000.

13. The Property's assessment shall remain at \$210,750 for each subsequent tax year after 2016, and tax bills will be issued according to this assessment, until a change as otherwise permitted by Pennsylvania law has been made.

14. Based upon the assessments established in this Stipulation, the taxing authorities owe Property Owner the following overpayment amounts:

METHACTON SCHOOL DISTRICT

Fiscal Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refunds¹
2015	\$230,000	\$215,625	\$14,375	.02790	\$ 401

MONTGOMERY COUNTY

Fiscal Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refunds¹
2015	\$230,000	\$215,625	\$14,375	.003152	\$ 45

WORCESTER TOWNSHIP

Fiscal Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refunds¹
2015	\$230,000	\$215,625	\$14,375	.0005	\$ 7

15. These calculations are subject to verification by the tax collector and/or treasurers of each taxing authority and their determinations are final.
16. The taxing authorities agree that all overpayments set forth in paragraph 14, as verified by the tax collector and/or business manager of each taxing authority in accord with paragraph 15, shall be paid directly to Property Owner within 30-days of the Court's approval of this Settlement Stipulation. The taxing authorities shall forward such payments to the Property Owner at the following address:

Christina Marie Inc.
P.O. Box 428
Villanova, PA 19085

17. This Stipulation contains the statement of each and every term and provision agreed to by all parties. No other promises, representations or

¹ The amount of the refund owed to Property Owner will be adjusted depending upon whether the taxes were paid within the discount, face, or penalty period for the tax year(s) at issue.

other inducements, oral or written, have been made to any of the other parties in exchange for this Stipulation.

18. The attorneys entering into this Stipulation represent that they and their clients have full authority to enter into this Stipulation and they have been authorized by their clients to enter into this Stipulation.
19. This Stipulation may be executed in one or more counterparts and by facsimile or electronic mail, each of which shall be deemed an original and all of which when taken together shall constitute a single agreement.
20. Each party shall bear its own costs as incurred.
21. This Stipulation shall be binding upon, and inures to the benefit of the undersigned, their clients, successors, grantees, heirs and assigns.
22. This appeal shall be marked as "Settled, Discontinued and Ended" upon Court-approval of this Stipulation.

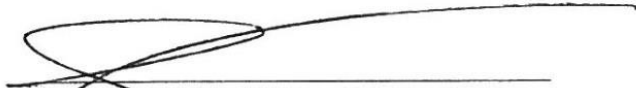
[Signatures on the Next Page]



John K. Fiorillo, Esquire, ESQUIRE
Attorney for Appellant/Property Owner
Christina Marie, Inc.

JOAN RIGHTER-PRICE, ESQUIRE

Attorney for Appellee
Montgomery County Board of Assessment Appeals



FRANK R. BARTLE, ESQUIRE
ROBERT J. IANNOZZI, ESQUIRE

Attorneys for Intervenor
Methacton School District

NICOLE R. FORZATO, ESQUIRE

Attorney for Montgomery County

James J. Garrity Esquire, ESQUIRE

Attorney for Worcester Township

**IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA**

MATTHEW TROTTER, *et al* : Docket No. 2011-26797
vs. : Assessment Appeal
MONTGOMERY COUNTY BOARD : Property: 3233 Water Street Road
OF ASSESSMENT APPEALS, *et al* : Tax Parcel No.: 67-00-03850-02-5

ORDER

AND, NOW, this 23 day of Sept, 2016, it is hereby ORDERED and DECREED that the terms and conditions of the attached Settlement Stipulation are accepted as terms and conditions of a binding Court Order.

IT IS FURTHER ORDERED and DECREED that the Montgomery County Board of Assessment Appeals shall make the appropriate change in assessment as agreed to in the attached Settlement Stipulation and that the Prothonotary shall mark the above-captioned action "settled, discontinued and ended."

BY THE COURT:


J.

Copies of the above Order mailed on 9/23/16 to:
Frank R. Bartle, Esquire
Robert J. Iannozzi, Esquire
Joan R. Price, Esquire
Nicole R. Forzato, Esquire
John B. Rice, Esquire
Gregory P. DiPippo, Esquire
Court Administration - Civil

Judicial Secretary

RECEIVED SEP 26 2016

FRANK R. BARTLE, ESQUIRE
ATTORNEY ID.: 25509
ROBERT J. IANNOZZI JR., ESQUIRE
ATTORNEY ID.: 89957
DISCHELL, BARTLE & DOOLEY, PC
P.O. BOX 107
1800 PENNBROOK PARKWAY
LANSDALE, PA 19446
215-362-2474

Attorneys for Intervenor
METHACTON SCHOOL DISTRICT

**IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA**

MATTHEW TROTTER, et al	:	Docket No. 2011-26797
	:	Assessment Appeal
vs.	:	Property location: 3233 Water Street
	:	Road
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS, et al	:	Tax Parcel No.: 67-00-03850-02-5

SETTLEMENT STIPULATION

Parties

1. Appellants are the Property Owners, Matthew and Donna Trotter.
2. Appellee is the Montgomery County Board of Assessment Appeals.
3. Intervenor are the Methacton School District and Montgomery County. Worcester Township, although a taxing authority, did not intervene.

Property

4. The Property, which consists of approximately 8.53 acres, is located at 3233 Water Street Road, within Worcester Township, and is further identified as Tax Parcel No. 67-00-03850-02-5.

5. The Property is improved with a 4,200 square-foot single-family "ranch style" dwelling that was built in 2002.
6. The Property's current assessment is \$617,100.

Appeal

7. In 2011, the Property Owner filed an assessment appeal with the Board of Assessment Appeals challenging the Property's \$617,100 assessment for the 2012 tax year (effective January 1, 2012).
8. On August 24, 2011, after conducting a hearing on the appeal, the Board issued a "no change" determination, keeping the Property's assessment at \$617,100.
9. On September 23, 2011, the Property Owner appealed to this Court from the Board's "no change" determination.

Settlement Terms

10. Based upon the risks and hazards of litigation, the parties have decided it is in their best interests to settle this matter based upon the terms and conditions set forth in this Stipulation.
11. Accordingly, the parties, intending to be legally bound, and to bind their respective clients, agree to the following settlement terms:

2012 Assessment: The assessment on the Property shall remain at \$617,100. Applying the County's 2012 common level ratio of .58 this assessment results in an indicated market value of \$1,063,966.

2013 Assessment The assessment on the Property shall remain at \$617,100. Applying the County's 2013 common level ratio of .62 this assessment results in an indicated market value of \$995,323.

2014 Assessment: The assessment on the Property shall remain at \$617,100. Applying the County's 2014 common level ratio of .634 this assessment results in an indicated market value of \$973,344.

2015 Assessment: Effective January 1, 2015 for County and Township tax years and July 1, 2015 for the School District tax year, the assessment on the property shall be decreased from its assessment of \$617,100 to \$399,630. Applying the County's 2015 common level ratio of .575 this assessment results in an indicated market value of \$695,009.

2016 Assessment: Effective January 1, 2016 for County and Township tax years and July 1, 2016 for the School District tax year, the

assessment on the property shall be decreased from its assessment of \$617,100 to \$399,630. Applying the County's 2016 common level ratio of .562 this assessment results in an indicated market value of \$711,085.

12. The Property's assessment shall remain at \$399,630 for each subsequent tax year after 2016, and tax bills will be issued according to this assessment, until a change as otherwise permitted by Pennsylvania law has been made.
13. Based upon the assessments established in this Stipulation, the taxing authorities owe Property Owner the following overpayment amounts:

METHACTON SCHOOL DISTRICT

Fiscal Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refunds ¹
2015	\$617,100	\$399,630	\$217,470	.02790	\$6,067
2016	<i>Bills have not yet been issued for the 2016-17 tax year.</i>				

617,100 399,630 217,470 .02874 6250.09

MONTGOMERY COUNTY

Fiscal Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refunds ¹
2015	\$617,100	\$399,630	\$217,470	.003152	\$ 685
2016	\$617,100	\$399,630	\$217,470	.003152	\$ 685
			217,470	Total	\$1,370

3.459

752.-

WORCESTER TOWNSHIP

Fiscal Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refunds ¹
2015	\$617,100	\$399,630	\$217,470	.0005	\$ 109
2016	\$617,100	\$399,630	\$217,470	.0005	\$ 685
			217,470	Total	\$ 794

10.87

10.87

¹ The amount of the refund owed to Property Owner will be adjusted depending upon whether the taxes were paid within the discount, face, or penalty period for the tax year(s) at issue.

14. These calculations are subject to verification by the tax collector and/or treasurers of each taxing authority and their determinations are final.
15. The taxing authorities agree that all overpayments set forth in paragraph 13, as verified by the tax collector and/or business manager of each taxing authority in accord with paragraph 14, shall be paid directly to Property Owner within 60 days of the Court's approval of this Settlement Stipulation. The taxing authorities shall forward such payments to the Property Owner at the following address:

Matthew and Donna Trotter
P.O. Box 11
Worcester, PA 19490
16. This Stipulation contains the statement of each and every term and provision agreed to by all parties. No other promises, representations or other inducements, oral or written, have been made to any of the other parties in exchange for this Stipulation.
17. The attorneys entering into this Stipulation represent that they and their clients have full authority to enter into this Stipulation and they have been authorized by their clients to enter into this Stipulation.
18. This Stipulation may be executed in one or more counterparts and by facsimile or electronic mail, each of which shall be deemed an original and all of which when taken together shall constitute a single agreement.
19. Each party shall bear its own costs as incurred.
20. This Stipulation shall be binding upon, and inures to the benefit of the undersigned, their clients, successors, grantees, heirs and assigns.
21. This appeal shall be marked as "Settled, Discontinued and Ended" upon Court-approval of this Stipulation.

[Signatures on the Next Page]

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE - WORCESTER, PA
WEDNESDAY, NOVEMBER 16, 2016 - 6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE

INFORMATIONAL ITEMS

PUBLIC COMMENT

- A five-minute limit per person.

PRESENTATIONS

- a) Center Point Village Zoning Ordinance
 - Brandon Rudd, Montgomery County Planning Commission, will provide a presentation on the proposed Center Point Village Zoning Ordinance.

OTHER BUSINESS

ADJOURNMENT

UPCOMING MEETINGS

Planning Commission	Thursday, December 8	7:30 PM
Board of Supervisors, Work Session	Wednesday, December 21	6:00 PM
Board of Supervisors, Monthly Meeting	Wednesday, December 21	7:30 PM
Zoning Hearing Board	<i>next hearing date to be confirmed</i>	

All meetings are held at the Worcester Township Community Hall, 1031 Valley Forge Road.

November 2016

CPV-1 District Draft

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JOSH SHAPIRO, CHAIR

VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR

JOSEPH C. GALE



**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

DATE: November 2016

SUBJECT: Center Point Village Zoning District

TO: Worcester Township

FROM: Brandon Rudd, Senior Planner, Community Planning
John Cover, Section Chief, Community Planning

The following document is a draft for the Center Point Village Zoning District 1 to be considered for adoption by the Worcester Township Board of Supervisors. The new zoning district is proposed as a mapped district and would replace the existing zoning. The district is intended to facilitate the development of a walkable village setting at the historic crossroads of Skippack Pike and Valley Forge Road in the geographic center of Montgomery County. The proposed district would further the goals of the plan entitled *A Vision for Center Point Village*, adopted by Worcester Township in October of 2014. The district includes density and dimensional standards, as well as design standards and open space regulations to ensure that future development is both high quality and consistent with the existing rural and historic character of Worcester Township.

Center Point Village Zoning District 1 (CPV-1)**§150-249.1 Intent.**

The primary purpose of the Center Point Village (CPV-1) District is to permit a mix of various housing types, commercial businesses, and institutional buildings in a walkable village with a sense of community and place as outlined in the goals and concepts illustrated in the document entitled, *A Vision for Center Point Village*—adopted by Worcester Township to guide the development in the area around the historic crossroads of Skippack Pike and Valley Forge Road, which serves as the geographic heart of both Worcester Township and Montgomery County. To those ends, the Center Point Village District 1 is intended to:

- A. Create a mixed use, village character.
- B. Allow a range of small scale commercial and institutional uses within easy walking distance of adjoining residential homes.
- C. Accommodate a variety of housing types.
- D. Ensure that commercial uses have a character that is compatible with the existing historic character of Worcester Township, as well as future residential within the development.
- E. Promote pedestrian orientation of streets and buildings to ensure a walkable village setting.
- F. Develop businesses, streets, parks, open spaces, and homes that promote social interaction as well as privacy.
- G. Give priority to pedestrian movement along sidewalks and trails and access to commercial areas, open spaces, and streets; and discourage design that gives priority to vehicular convenience only.
- H. Create a street circulation system with sidewalks and trails that provides safe and convenient access but discourages fast or heavy traffic that is incompatible with a residential neighborhood.
- I. Use scale, building orientation, and landscaping to establish community identity.
- J. Use open and recreational spaces as community focal points.
- K. Encourage the residential density necessary to support retail uses in Center Point Village so that residents of the village will have the option of walking or biking to nearby amenities.
- L. Preserve rural areas of the township by concentrating development in and around the existing Center Point Village.

- M. Provide an appropriate receiving zone for the transfer of development rights (TDR).
- N. Fulfill the purposes and objectives outlined in Article VII-A "Traditional Neighborhood Development" of the Pennsylvania Municipalities Planning Code (Act No. 247 of 1968, as reenacted and amended).

Section 150-249.2 Site Layout

The overall site plan for any new development within the CPV-1 District shall generally adhere to the final land use bubble plan on page 22 of the document entitled *A Vision for Center Point Village*, adopted on October 15, 2014 (included here as Appendix 1). An alternative site layout may be used in the event that the applicant and the Board of Supervisors agree that such a layout would be preferable in order to implement the overall vision of the aforementioned document.

Section 150-249.3 Permitted Uses.

The following uses are permitted in the CPV-1 District according to tract size:

- A. Tracts of Less Than 3 Acres at the time of the adoption of this ordinance.
 - (1) Anywhere in the district, the following residential uses, alone or in combination:
 - (a) Single-family detached dwellings.
 - (b) Village single dwellings.
 - (c) Twin homes
 - (d) Townhouse
 - (e) Carriage homes
 - (f) The conversion of existing structures, constructed prior to 1940, into multi-family buildings.
 - (2) Park and open space uses, including neighborhood open space, passive open space, and active recreation uses.
 - (3) Municipal uses, including township administration buildings, fire stations, and other similar uses.
 - (4) On lots with frontage along Skippack Pike or Valley Forge Road, the following non-residential uses, individually or combined within a building, provided that such uses do not extend more than 300' from the ultimate right-of-way of Skippack Pike or Valley Forge Road:

- (a) Retail commercial uses, personal service businesses, restaurants, and financial establishments, provided no drive-through facilities are provided for any of these uses.
 - (b) Bed and breakfast establishments.
 - (c) Small-scale Offices in converted residential structures.
 - (d) Mixed use buildings with non-residential on the first floor of the building and residential dwelling unit(s) on upper floor(s). These buildings shall comply with all standards for non-residential buildings.
- (5) Transferred development rights in accordance with Article XXIX – Transferable Development Rights of the Worcester Township Zoning Code.
- B. Tracts of 3 or more acres at the time of the adoption of this ordinance and parcels combined to create tracts of 3 or more acres shall choose one of the following options.
- (1) Mixed Residential Development, which shall include a mix of residential uses listed above in Section 150-249.3.A(1), provided the development meets the residential mixing requirements in Section 150-249.6.A.
 - (2) On tracts with frontage on Skippack Pike or Valley Forge Road, Mixed Use Development, which shall include a mix of uses listed above in Section 150-249.3.A, provided the development meets the mixed use requirements in Section 150-249.6.B.
 - (a) When utilizing the Mixed Use Development option, non-residential uses shall not extend more than 300 feet from the ultimate right-of-way of Valley Forge Road or Skippack Pike. All other lots shall have a residential use listed above in Section 150-249.3.A(1) or open space use listed above in Section 150-249.3.A(2).
 - (3) Transferred development rights in accordance with Article XXIX – Transferable Development Rights of the Worcester Township Zoning Code.

Section 150-249.4 Density.

A. Residential Density.

- (1) The base density for residential portions of all developments shall be one (1) dwelling unit per acre if no bonuses are utilized. Residential portions of developments shall have a maximum overall density of four (4) dwelling units per acre when utilizing all bonuses, as outlined in Section 150-249.6.

- (2) The residential portion of developments shall include the entire tract area minus the area of any non-residential lots and existing legal right-of-ways. The residential acreage may include residential lots, newly proposed streets, and open space areas. Mixed use buildings containing non-residential uses and apartment dwellings shall be considered residential for the purposes of calculating residential density.

Section 150-249.5 Transferable Development Rights.

The Center Point Village-1 District shall be established as a Transferable Development Rights (TDR) receiving zone, in accordance with the provisions of Article XXIX of the Worcester Township Zoning Code. Transferrable Development Rights may be used to increase the base density by up to 1.5 dwelling units per acre as outlined in Section 150-249.6, below.

Section 150-249.6 Bonuses.

Developments within the CPV-1 District shall qualify for an increase in density as follows. The applicant shall be required to provide additional information in order to demonstrate that the bonus feature standards will be met. Unless stated otherwise in the table below, each "bonus feature" category may only be utilized to earn a density bonus only one time.

- A. Bonus features, as required in the table below, shall entitle the applicant to an incremental increase in density, up to four (4) dwelling units (DUs) per acre. If the applicant transfers at least two (2) TDRs into the CPV-1 District, the applicant shall also be exempt from the residential mix requirement in Section 150-249.7A and Section 150-249.7.B(2) below.

Bonus Feature	Bonus Dwelling Units (DUs) per Acre	Bonus Feature Standard
Open Space	0.25	0.25 DUs per acre may be earned for each additional 5% open space provided above and beyond the base requirement. Up to 0.5 DUs per acre may be earned using this bonus.
Preserved woodland areas or mature trees	0.25	The preservation of at least 50% of mature trees or woodland areas on site shall qualify. Compliance with this provision shall be determined by the Township Engineer.
Off-site pedestrian improvements	0.5	Off-site pedestrian improvements to Skippack Pike or Valley Forge Road that further the goals of <i>A Vision for Center Point Village</i> . To qualify the applicant shall construct new sidewalks or upgrade existing sidewalks to the township's specifications by widening, adding street furniture, and/or adding decorative elements. The required sidewalk improvement and/or construction shall be equal

		in length to the greatest dimension of the development tract. The township shall decide if proposed improvements satisfy this bonus, and all improvements shall be in addition to the other requirements of this ordinance, and the Worcester Township Subdivision and Land Development Ordinance.
Existing historic buildings	0.5	Any applicant that proposes to retain and use any and all principal buildings on the property that were constructed before 1940 shall qualify, so long as the buildings are not altered in a manner that is incompatible with their historic character. Which structures constitute principal buildings, and compatibility with historic character shall be determined by the Board of Supervisors. Preservation of existing historic buildings shall not count toward the overall density of the development.
Trail improvements	0.25	Trail improvements that further the goals of <i>A Vision for Center Point Village</i> by providing linkages depicted within that plan. To qualify the applicant shall build a trail that is equal in length to the trail segment shown on the tract in the final land use bubble plan in <i>A Vision for Center Point Village</i> . If no segment is depicted across the tract, the applicant shall build a trail elsewhere in the village equal to or greater in length than the greatest dimension of the development tract.
Combining parcels	0.25	Combining existing parcels of less than 3 acres to create a new tract of land that is 3 acres or more in size in order to create a Mixed Residential Development or Mixed Use Development.
Transfer of Development Rights (TDR)	1.5	The applicant may utilize TDRs for an increase in density of up to 1.5 DUs per acre, in accordance with Article XXIX of the Worcester Township Zoning Code and Section 150-249.5, above.

Section 150-249.7 Mix Requirements.

A. Mixing Requirements for Mixed Residential Developments. All Mixed Residential Developments shall meet the following mixing requirements:

- (1) The development shall include at least two of the following housing types: single-family detached, village house, twin homes, townhouse, or multi-family in a converted existing structure built prior to 1940. To qualify as one of the two required housing types, a housing type must comprise at least twenty percent (20%) of the total housing units in the development. No housing type may exceed sixty percent (60%) of the total housing units in the development.

- (2) At least thirty-five percent (35%) of the tract area shall consist of open space, in accordance with the requirements of Section 150-249.12. Applicants may earn a density bonus as outlined in 150-249.6 for providing additional open space.

B. Mixing Requirements for Mixed Use Developments. When the Mixed Use Development option is chosen, the mix of uses shall adhere to the following requirements:

- (1) All Mixed Use Developments shall meet the following mix requirements:

<u>Type of Use</u>	<u>Min. % of Land Area</u>	<u>Max. % of Land Area</u>
Open Space	35%	N/A
Residential	20%	60%
Non-Residential	5%	45%

- (2) The development shall include at least two of the following housing types: single-family detached, village house, twin homes, townhouse, carriage homes, or multi-family in a converted existing structure built prior to 1940. To qualify as one of the two required housing types, a housing type must comprise at least twenty percent (20%) of the total housing units in the development.

Section 150-249.8 Residential Dimensional Requirements.

Residential development shall meet the following dimensional criteria. In the case that a development is unlotted, compliance with equivalent lot standards shall be demonstrated.

	Single-Family Detached	Village Single	Twin Home	Townhouse	Carriage Home	Multi-Family**
Min. Net Lot Area	8,500 sq. ft. per du	5,000 sq. ft. per du	3,600 sq. ft. per du	2,400 sq. ft. per du	3,200 sq. ft. per du	8,500 sq. ft. per du
Max. Net Lot Area	10,000 sq. ft. per du	6,500 sq. ft. per du	5,000 sq. ft. per du	N/A	N/A	10,000 sq. ft. per du
Min. Lot Width	80 feet	60 feet	36 feet	24 feet	28 feet	80 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 10 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 5 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	N/A
Min. Side Yard	10 feet min, 25 aggregate	5 feet min, 15 aggregate	12 feet	12 feet per end unit	14 feet per end unit	10 feet min, 25 aggregate
Min. Rear Yard	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Max Building Coverage on a lot	25%	30%	35%	50%	60%	25%

Max. Impervious Coverage on a lot*	40%	50%	60%	70%	80%	40%
Max Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Max. Dwelling Units per Building	N/A	N/A	N/A	6	4	4

*The Maximum Impervious Coverage at the time of development shall be 5% less than the total listed in the table above. The additional allowable impervious coverage, up to the amount listed in the table above, shall be reserved for the use of the home owner.

**Multi-family refers to units in a converted existing structure, constructed prior to 1940. Existing non-conformities are exempt from these dimensional requirements, so long as non-conformities are reduced to the best extent possible.

Section 150-249.9 Non-Residential Dimensional Requirements.

	Non-Residential Buildings
Min. Net Lot Area	10,000 sq. ft.
Min. Lot Width	70 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 0 or more than 20 feet from the outer edge of the sidewalk. An additional 15 feet may be added if improved open space in accordance with §150-249.11.B(2)(c)[2] is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement
Min. Side Yard	15 feet
Min. Rear Yard	30 feet
Max Building Coverage on a lot	40%
Max. Impervious Coverage on a lot	85%
Max Building Height	35 feet
Max. Dwelling Units per Building (Mixed Use Buildings)	4
Min. Distance Between Buildings on Same Lot	20 feet
Max. Building Length	100 feet for facades facing a street

Section 150-249.10. General Requirements.

- A. All developments must provide open space in compliance with Section 150-249.12, herein.
- B. Utilities. All developments shall be served by public sewer and public water.
- C. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the CPV-1 District.

- D. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided in accordance with the regulations in Section 150-249.110.12 of the Worcester Township Code. All open space shall be permanently deed restricted from future subdivision and development.

Section 150-249.11. Design Standards.

All development in the CPV-1 District shall comply with the Worcester Township Subdivision and Land Development Ordinance (SALDO), except in the case that the requirements herein conflict with those requirements, whereby the standards in this ordinance shall apply. All development shall meet the following design standards:

A. General Layout of Mixed Use Developments and Mixed Residential Developments

- (1) Mixed Use Development shall be laid out so that all non-residential uses, including mixed-use buildings, shall have frontage along Skippack Pike or Valley Forge Road.
- (2) Non-residential buildings shall be placed to make walking to open space and residential areas easily accessible to pedestrians by providing an interconnected system of sidewalks and trails.

(3) Streets

- (a) Streets shall be interconnected with each other and with streets on abutting properties in an interconnected modified grid pattern.
- (b) Cul-de-sacs shall be not be permitted in the CPV-1 District unless no other options are practical. The use of cul-de-sacs must be recommended by the Worcester Township Planning Commission.

[1] When allowed, cul-de-sacs shall not serve more than eight dwelling units and shall not exceed 320 feet in length.

- (c) Street trees shall be required along all streets in accordance with Section 130-28.G(4) of the Worcester Township Subdivision and Land Development Ordinance (SALDO) with the exception of the following requirement, which shall supersede the requirements of the SALDO:

[1] Street trees shall be placed in a grass buffer strip between the curb and sidewalk that is eight (8) feet wide.

- (d) Between any two intersections on a residential street, the setbacks of all buildings shall be the same along the entire segment of street and on both sides of the street. This is in addition to the front façade location requirements of Section 150-249.7.

(4) Alleys

- (a) Alleys should be one way when feasible. One-way alleys shall be 14 feet wide, and two-way alleys shall be 18 feet wide. Traffic calming devices such as speed humps shall be incorporated into the alleys when feasible.

B. Building Design Standards

(1) Non-Residential and Mixed-Use Buildings shall meet the following requirements:

- (a) Building Footprint and Total Commercial Area. The maximum building footprint of non-residential and mixed-use buildings shall not exceed five thousand (5,000) square feet and the total square footage devoted to commercial use in a building shall not exceed 5,000 square feet.

(2) Residential Building Design Standards

- (a) All dwelling units must have at least one primary entrance in the front facade. For twin homes, this requirement may be met if at least one of the units has its primary entrance in the front facade.
- (b) Townhouse buildings may contain no more than six (6) attached dwelling units.
- (c) Carriage homes buildings may contain no more than four (4) attached dwelling units.
- (d) Village houses must meet all of the following criteria:
 - [1] A sidewalk through the front yard, leading from the street sidewalk or curblineline to the front door or front porch of the Village House.
 - [2] The garage must be located at least ten (10) feet behind the building's front façade and the garage door shall include architectural features that are similar to the ones used on the main house. The garage door shall also have windows.
 - [3] All village houses shall contain at least two of the following features. Whichever two options are chosen shall apply to all village houses within a development to create a sense of architectural unity:

- [a] An unenclosed porch, extending across at least one-third of the front of the house, excluding the garage, being at least six (6) feet in depth.
- [b] A front yard enclosed by a picket fence at least 30 inches but no more than 36 inches in height.
- [c] A rear-facing garage that is accessed by a rear alley, with no access taken from the primary street in front of the Village House.

C. Parking Standards

- (1) Residential garages, parking lots, and/or driveways should not be the dominant aspect of the building design, if visible from the street, parking lots shall be buffered and garage doors shall have decorative elements such as windows, decorative hardware and shall not be white.
- (2) Non-Residential Parking Design Standards. Off-street parking for non-residential buildings shall comply with the following requirements.
 - (a) Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements. Such screens shall be between two (2) feet and four (4) feet high.
 - (b) Parking areas on abutting non-residential lots shall be interconnected by access driveways when deemed feasible by the Board of Supervisors.
 - (c) Each non-residential lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other non-residential lots within the tract.
 - (d) Non-residential parking lots shall be set back at least ten (10) feet from residential lots.
- (3) Single-Family Detached Parking Design Standards. Garages for single-family detached units shall meet one of the following design options:
 - (a) The garage is side entry, so garage doors are perpendicular or radial to the street which the front facade faces.
 - (b) The garage is located behind the rear facade of the house. This garage may be detached from or attached to the house, and the garage doors may face any direction.
 - (c) The garage is located at least ten (10) feet behind the front façade, or covered front porch, of the house. The garage may face the street subject to §150-249.10.D.(1).

(d) The garage is rear entry, so garage doors are on the opposite side of the house from the front façade and are accessed by a system of alleys.

(4) Townhouse and Carriage Home Parking Design Standards. Garages for townhouse and carriage house units shall meet one of the following design options.

(a) On end units the garage is side entry, so garage doors are perpendicular or radial to the street which the front facade faces.

(b) The garage may face the street subject to §150-249.10.D.(1).

(c) The garage is rear entry, so garage doors are on the opposite side of the house from the front façade and are accessed by a system of alleys. When rear entry garages are used, the end units may have side entry or rear entry garages.

E. Driveway Design Standards

(1) Each lot shall have not more than one driveway access point per existing street on which the lot fronts. When feasible, abutting non-residential lots must share a common driveway.

(2) Residential driveways shall not be asphalt. Decorative paving using another material such as brick or concrete shall be used instead. Driveways shall be either one continuous surface or a ribbon driveway, which has two strips of concrete or brick with grass or pea gravel in between.

F. Non-Residential Off-Street Loading Areas, Outdoor Storage, and Trash Disposal Areas.

(1) All loading areas and loading docks shall be located to the sides and rears of buildings. Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least twenty-five (25) feet from residential property lines.

(2) Outdoor storage or display of merchandise shall not be permitted overnight.

(3) Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least twenty-five (25) feet from residential property lines.

G. Landscaping. Except where otherwise indicated in this ordinance, buffers, parking lot landscaping, detention basin landscaping, and landscaping around non-residential buildings shall be provided, in accordance with the Worcester Township Subdivision and Land Development Ordinance.

H. Signs. All signs shall comply with the requirements of Article XXI of the Worcester Township zoning ordinance.

Section 150-249.12. Open Space Standards.

A. Total Open Space

- (1) Minimum required open space for Mixed Residential Developments, and Mixed Use Developments shall be 35%, with bonuses awarded for additional open space as outlined in Section 150-249.6 Bonuses.
 - (a) In addition to the applicable minimum required open space, 10% of the required open space shall meet the requirements of Section 150-249.12.B Neighborhood Open Space Requirements, below.
- (2) Open space may consist of neighborhood open space, a primary park, active recreation facilities, passive open space, and other similar types of open space.
- (3) The required open space shall have a layout that is generally consistent with the final land use bubble plan on page 22 of A Vision for Center Point Village (included as Appendix 1 herein) unless a more preferable layout is identified by the Board of Supervisors.
- (4) Sensitive natural areas, as identified by the Board of Supervisors, shall be protected as a part of the required open space.
- (5) No portion of any building lot may be used for meeting the minimum required amount of total open space. If a development is unlotted, no area within 25 feet of any building shall count towards the minimum required amount of total open space.

B. Neighborhood Open Space Requirements.

- (1) Neighborhood Open Space Design Alternatives. As noted in §150-249.12.A(1)(a) above, 10% of the required open space shall be set aside as Neighborhood Open Space. All neighborhood open space shall meet one of the following design alternatives and shall include at least one village green meeting the primary park requirements.
 - (a) Village Green. Each village green shall:
 - [1] Be at least ten thousand (10,000) square feet in size
 - [2] Be configured so that a circle with a radius of thirty (30) feet can fit within the confines of the green; and,

- [3] Be surrounded along at least twenty-five percent (25%) of its perimeter by roads. All sides of village greens shall be surrounded by either roads or the front facades of buildings.

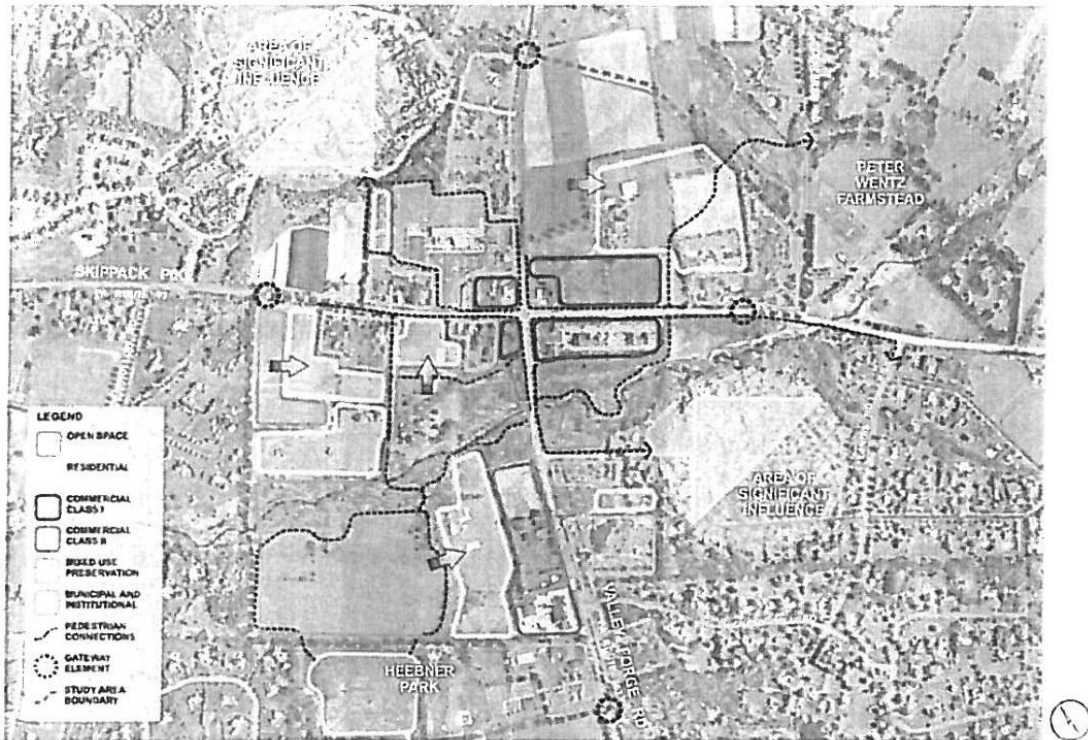
 - (b) Landscaped Median. Each landscaped median shall have a minimum average width of ten (10) feet and a length of at least one-hundred fifty (150) feet, and shall be surrounded by streets on all sides.

 - (c) Eyebrow. Each eyebrow shall contain an island, generally configured as a semi-circle, and configured so that a circle with a radius of fifteen (15) feet can fit within the confines of the green space.
- (2) Additional Neighborhood Open Space Standards
- (a) All dwelling units within a CPV-1 District development shall be located within 800 feet of some type of open space.

 - (b) Detention basins and other stormwater impounding areas, except for landscaped permanent wet ponds, may not be located in neighborhood open space areas used to meet the minimum amount of required neighborhood open space.

Appendix 1

Final Land Use Bubble Plan



CENTER POINT VILLAGE
LAND USE BUBBLE PLAN
WORCESTER TOWNSHIP, PA



SALDO Article XI—Design Standards for the Center Point Village 1 and Center Point Village 2 Districts**Section 130-66**

The following standards apply to the Center Point Village 1 and Center Point Village 2 zoning districts and shall supersede any other SALDO standards that may conflict with the standards of this article. These standards are in addition to those required by Section 150-249.11 and Section 150-250.8 of the Worcester Township Zoning Code. All development shall meet the following design standards:

D. Pedestrian Design Standards

- (1) Sidewalks are required along all interior streets of residential developments and along existing streets where indicated on the final land use bubble plan on page 22 of *A Vision for Center Point Village* (Appendix 1 of this ordinance), or other locations recommended by the Worcester Township Planning Commission.
- (2) Sidewalks are required to connect the road frontage sidewalks to all front building entrances, parking areas, neighborhood open space, and any other destination that generates pedestrian traffic.
- (3) Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points.
- (4) Sidewalks shall be no less than five (5) feet wide on residential streets, and no less than eight (8) feet wide on non-residential and mixed-use streets.
- (5) Multi-use trails shall run throughout the open space system and connect to sidewalks and nearby pedestrian destination points. The trails shall be generally laid out in the manner represented by the final land use bubble map on page 22 of *A Vision for Center Point Village*.

E. Building Design Standards

- (1) Non-Residential and Mixed-Use Buildings shall meet the following requirements:
 - (a) Building Orientation and Entrance. Front facades of non-residential and mixed-use buildings shall be oriented towards commercial/main streets within the mixed use tract, with a public entrance in this front façade. When abutting Skippack Pike or Valley Forge Road front facades shall face one of those streets. When buildings are located on corners, the entrance may be located on the corner with an appropriate building articulation, such as a chamfered corner, turret, canopy, or other similar architectural feature.

(b) Walls and Windows. Blank walls shall not be permitted along any exterior wall facing a street. Exterior walls in these locations shall meet the following criteria:

[1] Such walls shall have architectural treatments that are the same as the front façade, including consistent, style, materials, colors, and details.

[2] Windows. The ground floor of any wall facing a street shall contain windows in accordance with the following requirements:

[a] The ground floor front facades of retail commercial uses, personal service businesses, and restaurants shall consist of at least 35% window area, but not more than 75% window area.

[b] All other ground floor walls facing a street shall contain at least 25% window area but not more than 75% window area.

[3] Dark tinted glass or reflective glass in windows is prohibited

[4] Walls or portions of walls where windows are not provided shall have architectural treatments designed to break up the bulk of the wall, including at least three of the following treatments: masonry, masonry water table, belt courses of contrasting color or texture, metal roof accents, decorative tile work, medallions, quoins, decorative glass, trellis with plants, artwork, vertical or horizontal visual articulation, lighting fixtures, or similar architectural elements not listed above, as approved by the Board of Supervisors. Concrete block shall not be acceptable as masonry unless decorative split face block is utilized.

(c) Roofs.

[1] All non-residential and mixed-use buildings shall have pitched roofs covering at least 80 percent of the building with a pitch of at least 6 vertical inches to every 12 horizontal.

[2] Pitched roofs shall provide overhanging eaves that extend a minimum of one foot beyond the building wall.

(d) Non-residential and mixed-use buildings must have at least a 3-foot off-set in all facades for every 40 feet of continuous facade. Such off-sets may be met through the use of bay windows, porches, porticos, building extensions, towers, bays, gables, and other architectural treatments.

- (e) Non-residential and mixed-use buildings shall contain materials, windows, doors, architectural details, massing, floor heights, and roofs that are compatible with proposed residential buildings within the development and with the existing historical character of Worcester Township.

(2) Residential Building Design Standards

- (a) All residential buildings shall have pitched roofs covering at least eighty percent (80%) of the building with a pitch of at least six (6) vertical inches to every twelve (12) horizontal inches.

Center Point Village Zoning District 2 (CPV-2)**§150-250.1 Intent.**

The primary purpose of the Center Point Village 2 (CPV-2) District is to create a commercial core within a walkable village as outlined in the goals and concepts illustrated in the document entitled, *A Vision for Center Point Village*—adopted by Worcester Township to guide the development in the area around the historic crossroads of Skippack Pike and Valley Forge Road, which serves as the geographic heart of both Worcester Township and Montgomery County. The CPV-2 District is designed to serve as the heart of the village and to compliment the standards set forth in the nearby CPV-1 District. To those ends, the Center Point Village District 2 is intended to:

- A. Allow a range of small scale commercial and institutional uses within easy walking distance of adjoining residential homes.
- B. Ensure that commercial uses have a character that is compatible with the existing historic character of Worcester Township, as well as future residences within the development.
- C. Promote pedestrian orientation of streets and buildings to ensure a walkable village setting.
- D. Give priority to pedestrian movement along sidewalks and trails and access to commercial areas, open spaces, and streets; and discourage design that gives priority to vehicular convenience only.
- E. Create a street circulation system with sidewalks and trails that provides safe and convenient access.
- F. Use scale, building orientation, and landscaping to establish community identity.
- G. Use open and recreational spaces as community focal points.
- H. Preserve rural areas of the township by concentrating development in and around the existing Center Point Village.
- I. Provide retail uses in Center Point Village so that residents of the village will have the option of walking or biking to nearby amenities.

Section 150-250.2 Site Layout

The overall site plan for any new development within the CPV-2 District shall adhere to the final land use bubble plan on page 22 of the document entitled *A Vision for Center Point Village*, adopted on October 15, 2014 (included here as Appendix 1). An alternative site layout may be used in the event that the applicant and the Board of Supervisors agree that such a layout would be preferable in order to implement the overall vision of the aforementioned document.

Section 150-250.3 Permitted Uses.

The following uses are permitted in the CPV-2 District:

- A. Retail commercial uses, personal service businesses, restaurants, and financial establishments, excluding drive-through facilities.
- B. Convenience stores, without fuel pumps.
- C. Park and open space uses, including central open space, passive open space, and active recreation uses.
- D. Municipal uses, including township administration buildings, fire stations, and other similar uses.
- E. Bed and breakfast establishments.
- F. Small-scale business or professional offices in converted residential structures.
- G. Offices of doctor, dentist, and other healthcare providers.
- H. Studio for dance, art, music, photography, or exercise.
- I. Day care center

Section 150-250.4 Conditional Uses.

The following uses may be permitted by the Board of Supervisors as conditional uses in accordance with the conditional use criteria of Section 151-250.5 of this district, the standards listed below, and all other regulations of this district.

- A. Class One Conditional Uses. On lots with a minimum area of 40,000 square feet and a minimum width at the building line of 100 feet, the following uses are permitted as class one conditional uses:
 - (1) Uses with drive through facilities, including restaurants, drug stores, banks and financial institutions, provided:
 - (a) The use provides sufficient on-site stacking lanes to accommodate a minimum of six (6) automobiles leading to the first drive-through window, bank teller window, remote teller window, or drive through automatic teller machine on the site, and two (2) automobiles for each additional drive-through facility on the site.

- (b) These stacking lanes shall not interfere with parking spaces or the external circulation of the site.
 - (c) Drive through windows shall face the rear or side yard of the site. Drive through windows shall not face a public street.
- (2) Gas stations, mini-marts, convenience stores with fuel pumps and other use with fuel pumps, provided:
- (a) All activities except those to be performed at the fuel or air pumps are performed within a completely enclosed building. Outdoor storage is not permitted.
 - (b) Minimum setback of pump islands is fifty (50) feet from street ultimate rights-of-way, eighty (80) feet from residential property lines, and thirty (30) feet from all other property lines.
 - (c) Minimum setback of parking (any portion) from fuel pumps is thirty (30) feet.
 - (d) The fuel pump area does not interfere with parking spaces or internal circulation. In developments with multiple uses, the fuel pump area shall be separated from the parking and internal circulation of other uses.
 - (e) Body repairs and/ or painting shall not be permitted.
 - (f) Canopies meet the following requirements:
 - [1] Canopies shall be set back at least fifteen (15) feet from property lines and ultimate rights-of-way lines and fifty (50) feet from abutting residentially zoned properties.
 - [2] Canopies shall have a maximum height of 16 feet measured to the underside of the canopy. For slanted canopies, this 16-foot maximum can be measured at the portion of the canopy closest to the street.
 - [3] Individual canopies shall have a maximum area of 3,600 square feet; multiple canopies shall be separated by a minimum distance of 15 feet. Total aggregate area of all canopies shall be a maximum of 7,000 square feet.
 - [4] Lighting for canopies shall be recessed so that the bottom of the lighting fixture is flush with the underside of the canopy, using a full cutoff flat lens luminaire.
 - [5] Canopies shall be designed to be architecturally compatible with structures in the surrounding area with regard to color and building materials. Colors shall be compatible

with buildings in the neighborhood, and pitched roofs shall be used unless deemed impossible by the Board of Supervisors.

- B. Class Two Conditional Uses. On lots with a minimum area of 150,000 square feet and a minimum width at the building line of five hundred (500) feet, in addition to class one conditional uses, the following uses are permitted as class two conditional uses:

- (1) Shopping center, in accordance with additional standards in Section 150-250.5, Section 150-250.6, and all other regulations of this district.

Section 150-250.5 Conditional Use Criteria.

General Commercial uses that are permitted as a conditional use shall meet the following conditional use standards:

- A. Buildings, driveways, parking areas, loading areas, outdoor activity areas, light sources, trash areas, and other potential nuisances shall be located and designed to minimize adverse impacts on abutting residential properties. In order to limit the adverse impact of a proposed general commercial use, the Board of Supervisors may require alternative site layouts, including increased setbacks from residential property lines, different locations of buildings, parking areas, and driveways, the incorporation of loading and trash collection areas as part of the principal building design, and increased screening for light sources and outdoor activity areas.
- B. Driveway intersections with streets and traffic circulation patterns within lots shall be located and designed to minimize congestion and safety problems on adjacent streets and nearby intersections. The Board of Supervisors may require alternative driveway locations and site design in order to alleviate potential congestion or safety problems.
- C. Buildings, driveways, and parking areas shall be located and designed in such a manner to maximize pedestrian safety and accessibility. Developments shall provide safe pedestrian connections to existing roadways and adjacent residential developments. Sidewalks and multi-use trails shall be utilized to make such connections. All developments should adhere to the pedestrian connectivity goals of the township’s adopted plan, *A Vision for Center Point Village*.

Section 150-250.6 Dimensional Requirements.

	Permitted Uses	Class One Conditional Uses	Class Two Conditional Uses
Min. Net Lot Area	10,000 sq. ft.	40,000 sq. ft.	150,000
Min. Lot Width	70 feet	100 feet	500 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 0 or more than 20 feet from the outer edge of the sidewalk. An additional 50 feet may	Not less than 10 or more than 30 feet from the outer edge of the sidewalk. An additional 100 feet may be added	Not less than 20 or more than 60 feet from the outer edge of the sidewalk. An additional 100 feet may be added

	be added if improved open space in accordance with §150-250.8.A(3) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement	if improved open space in accordance with §150-250.8.A(3) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement	if improved open space in accordance with §150-250.8.A(3) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement
Min. Side Yard	15 feet	15 feet	40 feet
Min. Rear Yard	30 feet	30 feet	40 feet
Min. Building Setback from abutting residential properties	40 feet	50 feet	65 feet
Max Building Coverage on a lot	40%	30%	25%
Max. Impervious Coverage on a lot	85%	75%	65%
Max Building Height	35 feet	35 feet	35 feet
Min. Distance Between Buildings on Same Lot	20 feet	20 feet	50 feet
Max. Building Length	100 feet for facades facing a street	100 feet for facades facing a street	250 feet for facades facing a street
Max. Building Footprint	5,000 square feet	15,000 square feet	20,000 square feet

Section 150-250.7. General Requirements.

- A. Utilities. All developments shall be served by public sewer and public water.
- B. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the CPV-2 District.
- C. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided in accordance with the regulations in Section 150-110.12 of the Worcester Township Code. All open space shall be permanently deed restricted from future subdivision and development.

Section 150-250.8. Design Standards.

All development in the CPV-2 District shall comply with the Worcester Township Subdivision and Land Development Ordinance (SALDO), except in the case that the requirements herein conflict with those

requirements, whereby the standards in this ordinance shall apply. All development shall meet the following design standards:

A. General Layout

(1) Buildings shall be placed to make walking to open space and residential areas easily accessible to pedestrians by providing an interconnected system of sidewalks and trails.

(2) Streets

(a) Streets shall be interconnected with each other and with streets on abutting properties in an interconnected modified grid pattern.

(b) Street trees shall be required along all streets in accordance with Section 130-28.G(4) of the Worcester Township Subdivision and Land Development Ordinance (SALDO) with the exception of the following requirement, which shall supersede the requirements of the SALDO:

[1] Street trees shall be placed in a grass buffer strip between the curb and sidewalk that is at least eight (8) feet wide.

(3) Public Open Space. The front façade location may be moved back by up to 50 feet for permitted uses, and 100 feet for conditional uses, if the space in front of the building is utilized for a public open space. The public open space area shall be landscaped, and include features such as benches, bike racks, gazebos, pavilions, ponds, fountains and/or paved patio areas. These improvements shall occupy at least 500 square feet and the total public open space shall be at least 5,000 square feet in size. The public open space may include areas for outdoor dining.

B. Parking Standards

(1) Parking lots and/or driveways should not be the dominant aspect of the building design, as seen from the street. Parking lots shall be located to the side and/or rear of buildings, unless there is an additional and larger building on the lot between the proposed parking and the street. The following exceptions apply:

(a) Uses with drive through facilities, including restaurants, drug stores, banks and financial institutions, when permitted, shall be allowed to have a drive lane between the building and the street but no parking shall be located in this space.

(b) Gas stations, mini-marts, convenience stores with fuel pumps and other use with fuel pumps, when permitted, shall be allowed to have a drive lane and one row of parking

spaces between the building and the street. Canopies, fuel pumps, and additional parking shall be located to the rear of buildings.

- (2) Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements. Such screens shall be between two (2) feet and four (4) feet high.
- (3) Parking areas on abutting lots shall be interconnected by access driveways.
- (4) Each lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other lots within the tract.
- (5) Parking lots shall be set back at least ten (10) feet from any adjacent residential lots.
- (6) Amount of Required Parking. All uses shall comply with the parking requirements required by Article XXII of the Worcester Township Zoning Code, except as adjusted below:
 - (a) For any use, the amount of parking that is provided shall not exceed 120% of the minimum parking that is required by Section 150-153 of Article XXII.
 - (b) Required parking may be located on an abutting lot, provided such spaces are located within 200 feet of the use.

C. Off-Street Loading Areas, Outdoor Storage, and Trash Disposal Areas.

- (1) All loading areas and loading docks shall be located to the sides and rears of buildings. Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least twenty-five (25) feet from residential property lines.
- (2) Outdoor storage or display of materials shall not be permitted overnight.
- (3) Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least twenty-five (25) feet from residential property lines.

D. Landscaping. Street trees, buffers, parking lot landscaping, detention basin landscaping, and landscaping around non-residential buildings shall be provided, in accordance with the Worcester Township Subdivision and Land Development Ordinance.

E. Signs. All signs shall comply with the requirements of Article XXI of the Worcester Township zoning ordinance.

**AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE - WORCESTER, PA
NOVEMBER 16, 2016 - 7:30 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE

INFORMATIONAL ITEMS

PUBLIC COMMENT

- A five minute per person limit for any items not listed on this agenda for official action.

OFFICIAL ACTION ITEMS

a) consent agenda

- A motion to approve a consent agenda that includes the following items:
 - i. Treasurer's Report and other Monthly Reports for October 2016;
 - ii. bill payment for October 2016;
 - iii. October 19, 2016 Work Session minutes; and,
 - iv. October 19, 2016 Business Meeting minutes.

b) Resolution 2016-35

- A resolution to approve a Preliminary/Final Plan of Subdivision at 1853 Green Hill Road.

c) Resolution 2016-36

- A resolution to approve a Preliminary Plan of Subdivision for 3130 Skippack Pike.

d) Resolution 2016-37

- A resolution to approve a Preliminary Plan of Subdivision for Whitehall Estates.

e) 2017 Budget

- A motion to advertise the 2017 Budget for public inspection.

f) settlement

- A motion to approve a settlement as to Mullen, et. al. v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket #14-31021.

OTHER BUSINESS

ADJOURNMENT

(over)

UPCOMING MEETINGS

Planning Commission	Thursday, December 8	7:30 PM
Board of Supervisors, Work Session	Wednesday, December 21	6:00 PM
Board of Supervisors, Monthly Meeting	Wednesday, December 21	7:30 PM
Zoning Hearing Board	<i>next hearing date to be confirmed</i>	

All meetings are held at the Worcester Township Community Hall, 1031 Valley Forge Road.

**TREASURER'S REPORT
AND OTHER MONTHLY REPORTS**

OCTOBER 2016

1. Treasurer's Report
2. Planning, Zoning, Parks & Grants Report
3. Permit Activity Report
4. Public Works Department Report
5. Fire Marshal Report
6. Township Engineer Report
7. Worcester Volunteer Fire Department Report
8. Pennsylvania State Police Report

**TREASURER'S REPORT
AND OTHER MONTHLY REPORTS**

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TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
Revenue Account Range: First to Last Expend Account Range: First to Last Print Zero YTD Activity: No								
Include Non-Anticipated: No Include Non-Budget: No								
Year To Date As Of: 10/31/16 Current Period: 10/01/16 to 10/31/16 Prior Year As Of: 10/31/16								
001-301-100-000	Property Taxes- Current	45,499.53	47,337.00	175.67	46,183.50	0.00	1,153.50-	98
001-301-500-000	Property Taxes- Liened	695.92	600.00	57.63	587.93	0.00	12.07-	98
001-301-600-000	Property Taxes- Interim	308.09	250.00	14.10	222.54	0.00	27.46-	89
	Segment 3 Total	46,503.54	48,187.00	247.40	46,993.97	0.00	1,193.03-	98
001-310-010-000	Per Capita Taxes- Current	4,697.23	5,000.00	200.97	4,368.02	0.00	631.98-	87
001-310-030-000	Per Capita Taxes- Delinquent	978.48	750.00	37.70	858.42	0.00	108.42	114
001-310-100-000	Real Estate Transfer Taxes	347,309.45	250,000.00	35,426.97	266,041.97	0.00	16,041.97	106
001-310-210-000	Earned Income Taxes	2,142,026.48	2,400,000.00	66,797.47	2,111,392.24	0.00	288,607.76-	88
001-310-220-000	Earned Income Taxes- Prior Year	0.00	100.00	0.00	0.00	0.00	100.00-	0
001-310-900-000	Impact Fees	50,078.00	56,776.00	0.00	32,038.40	0.00	24,737.60-	56
	Segment 3 Total	2,545,089.64	2,712,626.00	102,463.11	2,414,699.05	0.00	297,926.95-	89
001-321-340-000	Trash Hauler Fees	500.00	0.00	0.00	0.00	0.00	0.00	0
001-321-800-000	Franchise Fees	144,233.05	220,000.00	0.00	172,280.91	0.00	47,719.09-	78
	Segment 3 Total	144,733.05	220,000.00	0.00	172,280.91	0.00	47,719.09-	78
001-322-820-000	Road Opening Permits	580.00	750.00	0.00	400.00	0.00	350.00-	53
001-322-900-000	Sign Permits	77.65	200.00	0.00	122.15	0.00	77.85-	61
001-322-910-000	Yard Sale Permits	175.00	175.00	15.00	200.00	0.00	25.00	114
001-322-920-000	Solicitation Permits	330.00	100.00	0.00	900.00	0.00	800.00	900
	Segment 3 Total	1,162.65	1,225.00	15.00	1,622.15	0.00	397.15	132
001-331-120-000	Ordinance Violations	3,467.31	2,500.00	0.00	1,340.44	0.00	1,159.56-	54
	Segment 3 Total	3,467.31	2,500.00	0.00	1,340.44	0.00	1,159.56-	54
001-341-000-000	Interest Earnings	17,090.34	20,000.00	2,347.23	34,945.86	0.00	14,945.86	175
	Segment 3 Total	17,090.34	20,000.00	2,347.23	34,945.86	0.00	14,945.86	175
001-342-000-000	Rents & Royalties	18,121.54	25,000.00	1,550.00	12,461.00	0.00	12,539.00-	50

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
001-342-120-000	Cell Tower Rental	120,284.48	130,764.00	11,578.93	109,388.01	0.00	21,375.99-	84
	Segment 3 Total	138,406.02	155,764.00	13,128.93	121,849.01	0.00	33,914.99-	78
001-355-010-000	Public Utility Realty Tax	3,032.59	3,050.00	2,823.49	2,823.49	0.00	226.51-	93
001-355-040-000	Alcohol License Fees	1,000.00	800.00	0.00	800.00	0.00	0.00	100
001-355-050-000	Foreign Casualty- State Aid	54,891.68	52,000.00	0.00	56,870.40	0.00	4,870.40	109
001-355-070-000	Foreign Fire	101,459.67	105,000.00	0.00	101,086.86	0.00	3,913.14-	96
	Segment 3 Total	160,383.94	160,850.00	2,823.49	161,580.75	0.00	730.75	100
001-357-080-000	Tennis Court Grant	97,003.00	10,000.00	0.00	8,822.00	0.00	1,178.00-	88
001-357-081-000	DCED Zacharias Trail -2014/2015	0.00	10,000.00	0.00	0.00	0.00	10,000.00-	0
	Segment 3 Total	97,003.00	20,000.00	0.00	8,822.00	0.00	11,178.00-	44
001-361-300-000	Land Development Fees	15,150.00	5,000.00	5,400.00	7,850.00	0.00	2,850.00	157
001-361-330-000	Conditional Use Fees	250.00	1,200.00	0.00	0.00	0.00	1,200.00-	0
001-361-340-000	Zoning Hearing Board Fees	2,900.00	1,000.00	750.00	6,750.00	0.00	5,750.00	675
001-361-500-000	Map And Publication Sales	18.00	15.00	0.00	49.66	0.00	34.66	331
	Segment 3 Total	18,318.00	7,215.00	6,150.00	14,649.66	0.00	7,434.66	203
001-362-410-000	Building Permit Fees	203,177.64	200,000.00	12,238.90	159,717.71	0.00	40,282.29-	80
001-362-420-000	Zoning Permit Fees	12,423.00	10,000.00	1,765.00	12,597.50	0.00	2,597.50	126
001-362-450-000	Commercial U&O Fees	275.00	500.00	0.00	775.00	0.00	275.00	155
001-362-460-000	Driveway Permit Fees	880.00	880.00	0.00	490.00	0.00	390.00-	56
	Segment 3 Total	216,755.64	211,380.00	14,003.90	173,580.21	0.00	37,799.79-	82
001-367-342-000	Park Cell Tower Rental	20,818.68	20,820.00	1,734.89	17,348.90	0.00	3,471.10-	83
001-367-400-000	PRPS Ticket Sales	8,328.48	8,000.00	0.00	5,497.95	0.00	2,502.05-	69
001-367-408-000	Sports & Lesson Fees	27,171.00	30,000.00	0.00	20,528.00	0.00	9,472.00-	68
001-367-409-000	Park Trips	7,030.73	7,500.00	60.00	7,077.65	0.00	422.35-	94
001-367-420-000	Park Miscellaneous	3,465.50	1,500.00	650.00	8,234.16	0.00	6,734.16	550
	Segment 3 Total	66,814.39	67,820.00	2,444.89	58,706.66	0.00	9,113.34-	87
001-381-000-000	Miscellaneous Income	8,408.62	1,000.00	63.75	27,798.26	0.00	26,798.26	***

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
	Segment 3 Total	8,408.62	1,000.00	63.75	27,798.26	0.00	26,798.26	***
001-383-200-000	Escrow Administration	2,101.00	800.00	0.00	600.00	0.00	200.00-	75
	Segment 3 Total	2,101.00	800.00	0.00	600.00	0.00	200.00-	75
001-392-300-000	Transfer From Capital Fund	0.00	383,872.00	0.00	383,872.00	0.00	0.00	100
	Segment 3 Total	0.00	383,872.00	0.00	383,872.00	0.00	0.00	100
001-395-000-000	Refund of Prior Year Expenditures	0.00	0.00	0.00	159.95	0.00	159.95	0
	Segment 3 Total	0.00	0.00	0.00	159.95	0.00	159.95	0
	Revenue Total	<u>3,466,237.14</u>	<u>4,013,239.00</u>	<u>143,687.70</u>	<u>3,623,500.88</u>	<u>0.00</u>	<u>389,738.12-</u>	<u>90</u>
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	LEGISLATIVE BODY:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-400-000-000	Legislative- Payroll	7,560.00	7,500.00	630.00	6,300.00	0.00	1,200.00	84
001-400-150-000	Legislative- Benefits	64,937.90	65,750.00	5,475.73	54,757.30	0.00	10,992.70	83
001-400-312-000	Legislative- Consultant Services	44,207.32	49,590.00	9,191.25	34,397.00	0.00	15,193.00	69
001-400-337-000	Legislative- Mileage Reimbursement	220.80	250.00	0.00	311.04	0.00	61.04-	124
001-400-420-000	Legislative- Dues & Subscriptions	4,596.00	2,500.00	225.00	752.00	0.00	1,748.00	30
001-400-460-000	Legislative- Meetings & Seminars	3,457.32	3,500.00	0.00	4,118.67	0.00	618.67-	118
	Segment 3 Total	124,979.34	129,090.00	15,521.98	100,636.01	0.00	28,453.99	78
	MANAGER:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-401-000-000	Management- Payroll	99,066.51	96,250.00	0.00	77,975.74	0.00	18,274.26	81
001-401-150-000	Management- Benefits	32,394.37	46,488.00	519.24	44,571.40	0.00	1,916.60	96
001-401-231-000	Management- Auto/Travel	0.00	100.00	0.00	0.00	0.00	100.00	0
001-401-312-000	Management- Consultant Services	480.00	10,000.00	0.00	3,164.58	0.00	6,835.42	32
001-401-321-000	Management- Mobile Phone	323.09	600.00	50.00	500.00	0.00	100.00	83
001-401-337-000	Management- Mileage Reimbursement	3,500.00	4,800.00	400.00	4,000.00	0.00	800.00	83
001-401-460-000	Management- Meetings & Seminars	1,148.50	1,800.00	0.00	842.06	0.00	957.94	47
	Segment 3 Total	136,912.47	160,038.00	969.24	131,053.78	0.00	28,984.22	82

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-402-000-000	FINANCIAL ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-402-120-000	Finance- Payroll	83,483.65	60,391.00	4,732.40	58,012.96	0.00	2,378.04	96
001-402-150-000	Finance- Benefits	26,081.70	23,977.00	6,483.56	26,808.57	0.00	2,831.57-	112
001-402-321-000	Finance- Mobile Phone	595.41	384.00	0.00	18.94	0.00	365.06	5
001-402-337-000	Finance- Mileage Reimbursement	375.31	300.00	9.72	210.64	0.00	89.36	70
001-402-460-000	Finance- Meeting & Seminars	381.64	500.00	0.00	226.94	0.00	273.06	45
	Segment 3 Total	110,917.71	85,552.00	11,225.68	85,278.05	0.00	273.95	100
001-403-000-000	TAX COLLECTION:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-403-110-000	Tax Collection- Payroll	2,548.69	2,367.00	0.00	2,383.42	0.00	16.42-	101
001-403-150-000	Tax Collection- Benefits	194.97	181.00	0.00	182.33	0.00	1.33-	101
001-403-210-000	Tax Collection- Office Supplies	3,963.95	5,000.00	0.00	3,448.49	0.00	1,551.51	69
001-403-310-000	Tax Collection- Professional Services	32,189.87	42,000.00	584.70	26,147.14	0.00	15,852.86	62
	Segment 3 Total	38,897.48	49,548.00	584.70	32,161.38	0.00	17,386.62	65
001-404-000-000	LEGAL SERVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-404-310-000	Legal- General Services	73,603.88	60,000.00	5,860.00	47,364.37	0.00	12,635.63	79
001-404-320-000	Legal- RTK Services	66,222.65	50,000.00	2,112.00	42,981.62	0.00	7,018.38	86
	Segment 3 Total	139,826.53	110,000.00	7,972.00	90,345.99	0.00	19,654.01	82
001-405-000-000	CLERICAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-405-140-000	Clerical- Payroll	82,104.57	77,980.00	6,948.80	62,357.91	0.00	15,622.09	80
001-405-150-000	Clerical- Benefits	54,006.69	45,319.00	12,774.64	43,530.10	0.00	1,788.90	96
001-405-210-000	Clerical- Office Supplies	5,635.66	8,000.00	156.61	3,924.77	0.00	4,075.23	49
001-405-310-000	Payroll Services	13,167.44	13,520.00	1,064.11	11,549.37	0.00	1,970.63	85
001-405-321-000	Clerical- Telephone	5,489.75	6,000.00	239.75	5,219.32	0.00	780.68	87
001-405-325-000	Postage	3,012.06	4,500.00	381.33	4,120.68	0.00	379.32	92
001-405-337-000	Clerical- Mileage Reimbursement	164.10	150.00	0.00	114.91	0.00	35.09	77
001-405-340-000	Clerical- Advertisement	8,928.26	7,000.00	196.76	3,315.87	0.00	3,684.13	47
001-405-460-000	Clerical- Meetings & Seminars	784.50	1,000.00	75.50	864.81	0.00	135.19	86
001-405-465-000	Computer Expense	20,937.84	15,000.00	7,055.17	18,855.31	0.00	3,855.31-	126
001-405-470-000	Clerical- Other Expense	12,339.02	10,000.00	681.21	11,954.22	0.00	1,954.22-	120
	Segment 3 Total	206,569.89	188,469.00	29,573.88	165,807.27	0.00	22,661.73	88
001-408-000-000	ENGINEERING SERVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-408-310-000	Engineering Services	44,151.64	30,000.00	6,030.18	27,495.88	0.00	2,504.12	92

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	Segment 3 Total	44,151.64	30,000.00	6,030.18	27,495.88	0.00	2,504.12	92
001-409-000-000	GOVERNMENT BUILDINGS & PLANT:							
001-409-136-000	Administration- Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0
001-409-137-000	Administration- Maintenance & Repairs	8,769.41	10,000.00	951.66	6,853.35	0.00	3,146.65	69
001-409-142-000	Administration- Alarm Service	14,290.54	12,500.00	620.40	16,180.02	0.00	3,680.02	129
001-409-147-000	Administration- Other Expenses	3,533.96	3,500.00	173.00	2,124.44	0.00	1,375.56	61
001-409-171-000	WIP- Admin Entryway Glass Protection	2,300.63	1,000.00	0.00	1,372.01	0.00	372.01	137
001-409-236-000	Garage- Utilities	0.00	25,000.00	0.00	4,460.00	0.00	20,540.00	18
001-409-237-000	Garage- Maintenance & Repairs	9,755.22	15,000.00	279.48	7,542.93	0.00	7,457.07	50
001-409-242-000	Garage- Alarm Service	10,872.84	10,000.00	551.76	8,779.92	0.00	1,220.08	88
001-409-247-000	Garage- Other Expenses	639.80	650.00	45.00	912.96	0.00	262.96	140
001-409-373-000	Preserve Farmhouse	229.97	250.00	0.00	1.70	0.00	248.30	1
001-409-436-000	Community Hall- Utilities	10,568.98	15,000.00	0.00	15,403.09	0.00	30,403.09	103-
001-409-437-000	Community Hall- Maintenance & Repairs	4,099.19	5,200.00	393.28	2,684.80	0.00	2,515.20	52
001-409-447-000	Community Hall- Other Expenses	3,605.81	3,000.00	1,720.50	4,893.32	0.00	1,893.32	163
001-409-536-000	Historical Bldg- Utilities	84.55	500.00	0.00	425.52	0.00	74.48	85
001-409-537-000	Historical Bldg- Maintenance & Repairs	3,992.23	5,000.00	682.05	1,889.13	0.00	3,110.87	38
001-409-636-000	Hollow Rd Rental- Utilities	772.68	2,000.00	0.00	2,524.00	0.00	524.00	126
001-409-637-000	Hollow Rd Rental- Maintenance & Repairs	2,342.04	0.00	0.00	104.32	0.00	104.32	0
001-409-702-000	WIP- Public Works - Alarm /Cameras	8,851.81	5,000.00	0.00	2,105.51	0.00	2,894.49	42
001-409-703-000	WIP- Salt Building	0.00	5,000.00	0.00	0.00	0.00	5,000.00	0
001-409-737-000	Springhouse- Maintenance & Repairs	0.00	544,573.00	295.28	500,275.31	0.00	44,297.69	92
	Segment 3 Total	84,709.66	663,673.00	5,712.41	548,076.15	0.00	115,596.85	83
001-411-000-000	FIRE:							
001-411-380-000	Fire Protection- Hydrant Rentals	0.00	0.00	0.00	0.00	0.00	0.00	0
001-411-540-000	Fire Protection- W/VD Contributions	22,933.69	25,000.00	806.65	22,278.49	0.00	2,721.51	89
	Segment 3 Total	301,659.67	305,000.00	101,286.86	301,286.86	0.00	3,713.14	99
001-413-000-000	UCC & CODE ENFORCEMENT:							
001-413-110-000	Fire Marshal- Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0
001-413-110-150	Fire Marshal- Benefits	0.00	8,500.00	530.60	3,893.60	0.00	4,606.40	46
001-413-140-000	Code Enforcement- Payroll	104,051.23	105,750.00	45.90	336.82	0.00	313.18	52
001-413-150-000	Code Enforcement- Benefits	75,194.68	61,152.00	13,615.62	76,503.20	0.00	29,246.80	72
001-413-210-000	Code Enforcement- Supplies	2,735.62	7,000.00	11,095.43	33,870.80	0.00	27,281.20	55
001-413-312-000	Code Enforcement- Consultant Services	70,470.00	73,000.00	0.00	2,322.50	0.00	4,677.50	33
	Segment 3 Total	324,593.36	330,000.00	102,093.51	323,565.35	0.00	6,434.65	98

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Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-413-313-000	Code Enforcement- Engineering	0.00	500.00	0.00	0.00	0.00	500.00	0
001-413-314-000	Code Enforcement- UCC Appeal	0.00	500.00	0.00	0.00	0.00	500.00	0
001-413-321-000	Code Enforcement- Mobile Phone	374.29	300.00	0.00	0.00	0.00	300.00	0
001-413-337-000	Code Enforcement- Mileage Reimbursement	490.78	750.00	110.70	382.32	0.00	367.68	51
001-413-460-000	Code Enforcement- Meetings & Seminars	2,450.61	500.00	0.00	214.50	0.00	285.50	43
	Segment 3 Total	255,767.21	258,602.00	30,187.75	171,304.74	0.00	87,297.26	66
001-414-000-000	PLANNING & ZONING:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-414-140-000	Zoning- Payroll	200.00	2,400.00	200.00	1,050.00	0.00	1,350.00	44
001-414-150-000	Zoning- Benefits	15.32	184.00	15.32	80.43	0.00	103.57	44
001-414-310-000	Zoning- Professional Services	452.00	4,000.00	215.50	1,715.50	0.00	2,284.50	43
001-414-313-000	Zoning- Engineering	14,042.35	12,000.00	0.00	3,640.28	0.00	8,359.72	30
001-414-314-000	Zoning- Legal	5,383.89	15,000.00	760.00	10,168.00	0.00	4,832.00	68
001-414-315-000	Zoning- Conditional Use	112,468.53	15,000.00	15,649.07	54,838.44	0.00	39,838.44	366
001-414-341-000	Zoning- Advertisement	814.66	1,500.00	307.60	1,927.10	0.00	427.10	128
001-414-460-000	Zoning- Meetings & Seminars	71.00	250.00	0.00	62.82	0.00	187.18	25
	Segment 3 Total	133,447.75	50,334.00	17,147.49	73,482.57	0.00	23,148.57	146
001-419-000-000	OTHER PUBLIC SAFETY:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-419-242-000	PA One Call	637.82	600.00	34.44	1,873.91	0.00	1,273.91	312
	Segment 3 Total	637.82	600.00	34.44	1,873.91	0.00	1,273.91	312
001-430-000-000	PUBLIC WORKS - ADMIN:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-430-140-000	Public Works- Payroll	340,145.06	370,867.00	28,181.00	300,813.15	0.00	70,053.85	81
001-430-150-000	Public Works- Benefits	169,574.95	148,252.00	42,940.06	143,474.55	0.00	4,777.45	97
001-430-238-000	Public Works- Uniforms	5,546.21	6,000.00	540.20	5,715.21	0.00	284.79	95
001-430-326-000	Public Works- Mobile phones	2,749.98	3,000.00	67.68	2,322.63	0.00	677.37	77
001-430-460-000	Public Works- Meetings & Seminars	1,005.52	1,000.00	0.00	812.02	0.00	187.98	81
001-430-470-000	Public Works- Other Expenses	1,876.84	1,500.00	1,146.47	2,878.28	0.00	1,378.28	192
	Segment 3 Total	520,898.56	530,619.00	72,875.41	456,015.84	0.00	74,603.16	86
001-433-000-000	TRAFFIC CONTROL DEVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-433-313-000	Traffic Signal- Engineering	6,749.65	15,000.00	1,085.00	5,690.41	0.00	9,309.59	38
001-433-361-000	Traffic Signal- Electricity	3,752.61	4,500.00	262.19	3,044.78	0.00	1,455.22	68
001-433-374-000	Traffic Signal- Maintenance	25,931.25	20,000.00	0.00	15,167.51	0.00	4,832.49	76

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	Segment 3 Total	36,433.51	39,500.00	1,347.19	23,902.70	0.00	15,597.30	61
001-437-000-000	REPAIRS OF TOOLS AND MACHINERY:							
001-437-250-000	Machinery & Tools- Vehicle Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0
001-437-260-000	Machinery & Tools- Small Tools	67,979.60	45,000.00	7,250.18	33,014.98	0.00	11,985.02	73
001-437-370-000	Machinery & Tools- Small Tool Repairs	7,930.69	6,000.00	267.69	5,812.38	0.00	187.62	97
	Segment 3 Total	0.00	500.00	126.93	300.00	0.00	200.00	60
	Segment 3 Total	75,910.29	51,500.00	7,644.80	39,127.36	0.00	12,372.64	76
001-438-000-000	ROADS & BRIDGES:							
001-438-231-000	Gasoline	0.00	0.00	0.00	0.00	0.00	0.00	0
001-438-232-000	Diesel Fuel	4,313.07	6,000.00	371.83	3,222.34	0.00	2,777.66	54
001-438-242-000	Road Signs	19,235.45	25,000.00	1,016.17	9,859.22	0.00	15,140.78	39
001-438-245-000	Road Supplies	2,523.39	3,000.00	0.00	3,283.52	0.00	283.52	109
001-438-300-000	Contractor- Snow	19,821.06	25,000.00	161.71	13,389.55	0.00	11,610.45	54
001-438-313-000	Engineering	5,339.25	15,000.00	0.00	7,062.50	0.00	7,937.50	47
001-438-370-000	Road Program- Contractor	23,932.39	45,000.00	6,222.48	63,007.18	0.00	18,007.18	140
	Segment 3 Total	461,717.95	500,000.00	38,483.64	390,160.68	0.00	109,839.32	78
	Segment 3 Total	536,882.56	619,000.00	46,255.83	489,984.99	0.00	129,015.01	79
001-439-701-000	Fixed Assets Purchased	6,015.66	139,250.00	0.00	0.00	0.00	139,250.00	0
	Segment 3 Total	6,015.66	139,250.00	0.00	0.00	0.00	139,250.00	0
001-446-000-000	STORM WATER MANAGEMENT:							
001-446-313-000	Stormwater Management- Engineering	0.00	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	29,591.96	60,000.00	2,130.00	19,471.82	0.00	40,528.18	32
	Segment 3 Total	29,591.96	60,000.00	2,130.00	19,471.82	0.00	40,528.18	32
001-451-000-000	RECREATION- ADMINISTRATION:							
001-451-140-000	Recreation- Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0
001-451-150-000	Recreation- Benefits	43,894.59	32,500.00	0.00	32,750.00	0.00	250.00	101
001-451-326-000	Recreation- Mobile Phone	25,513.89	16,331.00	4,739.20	26,873.69	0.00	10,542.69	165
	Segment 3 Total	0.00	408.00	0.00	0.00	0.00	408.00	0
	Segment 3 Total	69,408.48	49,239.00	4,739.20	59,623.69	0.00	10,384.69	121
001-452-000-000	PARTICIPANT RECREATION:							
001-452-247-000	Discounted Tickets (PRPS)	0.00	0.00	0.00	0.00	0.00	0.00	0
001-452-248-000	Camps & Sport Leagues	8,013.00	7,750.00	0.00	5,639.00	0.00	2,111.00	73
001-452-249-000	Bus Trips	26,399.25	27,000.00	0.00	18,475.99	0.00	8,524.01	68
	Segment 3 Total	6,685.01	6,500.00	0.00	8,031.34	0.00	1,531.34	124

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-452-520-000	Library	6,000.00	6,000.00	6,000.00	6,000.00	0.00	0.00	100
	Segment 3 Total	47,097.26	47,250.00	6,000.00	38,146.33	0.00	9,103.67	81
001-454-000-000	PARKS:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-454-337-000	Park Auto/Mileage	200.78	500.00	0.00	373.10	0.00	126.90	75
001-454-436-000	Heebner Park- Utilities	2,429.31	3,000.00	82.60	2,560.28	0.00	439.72	85
001-454-437-001	Heebner Park- Athletic Fields	15,127.57	15,000.00	1,619.62	7,854.52	0.00	7,145.48	52
001-454-437-002	Heebner Park- Expenses	9,901.69	20,000.00	5,280.84	8,739.10	0.00	11,260.90	44
001-454-438-001	Mount Kirk Park- Athletic Fields	1,275.17	5,000.00	331.79	1,352.89	0.00	3,647.11	27
001-454-438-002	Mount Kirk Park- Expenses	487.61	500.00	4.62	392.81	0.00	107.19	79
001-454-439-001	Sunny Brook Park- Athletic Fields	3,626.41	4,000.00	552.98	2,330.22	0.00	1,669.78	58
001-454-439-002	Sunny Brook Park- Expenses	1,204.57	2,400.00	18.48	1,358.91	0.00	1,041.09	57
001-454-440-000	Trail Expenses	850.15	5,000.00	0.00	4,246.88	0.00	753.12	85
001-454-446-000	Sunny Brook Park- Utilities	1,310.51	1,200.00	33.30	658.88	0.00	541.12	55
001-454-450-000	Nike Park Expense	0.00	500.00	0.00	48.58	0.00	451.42	10
001-454-460-000	Parks- Seminars & Meetings	836.74	1,000.00	0.00	1,095.04	0.00	95.04-	110
001-454-470-000	Heyser Park- Horse Ring	0.00	500.00	0.00	0.00	0.00	500.00	0
001-454-471-000	Heyser Park- Expenses	0.00	2,000.00	0.00	0.00	0.00	2,000.00	0
001-454-480-000	Trail Expenses	0.00	2,000.00	0.00	0.00	0.00	2,000.00	0
001-454-701-000	WIP- Resurface Tennis Courts	0.00	20,000.00	0.00	18,041.69	0.00	1,958.31	90
001-454-702-000	WIP- Heebner Park Soccer Field	0.00	120,000.00	3,383.92	146,998.63	0.00	26,998.63-	122
001-454-703-000	WIP- Defford Road Park	0.00	0.00	0.00	1,246.50	0.00	1,246.50-	0
	Segment 3 Total	37,250.51	202,600.00	11,308.15	197,298.03	0.00	5,301.97	97
001-459-000-000	PUBLIC RELATIONS:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-459-340-000	Public Relations- Community Newsletter	11,857.22	20,000.00	3,064.32	9,277.81	0.00	10,722.19	46
001-459-430-000	Public Relations	0.00	250.00	0.00	179.99	0.00	70.01	72
	Segment 3 Total	11,857.22	20,250.00	3,064.32	9,457.80	0.00	10,792.20	47
001-461-000-000	CONSERVATION OF NATURAL RESOURCES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-461-710-000	Nat'l Res/Open Space Land Acquisition	17.00	1,624.00	0.00	0.00	0.00	1,624.00	0
001-461-711-000	North Penn Lra Acquisition	17,419.33	80,500.00	4,184.60	18,113.35	0.00	62,386.65	22
	Segment 3 Total	17,436.33	82,124.00	4,184.60	18,113.35	0.00	64,010.65	22
001-481-000-000	EMPLOYER PAID BENEFITS AND WITHHOLDING I	0.00	0.00	0.00	0.00	0.00	0.00	0
001-481-430-000	Inter Gov- Real Estate Taxes	307.80	6,000.00	0.00	2,816.52	0.00	3,183.48	47

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Canceled	Balance	% Expd
	Segment 3 Total	307.80	6,000.00	0.00	2,816.52	0.00	3,183.48	47
001-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-486-350-000	Insurances	112,344.80	110,000.00	1,375.00	102,335.38	0.00	7,664.62	93
	Segment 3 Total	<u>112,344.80</u>	<u>110,000.00</u>	<u>1,375.00</u>	<u>102,335.38</u>	<u>0.00</u>	<u>7,664.62</u>	<u>93</u>
	Expend Total	<u>3,090,814.48</u>	<u>4,013,238.00</u>	<u>387,977.76</u>	<u>3,207,374.89</u>	<u>0.00</u>	<u>805,863.11</u>	<u>80</u>

TOWNSHIP OF WORCESTER
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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
008-341-000-000	Interest Earnings	2,459.09	187.00	33.30	585.33	0.00	398.33	313
008-341-100-000	Interest- Special District	0.00	13,763.00	0.00	0.00	0.00	13,763.00-	0
	Segment 3 Total	2,459.09	13,950.00	33.30	585.33	0.00	13,364.67-	4
008-364-110-000	Tapping Fees	0.00	17,500.00	9,326.63	490,639.38	0.00	473,139.38	***
008-364-114-000	Sewer Expansion Hickory Hill	0.00	71,130.00	0.00	0.00	0.00	71,130.00-	0
008-364-120-000	Sewer Fees- Residential	382,338.80	425,592.00	86,752.37	406,282.29	0.00	19,309.71-	95
008-364-130-000	Sewer Fees- Commercial	144,877.95	155,536.00	12,176.88	133,424.01	0.00	22,111.99-	86
008-364-140-000	Late Fees	4,749.95	5,200.00	398.20	5,641.57	0.00	441.57	108
008-364-150-000	Certification Fees	1,025.00	1,200.00	120.00	980.00	0.00	220.00-	82
008-364-190-000	Liens	60.00	280.00	0.00	376.00	0.00	96.00	134
	Segment 3 Total	533,051.70	676,438.00	108,774.08	1,037,343.25	0.00	360,905.25	153
008-392-300-000	Transfer from Capital Fund	0.00	142,043.00	0.00	0.00	0.00	142,043.00-	0
	Segment 3 Total	0.00	142,043.00	0.00	0.00	0.00	142,043.00-	0
008-393-130-000	Proceeds-Gen Obligation Note	0.00	140,823.00	0.00	0.00	0.00	140,823.00-	0
	Segment 3 Total	0.00	140,823.00	0.00	0.00	0.00	140,823.00-	0
008-395-000-000	Refund of Prior Year Expenditures	0.00	0.00	0.00	32.55	0.00	32.55	0
	Segment 3 Total	0.00	0.00	0.00	32.55	0.00	32.55	0
	Revenue Total	<u>535,510.79</u>	<u>973,254.00</u>	<u>108,807.38</u>	<u>1,037,961.13</u>	<u>0.00</u>	<u>64,707.13</u>	<u>107</u>

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
008-402-000-000	WASTE WATER FINANCIAL ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-402-470-000	Financial / CD Fees	63.19-	0.00	0.00	10.00	0.00	10.00-	0
	Segment 3 Total	63.19-	0.00	0.00	10.00	0.00	10.00-	0
008-405-000-000	WASEWATER CLERICAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-405-150-000	Administrative Staff Costs	52,836.82	47,154.00	0.00	23,576.36	0.00	23,577.64	50

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	Segment 3 Total	52,836.82	47,154.00	0.00	23,576.36	0.00	23,577.64	50
008-429-000-000	WASTWATER COLLECTION AND TREATMENT:							
008-429-242-000	Alarm Services	0.00	0.00	0.00	0.00	0.00	0.00	0
008-429-300-000	Other Expenses	862.98	1,200.00	0.00	932.10	0.00	267.90	78
008-429-313-000	Engineering	581.25-	6,000.00	15.00	24,867.77	0.00	18,867.77-	414
008-429-314-000	Legal	9,375.88	12,000.00	0.00	10,630.91	0.00	1,369.09	89
008-429-316-000	Plant Operations	1,333.00	5,000.00	0.00	330.23	0.00	4,669.77	7
008-429-321-000	Telephone	167,428.12	173,196.00	13,916.61	138,440.80	0.00	34,755.20	80
008-429-361-000	Utilities	817.02	850.00	33.60	690.57	0.00	159.43	81
008-429-366-000	Water	109,844.09	109,940.00	7,943.04	96,162.67	0.00	13,777.33	87
008-429-374-000	Equipment & Repairs	268.06	400.00	0.00	389.14	0.00	10.86	97
008-429-421-001	Center Point- Operations	20,550.99	16,000.00	2,244.43	12,178.28	0.00	3,821.72	76
008-429-421-002	Center Point- Utilities & Repairs	10,734.46	11,011.00	978.06	9,417.95	0.00	1,593.05	86
008-429-422-001	Meadowood- Operations	3,644.18	4,000.00	295.11	5,251.23	0.00	1,251.23-	131
008-429-422-002	Meadowood- Utilities & Repairs	20,420.89	21,907.00	1,562.29	15,456.27	0.00	6,450.73	71
008-429-423-001	Heritage Village- Operations	3,150.74	350.00	34.62	474.35	0.00	124.35-	136
008-429-423-002	Heritage Village- Utilities & Repairs	9,543.59	10,297.00	877.60	8,413.35	0.00	1,883.65	82
008-429-424-001	Fawn Creek- Operations	3,165.18	2,500.00	148.61	2,953.49	0.00	453.49-	118
008-429-424-002	Fawn Creek- Utilities & Repairs	10,038.06	9,790.00	919.31	9,021.92	0.00	768.08	92
008-429-425-001	Chadwick Place- Operations	7,780.98	2,700.00	108.28	2,314.68	0.00	385.32	86
008-429-425-002	Chadwick Place- Utilities & Repairs	10,191.61	10,460.00	930.98	9,115.54	0.00	1,344.46	87
008-429-426-001	Adair Pump- Operations	3,722.57	3,500.00	193.68	2,905.67	0.00	594.33	83
008-429-426-002	Adair Pump- Utilities & Repairs	7,867.46	8,070.00	836.20	7,099.40	0.00	970.60	88
008-429-670-000	WIP- Valley Green Upgrade	5,438.51	4,000.00	120.46	4,433.96	0.00	433.96-	111
008-429-671-000	WIP- Hickory Hill Expansion	0.00	0.00	0.00	845.49	0.00	845.49-	0
008-429-700-000	Capital Improvements	0.00	200,000.00	0.00	204,792.66	0.00	4,792.66-	102
008-429-800-000	Depreciation	258,200.00	0.00	0.00	0.00	0.00	170,200.00	0
	Segment 3 Total	663,797.12	783,371.00	31,157.88	567,118.43	0.00	216,252.57	72
008-471-000-000	DEBT PRINCIPAL:							
008-471-200-000	General obligation Bond- Principal	0.00	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	0.00	90,868.00	0.00	0.00	0.00	90,868.00	0
008-472-000-000	DEBT INTEREST:							
008-472-200-000	General obligation bond- Interest	0.00	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	50,134.08	48,728.00	0.00	24,947.38	0.00	23,780.62	51
	Segment 3 Total	50,134.08	48,728.00	0.00	24,947.38	0.00	23,780.62	51

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
008-475-000-000	Fiscal Agent Fees- 2016 Bond	0.00	0.00	0.00	74,471.67	0.00	74,471.67-	0
	Segment 3 Total	0.00	0.00	0.00	74,471.67	0.00	74,471.67-	0
008-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-486-350-000	Insurance Expense	3,243.20	3,134.00	0.00	1,567.20	0.00	1,566.80	50
	Segment 3 Total	3,243.20	3,134.00	0.00	1,567.20	0.00	1,566.80	50
	Expend Total	769,948.03	973,255.00	31,157.88	691,691.04	0.00	281,563.96	71

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/deficit	% Real
030-341-000-000	Interest Earnings	9,662.11	6,629.00	162.73	6,011.96	0.00	617.04-	91
	Segment 3 Total	9,662.11	6,629.00	162.73	6,011.96	0.00	617.04-	91
030-392-040-000	Transfer from Revolving Fund	0.00	0.00	0.00	349,823.02	0.00	349,823.02	0
	Segment 3 Total	0.00	0.00	0.00	349,823.02	0.00	349,823.02	0
	Revenue Total	9,662.11	6,629.00	162.73	355,834.98	0.00	349,205.98	***

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
030-402-000-000	FINANCE ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-402-470-000	Investing/CD Fees	1,646.14	750.00	0.00	645.68	0.00	104.32	86
	Segment 3 Total	1,646.14	750.00	0.00	645.68	0.00	104.32	86
030-409-000-000	GOVERNMENT BUILDINGS & PLANTS:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-492-010-000	Transfer to General Fund	0.00	383,872.00	0.00	383,872.00	0.00	0.00	100
	Segment 3 Total	0.00	383,872.00	0.00	383,872.00	0.00	0.00	100
	Expend Total	1,646.14	384,622.00	0.00	384,517.68	0.00	104.32	100

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
035-341-000-000	Interest Earnings	251.21	198.00	0.63	837.49	0.00	639.49	423
	Segment 3 Total	251.21	198.00	0.63	837.49	0.00	639.49	423
035-355-020-000	Liquid Fuel Funds	277,220.69	315,332.00	0.00	325,426.98	0.00	10,094.98	103
	Segment 3 Total	277,220.69	315,332.00	0.00	325,426.98	0.00	10,094.98	103
	Revenue Total	277,471.90	315,530.00	0.63	326,264.47	0.00	10,734.47	103

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
035-432-000-000	WINTER MAINTENANCE- SNOW REMOVAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
035-432-250-000	Snow & Ice Removal]	48,064.82	40,000.00	0.00	41,281.07	0.00	1,281.07-	103
	Segment 3 Total	48,064.82	40,000.00	0.00	41,281.07	0.00	1,281.07-	103
035-438-000-000	ROADS & BRIDGES:	0.00	0.00	0.00	0.00	0.00	0.00	0
035-438-370-000	Road Maintenance Contractor	275,000.00	275,530.00	0.00	344,000.00	0.00	68,470.00-	125
	Segment 3 Total	275,000.00	275,530.00	0.00	344,000.00	0.00	68,470.00-	125
	Expend Total	323,064.82	315,530.00	0.00	385,281.07	0.00	69,751.07-	122

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

Board of Supervisors:
SUSAN G. CAUGHLAN, CHAIR
STEPHEN C. QUIGLEY, VICE CHAIR
ARTHUR C. BUSTARD, MEMBER

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

Planning, Zoning, Parks & Grants Report
October 2016

Planning Commission (October 27)

- Center Point Village Zoning Ordinance – review and motion to Board of Supervisors

Zoning Hearing Board

- did not meet

Park Updates

- Heebner Park will be the event site of Worcester Township's First Annual Community Day on Saturday, May 13, 2017 (Rain Date: May 14).
- Damage was done to Heebner Park Soccer Field #3 over the weekend of October 14, 2016. A police report was filed upon discovery, and Public Works repaired damage.
- Department was represented at Methacton School District's ESL Parent Night on October 17, 2016.
- Hosted large-scale Annual PAC Cross Country Race in Heebner Park on October 20, 2016 with approximately 800+ attendees.
- There are currently two ongoing scout projects related to the improvement and beautification of areas within Heebner Park likely to take effect in the spring.

Grant Updates

- PA Small Water and Sewer Grant: Applied on 10/31/16 seeking improving to the Adair Pumping Station and nearby sewer system's infiltration and overflow problems.



WORCESTER TOWNSHIP
Building and Codes Department
October 2016

Report Dates: 10/1/2016 - 10/31/2016

Item	Count / Fee
Total Issued Permits	49 / \$21,085.90

Issued Permits			
Fee Item	No. Permits	Construction Value	Permit Fee
Building			
1	Accessory Structure	1	\$20,097.00 \$159.00
2	Demolition	3	\$5,500.00 \$362.00
3	Fire Prevention	1	\$4,300.00 \$144.00
4	General Construction	2	\$12,000.00 \$378.00
5	Generator	1	\$15,000.00 \$114.00
6	New Single Family Dwelling	1	\$1,000,000.00 \$4,534.95
7	Residential Alterations	8	\$538,684.08 \$3,404.95
8	Roofing	1	\$6,000.00 \$169.00
9	SEWER CONNECTION	3	\$35,665.00 \$6,112.00
10	SOLAR PANELS	1	\$10,044.00 \$199.00
11	STUCCO	1	\$39,948.00 \$44.00
12	Swimming Pool: In Ground	1	\$59,778.00 \$344.00
13	Wooden Deck	4	\$70,100.00 \$721.00
Electrical			
14	New Electrical Work	4	\$12,653.00 \$216.00
Mechanical			
15	New Mechanical	3	\$27,073.00 \$452.00
Plumbing			
16	New Plumbing	1	\$12,115.00 \$2,004.00
17	Plumbing Repairs And Alterations	2	\$3,645.00 \$238.00
Zoning			
18	Accessory Structure	1	\$0.00 \$65.00
19	Fence	3	\$10,398.00 \$195.00
20	Grading	5	\$119,778.00 \$1,100.00
21	PATIO & DECK LESS THAN 30" ABOVE GRADE	1	\$30,000.00 \$65.00
22	Sign	1	\$500.00 \$65.00
	TOTALS:	49	\$2,033,278.08 \$21,085.90

Other Fees Collected

State Fee	\$152.00
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Public Works Department Report

October 2016

1) Road Maintenance

- A. Cleared inlets and drains throughout the Township
- B. Filled potholes throughout the Township
- C. Straightened and pruned around roadway signage throughout the Township
- D. String Trimmed around all bridges and guiderails
- E. Performed edge of roadway mowing throughout the Township
- F. Cleaned edge of roadway swales throughout the Township
- G. Pruned edge of roadway vegetation

2) Storm Maintenance

- A. No significant storm events impaction Township Roadways in October

3) Parks

- A. Twice weekly cleaning of public restrooms, emptying trash receptacles, and filling dog bag stations
- B. Repairing washouts and general trail maintenance
- C. Mowing and trimming of all Township Properties
- D. Detailed all park pavilions
- E. Completed restoration of bench area on all Heebner Park Baseball fields
- F. Repaired the vandalized Heebner Soccer field
- G. Detailed Heebner Park playground
- H. Hosted PAC 10 Cross Country event at Heebner Park
- I. Added wood chips and pruned the Heyser Trail

4) Vehicle Maintenance

- A. Performed weekly maintenance of all Township vehicles
- B. Detailed all vehicle exteriors
- C. Inspection performed on 64-24

5) Miscellaneous

- A. Set and cleaned the Community Hall for all Township events and rentals
- B. The Township Brine system is now installed and fully operational
- C. Installed new well pump at the Community Hall
- D. Installed new heater at the Chadwick pump station

October 2016 Fire Marshal Report to Board of Supervisors

1/ Fire Marshal investigations on 20 dispatches.

2/ Fire damage of \$1300.00 on property valued at \$1300.00.

3/ Additional commercial property information supplied to Active 911 for fire department use.

4/ Advised Center Square Golf Course of exit door issue and internal alarm system issue

5/ Advised owner of 2900 Germantown Pike of possible wiring issues

6/ One citation issued for alarm frequency violation

7/ Met with Montgomery County EOC officials and Meadowood representative on 911 phone issues.

8/ Conducted fire drill at Methacton High School

Respectfully Submitted,

David Cornish
Fire Marshal

MEMORANDUM

TO: Worcester Township Board of Supervisors
FROM: Joseph J. Nolan, P.E., Township Engineer
DATE: November 1, 2016
SUBJECT: Engineering Report - Project Status

This memorandum will provide an update and status report on the various projects that are ongoing within the Township as of November 1, 2016.

1. Hickory Hill Sewer Project

This project is complete. We are now in the one-year maintenance bond period.

2. Salt Storage Building

This project is now complete. We are now in the one-year maintenance bond period.

3. Heebner Road Soccer Field

The project is now complete. Once the final payment is made, we will begin the one-year maintenance bond period.

4. 2016 Road Program

Work is now complete on this contract. We are now in the one-year maintenance bond period. The final PennDot "Project Completion Report" has been prepared.

5. Meadowood Pumping Station Generator Replacement.

The project is now underway. The generator has been ordered and is expected in early November. Installation will be performed by Response Electric. It is expected that the project will be completed by the end of the year.

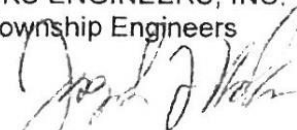
6. Miscellaneous Items

- a. CKS Engineers assisted the Township on numerous zoning and land development related issues as requested during the month.

- b. CKS Engineers performed various site inspections in conjunction with finalizing Use & Occupancy Permits during the month.
- c. CKS reviewed numerous grading permit applications for the Township during the month.
- d. CKS Engineers provided office hours at the Township on Wednesday afternoons during the month as requested.
- e. CKS Engineers, Inc. continued to provide inspection services in conjunction with all ongoing land development and subdivision projects throughout the Township. This also included verifying completion of items and preparation of escrow releases for these projects.
- f. CKS is reviewing numerous subdivisions submitted to the Township. These include Whitehall Estates, 2044 Berks Road and 3130 Skippack Pike.

The above represents a status report on the projects and services currently being performed by CKS Engineers, Inc. Please contact me if you have any questions on any of these items.

Respectfully submitted,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Tommy Ryan, Township Manager
File

October 2016 WORCESTER VOLUNTEER FIRE DEPARTMENT REPORT

WORCESTER TOWNSHIP

MUTUAL AID

TYPE	NUMBER OF CALLS	TYPE	LOCATION	NUMBER OF CALLS
Automatic Fire Alarm	17	Building	Lansdale	3
Accident With Injuries	1	Vehicle Rescue	Skippack	1
Building	1		Total calls	4
Woods	2			
Electrical In/Out	2			
Vehicle	1	FIRE POLICE		
CO Alarm	1	Accident w/Injuries		1
EMS Assist	1	Total Calls		1
Gas leak	1	Average Manpower per Call		5
TOTAL WORCESTER TOWNSHIP	27	Hours In Service		25 min
TOTAL CALLS	31	Department Totals		
AVERAGE MANPOWER PER CALL	14.92	Man Hours in service on fire calls		223 hr 41 min
HOURS IN SERVICE	13 Hours 55 Mins	Man Hours in Service for Fire Police		2 hr 5 min
DRILLS FOR THE MONTH	5	Man Hours in Service for Officers only		0
HOURS IN SERVICE FOR DRILLS	11 hours	Man Hours in Service on Drills		173 hr 48 min
AVERAGE MANPOWER PER DRILL	15.8	Total for Month		399 hr 34 min
FIRE LOSS				
LOSS AMOUNT	\$1,300.00	PROPERTY VALUE		\$1,300.00



PENNSYLVANIA STATE POLICE CAD Call Print Synopsis

Search Criteria:

which_cad='P' and occ_date between '10/01/2016' and '10/31/2016' and case_type '<' 'TS' and municipality='46226' and jurisdiction='PA'

Number of Records Returned: 162

Call Date	Time	Call Number	Call Type	Original/Initial	Location	Found	Report #	Cleared By
Oct-01-2016	07:33:50	702091	SUSPICIOUS	VESEE OFFICER		YES	2016-702091	GENERAL OFFENSE PAPER REPOR
Oct-01-2016	12:08:09	702683	VEHICLE THEFT			YES	2016-702683	CANCELLED
Oct-02-2016	05:53:34	704781	ALARM - BURGLA/CANCELLED BY CO			YES	2016-704781	CLOSED CAD CALL
Oct-02-2016	08:49:32	704976	REQUEST ASSIST - OTHER AGENCY			YES	2016-704976	CLOSED CAD CALL
Oct-02-2016	09:03:52	705007	HOUSE CHECK			YES	2016-705007	CLOSED CAD CALL
Oct-02-2016	12:34:01	705479	SEE OFFICER GO			YES	2016-705479	GENERAL OFFENSE
Oct-02-2016	19:53:53	705529	ALARM - BURGLA/LARM FALSE			YES	2016-705529	CLOSED CAD CALL
Oct-02-2016	21:35:18	706738	DISABLED MOTORIST			YES	2016-706738	CLOSED CAD CALL
Oct-02-2016	23:47:29	706945	ROAD HAZARD - ANIMAL - DEBRIS			YES	2016-706945	CLOSED CAD CALL
Oct-03-2016	12:40:17	708573	REQUEST ASSIST/SEE OFFICER			YES	2016-708573	PAPER REPOR
Oct-03-2016	12:43:49	708589	MVC - NON-REPO/MVC - GONE ON A			YES	2016-708589	CLOSED CAD CALL
Oct-03-2016	13:35:53	708795	ALARM - BURGLA/LARM FALSE			YES	2016-708795	CLOSED CAD CALL
Oct-03-2016	20:09:48	710019	REQUEST ASSIST - OTHER AGENCY			YES	2016-710019	CLOSED CAD CALL
Oct-04-2016	18:27:33	713011	ALARM - BURGLA/CANCELLED BY CO			YES	2016-710388	CLOSED CAD CALL
Oct-04-2016	22:05:08	713503	MVC - NON-REPO/REFER TO OTHER			YES	2016-713011	CLOSED CAD CALL
Oct-05-2016	08:30:17	714286	REFER TO OTHER AGENCY - PD			YES	2016-713503	REFER
Oct-05-2016	09:43:06	714591	DISABLED MOTORIST			YES	2016-714286	CLOSED CAD CALL
Oct-05-2016	18:21:38	716431	ALARM - BURGLA/LARM FALSE			YES	2016-714591	CLOSED CAD CALL
Oct-06-2016	05:48:13	717434	THEFT /SEE OFFICER			YES	2016-716431	CLOSED CAD CALL
Oct-06-2016	06:50:38	717517	REFER TO OTHER/REQUEST ASSIST			YES	2016-717434	PAPER REPOR
Oct-06-2016	07:45:32	717638	MVC - NON-REPORTABLE			YES	2016-717517	CLOSED CAD CALL
Oct-06-2016	15:09:27	718926	ALARM - BURGLA/LARM FALSE			YES	2016-717638	TRACS CRASH REPORT
Oct-07-2016	02:50:13	720555	MVC - NON-REPO/MVC - REPORTABL			YES	2016-718926	CLOSED CAD CALL
			SUSPICIOUS VEHICLE			YES	2016-720555	TRACS CRASH REPORT GENERAL OFFENSE

Printed On: Mon Oct 31 2016
For User: 535276



PENNSYLVANIA STATE POLICE CAD Call Print Synopsis

Call Date	Time	Call Number	Call Type	Original/Final	Location	Founded	Report #	Cleared By
Oct-07-2016	07:38:01	720828			DOG LAW VIOLATION	YES	2016-720828	GENERAL OFFENSE
Oct-07-2016	07:43:12	720844			MVC - NON-REPORTABLE	YES	2016-720844	TRACS CRASH REPORT
Oct-07-2016	08:41:03	721018			ALARM - BURGLA/ALARM FALSE FAU	YES	2016-721018	CLOSED CAD CALL
Oct-07-2016	13:20:35	722002			ALARM - BURGLA/ALARM FALSE NO	YES	2016-722002	CLOSED CAD CALL
Oct-07-2016	15:47:07	722428			DOMESTIC - INA/DOMESTIC - OTHE	YES	2016-722428	GENERAL OFFENSE
Oct-07-2016	16:22:03	722570			MVC - NON-REPORTABLE	YES	2016-722570	CANCELLED
Oct-07-2016	22:40:53	723616			DISTURBANCE/NO/DOMESTIC - OTHE	YES	2016-723616	GENERAL OFFENSE
Oct-08-2016	00:32:53	723857			MVC - NON-REPO/MVC - REPORTABL	YES	2016-723857	TRACS CRASH REPORT
Oct-08-2016	04:47:39	724264			ALARM - BURGLA/ALARM FALSE FAU	YES	2016-724264	CLOSED CAD CALL
Oct-08-2016	10:05:32	724684			DISABLED MOTOR/DISABLED MOTORI	YES	2016-724684	CLOSED CAD CALL
Oct-08-2016	12:33:16	725049			THEFT	YES	2016-725049	GENERAL OFFENSE
Oct-08-2016	14:21:24	725287			MVC - NON-REPO/MVC - REPORTABL	YES	2016-725287	TRACS CRASH REPORT
Oct-09-2016	10:41:00	727733			MVC - REPORTABLE, NO INJURIES	YES	2016-727733	TRACS CRASH REPORT
Oct-09-2016	19:27:12	729089			ALARM - BURGLA/CANCELLED BY CO	YES	2016-729089	CLOSED CAD CALL
Oct-09-2016	19:53:15	729167			POLICE INFORMATION	YES	2016-729167	CLOSED CAD CALL
Oct-10-2016	05:28:43	729974			ROAD HAZARD - ANIMAL - DEBRIS	YES	2016-729974	CLOSED CAD CALL
Oct-10-2016	07:26:57	730119			REFER TO OTHER AGENCY - PD	YES	2016-730119	CLOSED CAD CALL
Oct-10-2016	13:32:53	731296			WELFARE CHECK	YES	2016-731296	REFER
Oct-10-2016	16:17:45	731692			CHECK	YES	2016-731692	CLOSED CAD CALL
Oct-10-2016	17:15:41	731894			ALARM - BURGLA/ALARM FALSE NO	YES	2016-731894	CLOSED CAD CALL
Oct-11-2016	12:08:56	734416			ROAD HAZARD - ANIMAL - DEBRIS	YES	2016-734416	CLOSED CAD CALL
Oct-11-2016	16:09:28	735281			THEFT	YES	2016-735281	AIMS
Oct-11-2016	16:14:50	735290			ALARM - BURGLA/CANCELLED BY CO	YES	2016-735290	CANCELLED
Oct-11-2016	23:19:57	736428			ALARM - BURGLA/ALARM FALSE FAU	YES	2016-736428	CLOSED CAD CALL
Oct-12-2016	17:25:13	739006			POLICE INFORMATION	YES	2016-739006	CLOSED CAD CALL



PENNSYLVANIA STATE POLICE CAD Call Print Synopsis

Call Date	Time	Call Number	Call Type	Original/Final	Location	Founded	Report #	Cleared By
Oct-12-2016	18:46:24	739243	THEFT - FRAUD/FORGERY			YES	2016-739243	AIMS
Oct-12-2016	19:36:18	739368	TRAFFIC CONTROL			YES	2016-739368	CLOSED CAD
Oct-12-2016	19:41:34	739381	MVC - HIT AND RUN W/INJURIES			YES	2016-739381	CALL
Oct-12-2016	21:32:57	739624	SHOTS FIRED			YES	2016-739624	AIMS
Oct-13-2016	07:16:59	740244	IN/DISTURBANCE/NOI			YES	2016-740244	CLOSED CAD
Oct-13-2016	08:14:24	740372	MVC - INJURIES/MVC - REPORTABL			YES	2016-740372	CALL
Oct-13-2016	10:37:18	740772	MVC - REPORTABLE, NO INJURIES			YES	2016-740772	TRACS CRASH REPORT
Oct-13-2016	20:48:32	742451	MVC - HIT AND RUN, NO INJURIES			YES	2016-742451	TRACS CRASH REPORT
Oct-14-2016	09:11:57	743666	POLICE INFORMATION			YES	2016-743666	REPORT
Oct-14-2016	09:31:15	743729	MVC - NON-REPORTABLE			YES	2016-743729	CLOSED CAD
Oct-14-2016	09:35:14	743746	THEFT /SEE OFFICER			YES	2016-743746	CALL
Oct-14-2016	18:21:28	745538	ROAD HAZARD - ANIMAL - DEBRIS			YES	2016-745538	TRACS CRASH REPORT
Oct-14-2016	18:43:08	745598	TRAF VIOL OTH/REFER TO OTHER			YES	2016-745598	GENERAL OFFENSE
Oct-14-2016	19:20:42	745695	SUSPICIOUS PER/POLICE INFORMAT			YES	2016-745695	OFFENSE
Oct-14-2016	20:45:55	745962	DISABLED MOTORIST			YES	2016-745962	CLOSED CAD
Oct-14-2016	21:51:37	746140	INTERSTATE HIGHWAY - STATIONAR			YES	2016-746140	CALL
Oct-15-2016	08:37:34	747237	DISABLED MOTORIST			YES	2016-747237	CLOSED CAD
Oct-15-2016	08:47:13	747254	CRIMINAL MISCHIEF			YES	2016-747254	CALL
Oct-15-2016	10:19:44	747491	DISABLED MOTORIST			YES	2016-747491	PAPER REPOR
Oct-15-2016	19:16:38	748907	MVC - INJURIES/MVC - NON-REPOR			YES	2016-748907	CLOSED CAD
Oct-15-2016	23:53:29	749576	POLICE INFORMATION			YES	2016-749576	TRACS CRASH REPORT
Oct-16-2016	09:21:35	750470	FARE EVASION			YES	2016-750470	CLOSED CAD
Oct-16-2016	09:30:26	750492	THEFT			YES	2016-750492	CALL
Oct-16-2016	09:39:03	750512	ALARM - BURGLA/CANCELLED BY CO			YES	2016-750512	TRACS CRASH REPORT
Oct-16-2016	11:57:34	750862	ALARM - PANIC /ALARM FALSE FAU			YES	2016-750862	CLOSED CAD
Oct-16-2016	15:49:42	751528	MVC - NON-REPO/MVC - GONE ON A			YES	2016-751528	CLOSED CAD
			MVC - REPORTABLE, NO INJURIES			YES		CALL
								TRACS CRASH REPORT



PENNSYLVANIA STATE POLICE CAD Call Print Synopsis

Call Date	Time	Call Number	Call Type	Original/Final	Location	Founded	Report #	Cleared By
Oct-16-2016	17:43:38	751692	DISABLED MOTOR/DISABLED MOTOR			YES	2016-751692	CLOSED CAD
Oct-17-2016	07:21:32	752962	THEFT /BURGLARY OR ATT			YES	2016-752962	CALL PAPER REPORT
Oct-17-2016	08:23:51	753231	PATROL CHECK			YES	2016-753231	CLOSED CAD
Oct-17-2016	08:42:21	753324	CRIMINAL MISCHIEF			YES	2016-753324	CALL PAPER REPORT
Oct-17-2016	11:19:00	754052	POLICE INFORMATION			YES	2016-754052	CLOSED CAD
Oct-17-2016	14:20:08	754901	ROAD HAZARD - ANIMAL - DEBRIS			YES	2016-754901	CALL
Oct-18-2016	07:06:16	757013	ROAD HAZARD - ANIMAL - DEBRIS			YES	2016-757013	CLOSED CAD
Oct-18-2016	09:20:10	757512	THEFT			YES	2016-757512	CALL
Oct-18-2016	12:27:56	758410	MVC - REPORTAB/MVC - NON-REPOR			YES	2016-758410	PAPER REPORT
Oct-18-2016	15:23:03	759032	911 HANG UP CALL			YES	2016-759032	TRACS CRASH REPORT
Oct-18-2016	16:22:12	759679	PATROL CHECK			YES	2016-759679	CLOSED CAD
Oct-18-2016	19:03:45	759808	ANIMAL LOST - FOUND			YES	2016-759808	CALL
Oct-18-2016	19:19:06	759850	DISABLED MOTOR/DISABLED MOTOR			YES	2016-759850	CALL
Oct-18-2016	21:50:59	760210	DOMESTIC - IN/ASSAULT - SIMPL			YES	2016-760210	CLOSED CAD
Oct-18-2016	22:04:58	760241	DISTURBANCE/NO/ASSAULT - SIMPL			YES	2016-760241	CALL
Oct-19-2016	03:16:26	760616	DISTURBANCE/NOISE COMPLAINT			YES	2016-760616	PAPER REPORT
Oct-19-2016	16:11:09	763052	MVC - INJURIES			YES	2016-763052	GENERAL OFFENSE
Oct-19-2016	17:46:36	763448	REFER TO OTHER AGENCY - PD			YES	2016-763448	TRACS CRASH REPORT
Oct-19-2016	19:52:32	763833	ALARM - BURGLA/ALARM FALSE FAU			YES	2016-763833	CLOSED CAD
Oct-19-2016	20:37:30	763987	DISABLED MOTORIST			YES	2016-763987	CALL
Oct-19-2016	23:01:39	764275	MVC - NON-REPORTABLE			YES	2016-764275	CLOSED CAD
Oct-20-2016	02:59:48	764593	SUSPICIOUS VEHICLE			YES	2016-764593	CALL
Oct-20-2016	08:06:51	764948	ALARM - PANIC /CANCELLED BY CO			YES	2016-764948	TRACS CRASH REPORT
Oct-20-2016	08:14:12	764978	THEFT			YES	2016-764978	PAPER REPORT
Oct-20-2016	12:39:23	765899	DISABLED MOTORIST			YES	2016-765899	CANCELLED



PENNSYLVANIA STATE POLICE

CAD Call Print Synopsis

Call Date	Time	Call Number	Call Type	Original/Final	Location	Founded	Report #	Cleared By
Oct-20-2016	13:30:05	766104	ALARM - BURGLA/ALARM FALSE	NO		YES	2016-766104	CLOSED CAD
Oct-20-2016	15:16:46	766413	THEFT			YES	2016-766413	CALL
Oct-20-2016	19:52:56	767260	REQUEST ASSIST - OTHER	AGENCY		YES	2016-767260	GENERAL OFFENSE
Oct-21-2016	08:25:15	768582	ROAD HAZARD - ANIMAL - DEBRIS			YES	2016-768582	CANCELLED
Oct-21-2016	11:12:34	769256	POLICE INFORMATION			YES	2016-769256	CLOSED CAD
Oct-21-2016	11:24:13	769266	SEE OFFICER GO			YES	2016-769266	CALL
Oct-21-2016	11:25:54	769271	ALARM - BURGLA/ALARM FALSE	FAU		YES	2016-769271	GENERAL OFFENSE
Oct-21-2016	15:50:21	770063	REQUEST ASSIST - OTHER	AGENCY		YES	2016-770063	CLOSED CAD
Oct-21-2016	17:26:54	770362	BURGLARY OR ATTEMPTED	BURGLARY		YES	2016-770362	CALL
Oct-21-2016	22:45:01	771142	DISABLED MOTOR/DISABLED MOTOR			YES	2016-771142	CLOSED CAD
Oct-21-2016	23:57:34	771314	SUSPICIOUS PERSON			YES	2016-771314	PAPER REPORT
Oct-22-2016	04:47:29	771902	ALARM - BURGLA/CANCELLED	BY CO		YES	2016-771902	ADVISE
Oct-22-2016	08:34:20	772130	THEFT			YES	2016-772130	GENERAL OFFENSE
Oct-22-2016	13:05:31	772841	ALARM - BURGLA/ALARM FALSE	FAU		YES	2016-772841	CANCELLED
Oct-22-2016	13:55:52	772988	ROAD HAZARD - ANIMAL - DEBRIS			YES	2016-772988	PAPER REPORT
Oct-22-2016	17:31:54	773524	TRAFFIC CONTROL			YES	2016-773524	CLOSED CAD
Oct-22-2016	19:05:52	773770	INTERSTATE HIGHWAY - CLEAR	LIN		YES	2016-773770	CALL
Oct-23-2016	04:33:57	775076	ALARM - BURGLA/CANCELLED	BY CO		YES	2016-775076	CALL
Oct-23-2016	07:43:43	775220	CRIMINAL MISCHIEF			YES	2016-775220	CANCELLED
Oct-23-2016	12:29:14	775903	ALARM - BURGLA/ALARM FALSE	FAU		YES	2016-775903	GENERAL OFFENSE
Oct-23-2016	15:59:41	776398	DOG LAW VIOLATION			YES	2016-776398	CLOSED CAD
Oct-24-2016	06:08:47	777906	POLICE INFORMATION			YES	2016-777906	CALL
Oct-24-2016	08:13:56	778142	ALARM - BURGLA/ALARM FALSE	FAU		YES	2016-778142	CLOSED CAD
Oct-24-2016	08:34:25	778221	MVC - NON-REPO/MVC - COMMONWEA			YES	2016-778221	CALL
Oct-24-2016	09:29:44	778449	POLICE INFORMATION			YES	2016-778449	TRACS CRASH REPORT
						YES	2016-778449	CLOSED CAD
								CALL



PENNSYLVANIA STATE POLICE CAD Call Print Synopsis

Call Date	Time	Call Number	Call Type	Original/Final	Location	Founded	Report #	Cleared By
Oct-24-2016	11:18:38	778955	ASSAULT	/ASSAULT - SIMPL		YES	2016-778955	GENERAL OFFENSE CANCELLED
Oct-24-2016	17:01:28	780102	ALARM - BURGLA/CANCELLED BY CO THEFT			YES	2016-780102	PAPER REPORT
Oct-24-2016	17:27:28	780181	MVC - NON-REPORTABLE			YES	2016-780529	TRACS CRASH REPORT
Oct-24-2016	19:13:18	780529	MVC - NON-REPORTABLE			YES	2016-781227	CLOSED CAD CALL
Oct-25-2016	01:20:54	781227	MVC - NON-REPO/MVC - GONE ON A			YES	2016-781519	CLOSED CAD CALL
Oct-25-2016	06:43:40	781519	ALARM - BURGLA/ALARM FALSE FAU			YES	2016-781598	TRACS CRASH REPORT
Oct-25-2016	07:12:54	781598	MVC - NON-REPORTABLE			YES	2016-781652	CLOSED CAD CALL
Oct-25-2016	07:32:29	781652	ROAD HAZARD - ANIMAL - DEBRIS			YES	2016-783147	CLOSED CAD CALL
Oct-25-2016	13:44:14	783147	DISABLED MOTORIST			YES	2016-783269	CLOSED CAD CALL
Oct-25-2016	14:25:22	783269	ALARM - BURGLA/ALARM FALSE FAU			YES	2016-783466	CLOSED CAD CALL
Oct-25-2016	15:40:49	783466	DISABLED MOTORIST			YES	2016-784181	CLOSED CAD CALL
Oct-25-2016	19:31:50	784181	ALARM - BURGLA/ALARM FALSE FAU			YES	2016-784274	CLOSED CAD CALL
Oct-25-2016	20:04:32	784274	ROAD HAZARD - ANIMAL - DEBRIS			YES	2016-784533	CLOSED CAD CALL
Oct-25-2016	21:44:14	784533	ALARM - BURGLA/ALARM FALSE FAU			YES	2016-785256	CLOSED CAD CALL
Oct-26-2016	07:28:16	785256	DISABLED MOTORIST			YES	2016-786156	PAPER REPORT
Oct-26-2016	11:03:40	786156	IDENTITY THEFT/THEFT - FRAUD/IF			YES	2016-786755	GENERAL OFFENSE PAPER REPORT
Oct-26-2016	13:22:27	786755	SEE OFFICER /DOMESTIC - OTHE			YES	2016-789093	GENERAL OFFENSE TRACS CRASH REPORT
Oct-26-2016	15:36:08	787138	BURGLARY OR ATTEMPTED BURGLARY			YES	2016-790459	CLOSED CAD CALL
Oct-27-2016	07:46:53	789093	CRIMINAL MISCHIEF			YES	2016-790670	CLOSED CAD CALL
Oct-27-2016	16:02:38	790459	MVC - INJURIES			YES	2016-791057	CLOSED CAD CALL
Oct-27-2016	17:16:44	790670	911 HANG UP CALL			YES	2016-793125	CLOSED CAD CALL
Oct-27-2016	20:18:49	791057	SUSPICIOUS PERSON			Y YES	2016-794652	CLOSED CAD CALL
Oct-28-2016	12:27:23	793125	REQUEST ASSIST - LOCAL PD			YES	2016-796387	CLOSED CAD CALL REFER
Oct-28-2016	19:48:43	794652	REQUEST ASSIST - LOCAL PD			YES		
Oct-29-2016	09:50:02	796387	REFER TO OTHER AGENCY - PD			YES		



PENNSYLVANIA STATE POLICE CAD Call Print Synopsis

Call Date	Time	Call Number	Call Type	Original/Final	Location	Founded	Report #	Cleared By
Oct-29-2016	15:27:40	797323	MVC - INJURIES/DISABLED MOTORI			YES	2016-797323	CLOSED CAD
Oct-29-2016	17:48:28	797803	MVC - NON-REPO/MVC - REPORTABL			YES	2016-797803	CALL TRACS CRASH REPORT
Oct-29-2016	18:59:10	798037	ROAD HAZARD - ANIMAL - DEBRIS			YES	2016-798037	CLOSED CAD
Oct-29-2016	20:16:48	798300	SHOTS FIRED IN/PATROL CHECK			YES	2016-798300	CALL
Oct-29-2016	21:34:53	798542	ALARM - BURGLA/CANCELLED BY CO			YES	2016-798542	CLOSED CAD
Oct-30-2016	00:09:52	798949	DISTURBANCE/NOISE COMPLAINT			YES	2016-798949	CALL
Oct-30-2016	01:51:35	799214	ALARM - BURGLA/ALARM FALSE NO			YES	2016-799214	GENERAL OFFENSE
Oct-30-2016	08:44:52	799766	CRIMINAL MISCH/THEFT			YES	2016-799766	CLOSED CAD
Oct-30-2016	11:40:23	800190	DISABLED MOTORIST			YES	2016-800190	CALL
Oct-30-2016	15:48:05	800800	SEE OFFICER GO			YES	2016-800800	PAPER REPORT
Oct-31-2016	07:24:09	802292	DISABLED MOTOR/DISABLED MOTORI			YES	2016-802292	CLOSED CAD
Oct-31-2016	10:09:31	802901	ROAD HAZARD - ANIMAL - DEBRIS			YES	2016-802901	CALL

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, OCTOBER 19, 2016 – 6:00 PM**

CALL TO ORDER by Chair Caughlan at 6:04 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: SUSAN G. CAUGHLAN [X]
 STEPHEN C. QUIGLEY [X]
 ARTHUR C. BUSTARD [X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced that the Board of Supervisors had met in Executive Session following the September 21 Business Meeting to discuss the following issues: a matter of real estate, in specific the possible acquisition of the North Penn Army Reserve Base; a matter of real estate, in specific the consideration of an offer received to purchase property; a matter of real estate, in specific the consideration of a potential property purchase; and, a matter of potential litigation, related to the issuance of a zoning permit.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the announcements of Executive Sessions, a Township consultant's recommendation regarding the possible acquisition of the North Penn Army Reserve Base, past consulting services provided by the Chair regarding the possible acquisition of the North Penn Army Reserve Base, Board of Supervisor concerns about the development of the North Penn Army Reserve Base, and creation and funding of a capital reserve fund for the possible acquisition of the North Penn Army Reserve Base.

PRESENTATIONS

- a) Stormwater Ordinance – Joe Nolan, Township Engineer, commented on past presentations made on this subject.

Mr. Nolan commented on revisions made to the ordinance that would lessen the impact to smaller improvements, in specific the increase to the exemption threshold. Mr. Nolan noted his office had revised the ordinance so to address various technical issues, and he stated the ordinance is now ready to be considered by the Board of Supervisors.

Supervisor Quigley commented on the status of the Chesapeake Bay mandates. Mr. Nolan noted the next MS4 permit cycle will incorporate many new regulations that, to a large extent, are still being developed. Mr. Nolan noted the stormwater ordinance would be required to be amended when this next round of regulations is finalized.

Supervisor Quigley commented on oversight of landscaping company spraying operations and like activities.

Chair Caughlan commented on pollution reduction plans. Mr. Nolan noted these regulations are among those to be finalized.

Chair Caughlan noted several typos and other corrections to the draft ordinance. Mr. Nolan will make the required revisions.

Mr. Ryan will coordinate required revisions to be completed by the Township Engineer and Township Solicitor, and an amended ordinance will be considered at a future meeting of the Board of Supervisors.

OTHER BUSINESS

- Chair Caughlan commented on the permitted fine amount for work started without a permit. Bob Brant, Township Solicitor, will review this matter.
- Chair Caughlan commented on a proposed development that front Township Line Road in East Norriton Township. Mr. Ryan will contact his counterpart in East Norriton Township to request additional information for this development.

ADJOURNMENT

There being no further business brought before the Board, Chair Caughlan adjourned the Work Session Meeting at 6:50 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, OCTOBER 19, 2016 – 7:30 PM**

CALL TO ORDER by Chair Caughlan at 7:30 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: SUSAN G. CAUGHLAN [X]
STEPHEN C. QUIGLEY [X]
ARTHUR C. BUSTARD [X]

INFORMATIONAL ITEMS

- Bob Brant, Township Solicitor, announced that the Board of Supervisors had met in Executive Session prior to this evening's meeting to discuss the following issues: a matter of litigation, in specific Mollick v. the Worcester Township Board of Supervisors and individual Board members, Montgomery County Court of Common Pleas Docket #15-13760; and, a matter of potential litigation, in specific the improvement of a property in violation of the Township Code.
- Chair Caughlan noted the Board of Supervisors would not conduct a Public Hearing to consider an ordinance to establish a preferred service area for the North Penn Water Authority at this evening's Business Meeting. Chair Caughlan noted Aqua had threatened litigation had the Township adopted this ordinance, and the Township had asked the North Penn Water Authority to defend the Township against any litigation brought in this matter, and the North Penn Water Authority had declined to do so.

PUBLIC COMMENT

- Bob Andorn, Worcester, commented on the status of the North Penn Water Authority ordinance, the posting of draft resolutions and ordinances to the Township website, and proposed Resolution 2016-33 to be considered at this evening's meeting.
- Dan Dreher, Worcester, commented on the permitted public comment period at public meetings.
- Jim Mollick, Worcester, commented on the permitted public comment period at public meetings, consideration of the North Penn Water Authority ordinance, the creation and funding of a capital reserve fund for the possible acquisition of the North Penn Army Reserve Base, expenditures made for the possible acquisition of the North Penn Army Reserve Base, and the use of funds expended for the possible acquisition of the North Penn Army Reserve Base for other purposes.

OFFICIAL ACTION ITEMS

- a) Consent Agenda – Chair Caughlan asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

Supervisor Bustard made a motion to approve a consent agenda that includes (a) the Treasurer's Report and other Monthly Reports for September 2016, (b) bill payment for September 2016 in the amount of \$399,905.19; (c) the September 21, 2016 Work Session minutes; and, (d) the September 21, 2016 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on salt storage building construction costs, financial management by the Board of Supervisors, and fees billed by the previous Township Solicitor.

By unanimous vote the Board adopted the motion to approve.

- b) Public Hearing – At 7:50 PM Chair Caughlan opened a Public Hearing as to the consideration of Resolution 2016-33, to consider approval of the issuance of a tax-exempt bond by the Hatfield Township Industrial Development Authority to the Church of the Nazarene of Fairview Village.

Marc Davis, Counsel for the Hatfield Township Industrial Development Authority, stated Federal Law required Township approval of the borrowing because the subject property was situated outside Hatfield Township. Mr. Davis commented on the purpose of the borrowing. Mr. Davis noted Worcester Township would not be responsible for repayment of the debt, and he stated the borrowing would not affect the Township's borrowing capacity. Mr. Davis noted approval of the resolution would not entitle the Church to receive building permits or any other municipal approvals required to construct the proposed improvements.

Mr. Brant provided a summary of the funding arrangement.

Chair Caughlan noted Township approval is required by Federal Law, in specific Internal Revenue Service requirements.

Chair Caughlan requested public comment, and there was none.

Chair Caughlan closed the Public Hearing at 7:56 PM.

- c) Resolution 2016-33 – Supervisor Bustard made a motion to approve Resolution 2016-33, to approve the issuance of a tax-exempt bond by the Hatfield Township Industrial Development Authority to the Church of the Nazarene of Fairview Village. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) waiver – Tim Woodrow, Engineer for the Applicant, provided an overview of a proposal to enclose a second-floor outdoor dining area at one of the buildings at the Meadowood community, 3205 Skippack Pike. Joe Nolan, Township Engineer, stated the proposal does not increase building or impervious coverage, and is appropriate for consideration for a waiver of land development.

Supervisor Bustard made a motion to approve a waiver of land development to allow the enclosure of a second-floor outdoor dining area at one of the buildings at the Meadowood community, 3205 Skippack Pike, as presented. The motion was seconded by Supervisor Quigley.

Mr. Andorn commented of the Township's waiver of land development procedures.

By unanimous vote the Board adopted the motion to approve.

- e) waiver – Roger Lehman, Consultant for the Applicant, provided an overview of a waiver request to install an on-lot septic system in the front yard and in a setback at 1335 Merrybrook Road. Mr. Lehman noted the area proposed was the only suitable area on the property to accommodate the on-lot system. Mr. Nolan concurred.

Supervisor Bustard made a motion approve a waiver to allow the installation of an on-lot septic system in the front yard and in a setback at 1335 Merrybrook Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) waiver – Robert McGuckin, Counsel for the Applicant, provided an overview of a proposal to raze and rebuild the Black Horse Tavern, 3223 Germantown Pike. Mr. McGuckin stated the restaurant would be rebuilt in the existing building footprint, absent a small addition at the rear of the building that will be slightly shifted along the rear façade.

Tommy Ryan, Township Manager, noted that he, Mr. Nolan and Mr. Brant had discussed the proposed improvements, and all concur the project is appropriate for a waiver of land development, subject to certain conditions, including the Applicant (1) obtaining any required relief from the Zoning Hearing Board; (2) submitting a site plan to the Township Engineer for his review, and providing improvements as required by Township Code; (3) obtaining all outside approvals, including but not limited to a highway occupancy permit from the Montgomery County Department of Roads & Bridges; (4) paying traffic impact fees for any additional PM peak hour trips created, as determined by the Township Traffic Engineer; (5) entering into required developers agreements and the posting of improvement securities; and (6) obtaining all Township building and zoning permits and other approvals.

Supervisor Bustard made a motion to approve a waiver of land development to allow the Black Horse Tavern, 3223 Germantown Pike, to be razed and rebuilt, conditioned upon the Applicant (1) obtaining any required relief from the Zoning Hearing Board; (2) submitting a site plan to the Township Engineer for his review, and providing improvements as required by Township Code; (3) obtaining all outside approvals, including but not limited to a highway occupancy permit from the Montgomery County Department of Roads & Bridges; (4) paying traffic impact fees for any additional PM peak hour trips created, as determined by the Township Traffic Engineer; (5) entering into required developers agreements and posting of improvement securities; and (6) obtaining all Township building and zoning permits and other approvals. The motion was seconded by Supervisor Quigley.

Mr. Andorn commented on property non-conformities. Mr. Brant commented on the abandonment of non-conforming uses.

Dr. Mollick commented on the Township's waiver of land development procedures.

By unanimous vote the Board adopted the motion to approve.

- g) waiver – Mr. Ryan provided an overview of a proposal to add a second-floor addition to the Wentz United Church of Christ, 3246 Skippack Pike. Mr. Ryan noted that proposed includes an approximate 400 sf increase to the property's impervious surface.

Supervisor Bustard made a motion to approve a waiver of land development to allow construction of a second-floor addition to the Wentz United Church of Christ, 3246 Skippack Pike. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) waiver – Mr. Ryan provided an overview of a proposal to install a storage shed at the Methacton High School, 1001 Kriebel Mill Road. Mr. Ryan noted the 12'x44' shed would replace an existing 12'x14' shed, and this would be located in the approximate area of the existing shed.

Mr. Ryan noted the Applicant had also requested a waiver of required permit fees.

Supervisor Bustard made a motion to approve a waiver of land development to allow the installation of a 12'x44' storage shed at the Methacton High School, 1001 Kriebel Mill Road, and to approve the waiver of required permit fees. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) settlement agreement – Mr. Brant provided an overview of a proposed property assessment settlement agreement as to Christina Marie, Inc. v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket #14-30980, with payment to the Plaintiff in the amount of \$7.

Supervisor Bustard made a motion approve a settlement agreement as to Christina Marie, Inc. v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket #14-30980, with payment to the Plaintiff in the amount of \$7. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- j) settlement agreement – Mr. Brant provided an overview of a proposed property assessment settlement agreement as to Trotter v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket #11-26797, with payment to the Plaintiff in the amount of \$22.

Supervisor Bustard made a motion approve a settlement agreement as to Trotter v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket #11-26797, with payment to the Plaintiff in the amount of \$22. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- k) Public Hearing – At 8:31 PM Chair Caughlan opened a Public Hearing to consider Ordinance 2016-262, to consider an amendment to Township Code Section 150-11.B as to permitted uses and development standards for single-family detached dwellings.

Mr. Ryan noted he had recently issued a zoning determination as to the utilization of conservation subdivision procedures for certain parcels eight acres and larger. Mr. Ryan noted this determination found the conservation subdivision procedure was optional for these parcels. Mr. Ryan noted he believed the Township’s intent was to require the conservation subdivision procedure for these parcels, and he stated the proposed ordinance would require such.

Maeve Vogan commented on developments processed under the conservation subdivision requirements to date.

Dr. Mollick commented on public comment duration during public hearings, information reviewed by the Township Manager in preparation of the proposed ordinance, and the ability to construct accessory uses at the Preserve at Worcester community.

Supervisor Bustard stated he believed the conservation subdivision procedure was required for parcels eight acres and larger at the time the “Growing Greener” ordinance was adopted. Supervisor Bustard noted the Planning Commission supports the proposed ordinance.

Mary Sparango, Worcester, commented on Planning Commission preference for the development of smaller parcels under conventional subdivision procedures.

Joseph Pacholski, Worcester, commented on stenographer use at the 2006 public hearing for the Growing Greener ordinance, and providing developers the option to utilize the conservation subdivision procedure.

Mr. Andorn commented on the restrictiveness of the proposed ordinance.

Chris David, Worcester, commented on her support for the proposed ordinance. Ms. David noted the Planning Commission had voted to recommend the Board of Supervisors approve the proposed ordinance.

Supervisor Quigley commented on excessive government regulations, spot zoning concerns and the ability to develop smaller properties. Supervisor Quigley stated he will abstain from voting on the proposed ordinance as he is the owner of a larger property in the Township.

Supervisor Bustard commented on consideration for the Growing Greener ordinance in the 2006 public hearing, and owner preference for maintaining smaller properties.

Mr. Brant stated his office had not assessed the spot zoning issue.

Supervisor Bustard commented on other municipalities that have adopted like ordinances. Chair Caughlan noted the Natural Lands Trust had reviewed Worcester’s ordinance.

Ms. Sparango commented on homeowner association expense at smaller developments.

Chair Caughlan requested additional public comment, and there was none.

Chair Caughlan closed the Public Hearing at 9:14 PM.

- 1) Ordinance 2016-262 – Mr. Bustard motioned to approve Ordinance 2016-262, to consider an amend Township Code Section 150-11.B as to permitted uses and development standards for single-family detached dwellings. The motion was seconded by Chair Caughlan.

Mr. Andorn commented on his dissatisfaction with the Board of Supervisors.

Mr. Pacholski commented on the Township Solicitor review of the proposed ordinance, and previous Supervisors’ consideration of the Growing Greener ordinance.

Mr. Dreher commented on the importance of public comment, and Member consideration of public comment.

Ms. Vogan commented on the number of meeting attendees who support and oppose the proposed ordinance, other residents' comments received by the Members, and the televising of public meetings.

Mr. Mollick commented on the vote to adopt the Growing Greener ordinance in 2006, the opinion of the previous Township Solicitor in this matter, and providing development options preferred by the marketplace.

The Board adopted the motion to approve, with Chair Caughlan and Supervisor Bustard voting aye, and Supervisor Quigley abstaining from the vote.

- m) Resolution 2016-34 – Mr. Ryan provided an overview of a resolution to authorize submission of a grant application to the Commonwealth Financing Authority Small Sewer & Water Program to fund improvements to the sanitary sewer system in the Adair neighborhood.

Supervisor Quigley commented on the televising of sanitary sewer lines. Mr. Nolan noted the grant would provide for line inspection and needed repairs in this neighborhood.

Supervisor Bustard made a motion approve Resolution 2016-34, to authorize submission of a grant application to the Commonwealth Financing Authority Small Sewer & Water Program to fund improvements to the sanitary sewer system in the Adair neighborhood. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

OTHER BUSINESS

- There was no other business discussed at this evening's meeting.

ADJOURNMENT

There being no further business brought before the Board, Chair Caughlan adjourned the regularly scheduled meeting at 9:29 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2016-35

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL
OF A PLAN OF THE SPANG PROPERTY MINOR SUBDIVISION PLAN**

WHEREAS, Kenneth and Diana Spang (“Applicants”) have submitted a plan of subdivision to Worcester Township and have made application for preliminary/final plan approval of the plan known as Spang Property Minor Subdivision Plan (“Plan”). The Applicants are owners of the property located at 1849 and 1853 Green Hill Road, Worcester Township, Montgomery County, Pennsylvania in the LPD - Land Preservation District of the Township being Tax Parcel Nos. 67-00-01732-317 and 67-00-01732-426 (“Property”) as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and,

WHEREAS, Applicants propose a lot line adjustment at the Property to realign the flag portion of the lot in order to provide a better location for the access driveway to the proposed house, as shown on the Plan prepared by Holmes Cunningham LLC, sheet 1 of 1, dated October 11, 2016, with no revisions; and,

WHEREAS, the Plan has received a recommendation for preliminary/final plan approval by the Worcester Township Planning Commission at their regularly scheduled meeting on November 10, 2016; and,

WHEREAS, the Plan has received a recommendation for approval by the Montgomery County Planning Commission by letter dated November 7, 2016, the Montgomery County Lands Trust by letter dated October 28, 2016 and Township Engineer by letter dated October 21, 2016; and,

WHEREAS, the preliminary/final plan for the proposed land development is now in a form suitable for preliminary/final plan approval by the Worcester Township Board of Supervisors, subject to certain conditions.

NOW THEREFORE, IN CONSIDERATION OF THE FOLLOWING,

IT IS HEREBY RESOLVED by the Board of Supervisors of Worcester Township, as follows:

1. **Approval of Plan.** The preliminary/final plan prepared by Holmes Cunningham Engineering as described above, is hereby approved, subject to the conditions set forth below.
2. **Conditions of Approval.** The approval of the preliminary/final plan is subject to strict compliance with the following conditions:
 - A. the Applicants shall install permanent boundary monuments as noted in the letter of the Montgomery County Lands Trust addressed to Applicants, dated October 28, 2016;

- B. the Applicants shall provide to the Township for signature that number of Plans required for recordation and filing with the various Departments of Montgomery County, plus an additional three (3) Plans to be retained by the Township, and the Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recordation;
 - C. the Applicants shall provide a copy of the recorded Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recordation;
 - D. the Applicants shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recordation;
 - E. the Applicants shall execute and record such Deeds of Confirmation necessary to effectuate the lot line change, in form satisfactory to the Township Solicitor and Township Engineer. Such Deeds shall be recorded simultaneously with the Plans;
 - F. the cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, and this Resolution, shall be borne entirely by the Applicants, and shall be at no cost to the Township;
 - G. the Applicants understand that it will not be granted Township building or grading permits until the record Plan, and all appropriate development and other required legal documents are approved by the Township and recorded with the Montgomery County Recorder of Deeds and all appropriate approvals and/or permits from Township or other agencies for the above mentioned project are received. Any work performed on this project without the proper permits, approvals, and agreements in place will be stopped.
3. **Acceptance.** The conditions set forth in paragraph 2 above shall be accepted by the Applicants, in writing, within ten (10) days from the date of receipt of this Resolution.
4. **Effective Date.** This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicants in writing.

BE IT FURTHER RESOLVED that the Plan shall be considered to have received final approval once staff appointed by the Worcester Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to the satisfaction of Township staff and appropriate Township officials have signed said Plans and submitted them for recording with the Montgomery County Recorder of Deeds. Applicant shall provide the Township with executed final plans, record plans, development agreements, easements, and other associated documentation, according to Township procedures. Any changes to the approved site plan will require the submission of an amended site plan for land development review by all Township review parties.

RESOLVED and **ENACTED** this 16th day of November, 2016 by the Worcester Township Board of Supervisors.

FOR WORCESTER TOWNSHIP

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

Attest: _____
Tommy Ryan, Secretary

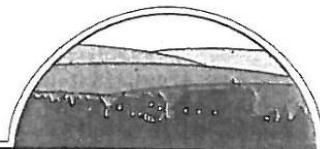
ACCEPTANCE

The undersigned states that he/she is authorized to execute this Acceptance on behalf of the Applicants and owners of the property which is the subject matter of this Resolution, that he/she has reviewed the Conditions imposed by the Board of Supervisors in the foregoing Resolution and that he/she accepts the Conditions on behalf of the Applicants and the owners and agrees to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

APPLICANTS

Date: _____
_____ Kenneth Spang

Date: _____
_____ Diana Spang



Montgomery County Lands Trust
an affiliate of Natural Lands Trust

October 28, 2016

Ken and Diana Spang
2927 Defford Road
Eagleville, PA 19403

Re: Building Area Boundary Relocation on Markel Conservation Easement, 1853
Green Hill Road, Worcester Township

Dear Mr. and Mrs. Spang,

This letter is in regards to a conflict between permitted improvements on your property at Green Hill Road and the designated Building Area according to the Deed of Conservation Easement ("Easement"). The Easement was granted by Markel and recorded on December 21, 2001. It designates the property that you own as Lot 4 and Lot 5. Lot 4, concurrent with tax parcel 67-00-01732-31-7, constitutes the Field Area and minimal improvements are permitted. Lot 5, concurrent with tax parcel 67-00-01732-42-6, is the Building Area, where most improvements are required to be located and is where you intend to construct a dwelling. The Building Area is two acres and contains a stem, intended for a driveway, to Green Hill Road. This "stem" is where the conflict arises, as a PECO power pole is located at its intersection with Green Hill Road, precluding a driveway entry at this location. The utility pole existed prior to your ownership of the property and perhaps predates the Easement as well.

Given the high cost to move a utility pole and that you will need appropriate access from Green Hill Road to the permitted dwelling you requested permission to shift the driveway location. Representatives from Montgomery County Lands Trust (MCLT) walked the property with you and concurred that a simple shift was reasonable. In response, you had a Minor Subdivision Plan ("Plan") prepared by Holmes Cunningham LLC dated October 11, 2016. MCLT was provided a copy. Upon review, the Plan shows the Building Area boundary to be shifted north along Green Hill Road about 100 feet. The existing lot lines associated with the "stem" will be vacated. The new lot lines are in an arc, intended to intersect a historical entry to Green Hill Road as well as avoid a small patch of vegetation. The arc shape adds 328 square feet to the Building Area.

It is MCLT's opinion that the Building Area boundary adjustment as presented will not negatively impact conservation values that the Easement is intended to

Hildacy Farm Preserve
1031 Palmers Mill Road
Media, PA 19063
tel. 610-353-5587
fax: 610-353-0517
info@natlands.org
www.natlands.org

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The official registration and financial information of Montgomery County Lands Trust may be obtained from the Pennsylvania Department of State by calling toll free within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement.

protect and should be permitted, pending approval from Worcester Township. The location is reasonable and the additional square footage is not a material increase given the desire to protect vegetation. The new boundary shall be noted as the permanent Building Area boundary moving forward and this letter shall serve as such record in the files of MCLT. This letter may be used for any necessary approvals for driveway construction and a copy will be furnished to Worcester Township.

Finally, the Easement requires that Lot and Building Area boundaries be marked with permanent monuments in the ground. We understand that this has been anticipated with your surveyor. MCLT asks that the four primary corners of the Building Area be marked as well as three locations along the driveway stem - Green Hill Road entry, top of arc, and entry to body of Building Area. Concrete monuments are typically the simplest, but we can talk further if other options are presented. This is to be complete once construction is finished. Stakes or other markers may be used during construction.

Thank you for working with us through this matter. We appreciate the opportunity to review plans that might impact the important natural or scenic features of a property under Easement. Feel free to give me a call if you have any questions.

Sincerely,



Ryan Walker
Conservation Easement Program Manager
610-353-5587 x 401

RW

cc: Tommy Ryan, Worcester Township Manager

Shane Greenburg, Open Space Planner
Montgomery County 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.

October 21, 2016
Ref: # 7505

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

Attention: Tommy Ryan, Township Manager

Reference: 1853 Green Hill Road - Spang Lot Line Change

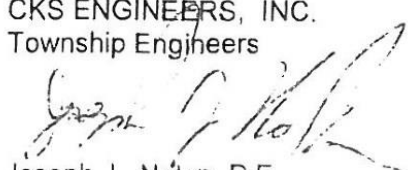
Dear Mr. Ryan:

I am in receipt of your memorandum dated October 13, 2016 requesting my review of a plan depicting a lot line change at 1853 Green Hill Road in Worcester Township. The plans consists of one sheet, prepared by Holmes Cunningham LLC, of New Britain, Pennsylvania, for Kenneth and Diana Spang of Norristown, Pennsylvania. The plan is titled "Spang Property Minor Subdivision Plan"-Drawing No. C2.0 and is dated October 11, 2016.

The plan proposes a change to the location of the existing access strip which will contain the driveway to the center lot of this overall tract. This change is requested by the owner in order to accommodate a house that will be constructed within the center lot. The lot line change will provide a better location for the access driveway to the house. I have reviewed this plan to determine conformance with the code of Worcester Township. Specifically, section 130-35.1A(3)(a) and section 130-35.1B(1)(a) govern the requirements for lot line adjustments. The plan as proposed does comply with all requirements of these two sections. Therefore, this plan is ready for consideration for approval by the Township. Due to the nature of this minor subdivision plan, there are no public improvements that are required which would necessitate a construction escrow for this project.

Please contact me if you have any questions or need any additional assistance with this minor subdivision.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Kristen Holmes, Holmes Cunningham LLC
Kenneth and Diana Spang
File

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
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MONTGOMERY COUNTY
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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

November 7, 2016

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

Re: MCPC #16-0205-001
Plan Name: Spang Property
(2 lots comprising 12 acres)
Situate: Green Hill Road (W)/Skippack Pike (S)
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested on October 18, 2016. This letter is submitted as a report of our review and recommendations.

BACKGROUND

The applicant, Kenneth Spang, is proposing a lot line adjustment to realign the flag portion of the lot. It is our understanding that this is being done to avoid an existing utility pole. The property has a conservation easement; however, it appears that this subdivision would not violate the terms of that agreement—as long as the ownership of the parcels does not change.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) has no objection to the applicant's proposal, as we believe it is a valid reason for a lot line change and we see no substantial planning justification to oppose such a change.

CONCLUSION

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

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: Kenneth Spang, Applicant
Holmes Cunningham Engineering, Applicant's Representative
Gordon Todd, Chairman, Township Planning Commission

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2016-36

**A RESOLUTION TO GRANT PRELIMINARY APPROVAL
OF A PLAN OF SUBDIVISION AT 3130 SKIPPACK PIKE**

WHEREAS, Sparango Land Partnership II, LP ("Applicant") has submitted a plan of subdivision of property at 3130 Skippack Pike, as prepared by Joseph M. Estock Consulting Engineers & Land Surveyors, sheets 1 to 2, inclusive, dated October 17, 2016, with no revisions ("Plan"), to the Worcester Township Board of Supervisors ("Board"), for the Board's consideration, in accordance with the applicable provisions of the Pennsylvania Municipalities Planning Code and the Worcester Township Code; and,

WHEREAS, the Plan was first reviewed by the Worcester Township Planning Commission, Montgomery County Planning Commission, and Township staff and consultants; and,

WHEREAS, the Board now desires to take action on the Plan;

NOW THEREFORE, BE IT RESOLVED that the Board hereby grants Preliminary approval of the Plan, subject to the following:

1. the Applicant shall obtain a variance from the Zoning Hearing Board to allow a lot width less than 250 feet at Lot 2, prior to the submission of a Final Plan of subdivision;
2. the Applicant shall comply with all comments and conditions set forth in the CKS Engineers, Inc. letter of October 24, 2016, prior to the approval of a Final Plan of subdivision;
3. the Applicant shall provide to the Township for signature that number of Plans required for recordation and filing with the various Departments of Montgomery County, plus an additional three (3) Plans to be retained by the Township, and the Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recordation;
4. the Applicant shall provide a copy of the recorded Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recordation; and,
5. the Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recordation.

ENACTED AND ORDAINED by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this 16th day of November, 2016.

FOR WORCESTER TOWNSHIP

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

Attest: _____
Tommy Ryan, Secretary

ACCEPTANCE OF APPROVAL CONDITIONS BY APPLICANT

BY:

name

title

signature

date



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 24, 2016
Ref:# 7504

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

Attention: Tommy Ryan, Township Manager

Reference: Subdivision Plan Review - 3130 Skippack Pike -
Sparango Land Partnership II, LP

Dear Mr. Ryan:

I am in receipt of the Township's memorandum dated October 19, 2016 requesting my review of a preliminary/minor subdivision plan for the existing property at 3130 Skippack Pike. This plan has been prepared by Joseph M. Estock, Consulting Engineers and Land Surveyors of King of Prussia, Pennsylvania, for the Sparango Land Partnership II, LP, of Fort Washington, Pennsylvania. The plans consist of (2) two sheets, are dated October 17, 2016, with no revisions. Sheet 1 is titled "Minor Subdivision Plan". Sheet 2 is titled "Aerial Photograph-Context Map".

I have reviewed this plan to determine conformance with the code of Worcester Township. Based on my review of this plan, I offer the following comments:

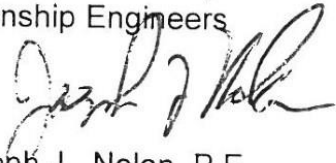
1. The property is zoned "LPD" - Land Preservation District. The plan indicates that the property is being subdivided in accordance with the regulations of Section 150-11B, which is referenced in Section 150-110.22A(1) of the Land Preservation District section. Section 150-11B(1) states that single family detached dwellings may be developed in accordance with the requirements of Sections 150-12 through 150-17 of the code. Section 150-12 is entitled "Lot Area and Width Regulations" and Section B(2) indicates "lots which front secondary collector or primary streets (highways) shall have a minimum lot width measured at both the building and street lines of at least 250 feet for every building or use. Skippack Pike has an ultimate right-of-way width of 100 feet. This would classify it as either a secondary collector or a highway by our ordinance. Therefore, any lot subdivided in this zoning district must have a minimum width of 250 feet at the street line. Lot 2 only provides a width of 187.16 feet. Therefore, the property cannot be subdivided as proposed without zoning relief.

October 24, 2016
Ref: # 7504
Page 2

2. Section 150-199 (Highway Setbacks) indicates that any lot that abuts a highway shall have the setback requirement for that respective yard doubled in size. Therefore, the front yard setback from Skippack Pike should 150 feet rather than 75 feet. Again, Skippack Pike is defined as a highway in this zoning section.
3. The subdivision and land development application indicates "no proposed dwelling units" in item 8 of the application. There are also no improvements shown on either lots 1 and 2 in conjunction with construction of any dwelling or any other types of improvements. General Note No. 6 also indicates "there are no improvements proposed as part of this subdivision". As proposed, the applicant would need to submit a land development plan in conjunction with any potential further development on either lots 1 or 2. That land development plan should comply with the requirements of Section 130-35.1 of the Township subdivision and land development ordinance. No Development of either lot can proceed until all those requirements are met.

The above represents all initial comments on this plan submission. The applicant should address the above comments in conjunction with any further consideration of this plan. Please contact his 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
Joseph M. Estock
Sparango Land Partnership II, LP
File

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BOARD OF COMMISSIONERS
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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

November 7, 2016

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

Re: MCPC #16-0209-001
Plan Name: 3130 Skippack Pike
(2 lots comprising approximately 11.74 acres)
Situate: Skippack Pike (W)/Valley Forge Road (N)
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested on October 21, 2016. This letter is submitted as a report of our review and recommendations.

BACKGROUND

The applicant, Sparango Land Partnership II, LP, is proposing a minor two lot subdivision of the above referenced property. The result will be two lots of 5.5 and 6.3 acres, respectively. Both lots would have frontage along Skippack Pike and both would meet the zoning dimensional requirements for the AGR-Agricultural District in which they are located.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. We provide the follow comment for your review.

REVIEW COMMENTS

CENTER POINT VILLAGE

- A. New Zoning - It should be noted that the area falls within the Center Point Village area that is currently the subject of a proposed rezoning. Under the new zoning higher densities and cohesive planning will be encouraged to create a walkable, mixed-use village. From a planning perspective, larger parcels are beneficial in this area because they offer more options and flexibility in creating a more interconnected and well laid out community.

We acknowledge that the applicant has every right to subdivide their parcel. However, if they ever wish to develop under the new zoning rules being proposed for the Center Point Village area we feel that it would better for the applicant and the community if the applicant maintains the property as a larger parcel for the time being.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal provided our review comments are taken into consideration.

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: Sparango Land Partnership II, LP, Applicant
Joseph Estock, PE, PLS, Applicant's Representative
Gordon Todd, Chairman, Township Planning Commission

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2016-37

**A RESOLUTION TO GRANT PRELIMINARY APPROVAL OF
A PLAN OF SUBDIVISION AND LAND DEVELOPMENT FOR WHITEHALL ESTATES**

WHEREAS, Whitehall Development Partners, LP (“Applicant”) is the owner in equity of three parcels totaling approximately 117.10 acres, situated between Whitehall Road and Potshop Road, in the AGR-Agricultural Zoning District, said parcels being Tax Parcel Nos. 67-00-04102-00-7, 67-00-02797-00-7 and 67-00-04099-00-1, as more fully described in Deeds recorded in the Montgomery County Recorder of Deeds Office; and,

WHEREAS, the Applicant has submitted a preliminary plan of subdivision and land development, prepared by Graf Engineering, LLC, sheets 1 to 41, inclusive, dated December 3, 2015 and last revised October 19, 2016, known as Whitehall Estates (“Plan”), and has made application for Preliminary approval of the Plan to Worcester Township; and,

WHEREAS, the Plan received a recommendation for Preliminary approval by the Worcester Township Planning Commission at their meeting on November 10, 2016; and,

WHEREAS, the Plan is now in a form suitable for Preliminary approval by the Worcester Township Board of Supervisors, subject to certain conditions.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING,

IT IS HEREBY RESOLVED by the Board of Supervisors of Worcester Township, as follows:

1. **Approval of Plan.** The Plan is hereby granted Preliminary approval, subject to the conditions set forth below.
2. **Conditions of Approval.** The Preliminary approval of the Plan is subject to strict compliance with the following conditions:
 - A. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of October 12, 2016, relative to the Planning Module.
 - B. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of November 7, 2016, relative to the Plan.
 - C. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of January 8, 2016.
 - D. Payment to the Township of a Traffic Impact Fee, in the total amount of \$125,000, which shall be paid on a per lot basis and at the time of submission of a building

permit application for each of the dwellings to be built on 37 lots, in the amount of \$3,378.37 per lot.

- E. The approval and/or receipt of permits required from any and all outside agencies, including but not limited to, Montgomery County Conservation District, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation, and all other authorities, agencies, municipalities, and duly constituted public authorities having jurisdiction in any way over the development.
- F. Prior to recording the Plans, Applicant shall enter into a Land Development and Financial Security Agreement ("Agreement") with the Township. The Agreement shall be in a form satisfactory to the Township Solicitor, and the Applicant shall obligate itself to complete all of the improvements shown on the Plans in accordance with applicable Township criteria and specifications, as well as to secure the completion of the public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.
- G. The Applicant shall provide to the Township for signature that number of Plans required for recordation and filing with the various Departments of Montgomery County, plus an additional three (3) Plans to be retained by the Township, and the Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recordation.
- H. The Applicant shall provide a copy of the recorded Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recordation.
- I. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recordation.
- J. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Resolution.
- K. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Resolution, and the Agreement shall be borne entirely by the Applicant, and shall be at no cost to the Township.
- L. Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hour notice prior to the initiation of any grading or ground clearing, whether for the construction of public improvements or in connection with any portion of the Development.
- M. Applicant understands that it will not be granted Township building or grading permits until the record plan, financial security, and all appropriate development and financial security agreements, easements, and other required legal documents are approved by the Township and recorded with the Montgomery County

Recorder of Deeds and all appropriate approvals and/or permits from Township or other agencies for the above mentioned project are received. Any work performed on this project without the proper permits, approvals, and agreements in place will be stopped.

3. **Waivers.** The Worcester Township Board of Supervisors hereby grants the following waivers requested with respect to this Plan:
 - A. § 130-16.B.2.a of the Worcester Township Subdivision and Land Development Ordinance – minimum centerline radius of 150 feet;
 - B. § 130-16.B.4.d and Section 130-16.E.7 of the Worcester Township Subdivision and Land Development Ordinance – maximum street grade of three percent within 50 feet of an intersection to a main thoroughfare, at Road B;
 - C. § 130-16.C.1.a.4 of the Worcester Township Subdivision and Land Development Ordinance – minimum roadway width;
 - D. § 130-17.B.2. of the Worcester Township Subdivision and Land Development Ordinance – minimum 40 feet between a driveway and a street intersection, at Lot 34;
 - E. § 130-24.B.3.j of the Worcester Township Subdivision and Land Development Ordinance – minimum three feet of cover for storm sewer pipes, at Storm Systems C3-C4, A9-A12, A9-A10 and A10-A11;
 - F. § 130-28.G.5 of the Worcester Township Subdivision and Land Development Ordinance – minimum softening buffers along the property boundary; and,
 - G. § 130-33.B.1 of the Worcester Township Subdivision and Land Development Ordinance – show all features within 2,000 feet of the property boundary.
4. **Acceptance.** The Conditions of Approval set forth in paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.
5. **Effective Date.** This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicant in writing.

BE IT FURTHER RESOLVED that the Applicant shall be required to submit a Final Plan and an application for Final Plan approval, which shall be reviewed by both the Planning Commission and the Board of Supervisors, as appropriate.

RESOLVED and **ENACTED** this 16th day of November, 2016 by the Worcester Township Board of Supervisors.

FOR WORCESTER TOWNSHIP

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

Attest: _____
Tommy Ryan, Secretary

ACCEPTANCE

The undersigned states that he/she is authorized to execute this Acceptance on behalf of the Applicant and owner of the property which is the subject matter of this Resolution, that he/she has reviewed the Conditions imposed by the Board of Supervisors in the foregoing Resolution and that he/she accepts the Conditions on behalf of the Applicant and the owner and agrees to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

WHITEHALL DEVELOPMENT PARTNERS, LP

Date: _____

By: _____

(PRINT NAME AND TITLE)



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.

November 7, 2016

Ref: #7460

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

Attention: Tommy Ryan, Township Manager

Reference: Whitehall Estates – Fourth Revised Preliminary Land Development Plan
1600 Potshop Road

Dear Mr. Ryan:

CKS Engineers, Inc. is in receipt of a fourth revised preliminary plan submission for the Whitehall Estates land development at 1600 Potshop Road. The land development plans were prepared by Graf Engineering, LLC of Lansdale, Pennsylvania. The plan set consists of 41 sheets, dated December 3, 2015, with latest revisions dated October 19, 2016. The plan proposes the development of 38 single-family detached lots, including 36 lots to be located on two new public roadways extending from Whitehall Road, one lot fronting on Whitehall Road and one large estate lot (Parcel B) on Potshop Road. A 39th lot (Parcel C) is a remnant of land located on the westerly side of Potshop Road and is proposed as a building lot, although it appears that no improvements are currently proposed on that lot at this time. The site currently contains three single-family homesteads, one of which is to be eliminated. The remaining two are included in the total 39 lots (Lot 1 and Lot 21). The site is located in the "AGR – Agricultural Zoning District" and is being developed as a Conservation Subdivision. CKS Engineers, Inc. has reviewed this revised plan submission for conformance with the Code of the Township of Worcester. Based upon our review of these revised plans, we offer the following comments:

ZONING ISSUES

1. A Density Yield Plan, conforming to Section 150-110.3 of the Zoning Ordinance, was submitted to the Township for review in December of 2014. CKS prepared a review letter on the Yield Plan, dated January 5, 2015. That review confirmed the yield density proposed for this subdivision plan.

SUBDIVISION AND LAND DEVELOPMENT ISSUES

2. The following waiver requests have been noted on Record Plan Sheet 2:

- a. Waiver from Section 130-16.B.2.a of the requirement to provide a minimum centerline radius of 150 feet. The waiver is requested specifically for the proposed "bulbs" at the end of each proposed road in lieu of a traditional cul-de-sac.

Relative to this waiver request, we are not opposed to the granting of this waiver as the applicant has demonstrated that emergency vehicles, trash trucks, delivery vehicles, etc. are able to safely maneuver through these areas.

- b. Waiver from Sections 130-16.B.4.d and 130-16.E.7 of the requirement to provide a maximum street grade of 3% within 50 feet of an intersection to allow the main thoroughfare of the Road B intersection to be 4.82%.
- c. Waiver from Section 130-16.C.1.a.4 of the requirement to provide curb and sidewalk for the proposed residential streets serving this development. The Township may require curbing if it takes dedication of the roads.

Relative to this matter, we note that Belgian block curb is now proposed and shown on the current plan submission along the two new public roadways (Roads A & B). In addition, five-foot-wide concrete sidewalks are also now proposed along these two roadways. We therefore believe that this waiver request is no longer necessary. However, the cartway width of these two roads is still proposed to be 26 feet. Since this width is less than required by Section 130-16.C.1.a.4, a waiver from the roadway width requirement would be required.

- d. Waiver from Section 130-17.B.2 of the requirement to provide a minimum of 40 feet between a driveway and the street intersection to allow 25 feet for proposed Lot 34.

Relative to this waiver request, we would not be opposed to the granting of this waiver since proposed Road B is a residential road only serving this site and the traffic volumes are expected to be minimal.

- e. Waiver from Section 130-24.B.3.j of the requirement to provide a minimum of 3 feet of cover over all storm sewer pipes for Storm Systems C3-C4, A9-A12, A9-A10 and A10-A11.
- f. Waiver from Section 130-28.G.5 of the requirement to provide a softening buffer since significant existing vegetation exists along the perimeter of the site.

Relative to this waiver request, we note that existing vegetation exists along the northeasterly and southwesterly boundaries of the site. In addition, a softening buffer, consisting of 91 various deciduous trees, evergreen trees and shrubs, are now proposed and shown on the current plan submission along the northwesterly boundary of Estate Lot 1. However, the 92 street trees previously proposed along Potshop Road and Berks Road have now been eliminated on the current plan submission.

- g. Waiver from Section 130-33.B.1 of the requirement to provide all existing features within 2,000 feet of the site.

Relative to this waiver request, we note that an aerial photograph has been shown on Sheet 1 which shows photographic features within 2,000 feet of the site.

- 3. A Highway Occupancy Permit from the PA Department of Transportation (PennDOT) will be required for the two new roadway intersections and any other construction within Whitehall Road. The Township must be copied on all plan submissions and correspondence between the applicant and PennDOT and should be invited to any and all meetings between these parties. (130-14.J)
- 4. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area South, which has a corresponding impact fee of \$3,125 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 proposed 37 single-family homes will generate approximately 43 total "new" weekday afternoon peak hour trips. Providing a credit of 3 total "new" weekday afternoon peak hour trips for the two existing single-family homes to be removed on Parcels A and B, the number of trips subject to the transportation impact fee is 40. The TSA South impact fee of \$3,125 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$125,000.
- 5. Sheet 14 indicates that a sanitary sewer pump station is proposed within Open Space 5 to serve 38 of the proposed lots. There are no public sanitary sewer facilities proposed for Lot 39. The proposed sanitary sewer pump station will discharge via a force main which is proposed to extend to the existing Stony Creek Farms sewage pumping station. Relative to the proposed pump station and force main, the following issues must be addressed:
 - a. A complete design analysis for the proposed sewage pumping station and force main must be submitted. The analysis should also include the adequacy of the existing Stony Creek Farms pump station and force main to handle the additional flows.

- b. Complete details of the proposed sewage pumping station and force main, including the connection to the existing pump station, must be submitted.
- c. The submitted off-site sanitary sewer easement agreement with Stony Creek Farms, Inc. does not include a metes and bounds description for the 30-foot-wide easement. We recommend that the easement be established with metes and bounds upon completion of the force main construction.
- d. Construction permits will be required from the PA DEP for the proposed sewage pumping station and for the proposed stream crossing. The Township must be copied on all submissions between the applicant and PA DEP.
- e. We question the proposed force main routing through the existing Stony Creek Farms basin berm and recommend that an alternative route around or under the existing basins be investigated. Also, extensive work has recently been completed finalizing the basin areas. Details of how the required launching/receiving pits for the directional drilling will be restored to their current condition should be provided. Since this work will be on private property, a separate agreement with the owner may be required. Road access through Stony Creek Farms may also require an agreement with the Stony Creek Farms HOA as well. We also will require construction fencing along the selected route of the force main to clearly define the 30-foot-wide easement area during construction.
- f. In the "Amendment to Oversight Agreement Between Worcester Township and Little Washington Wastewater Company," dated January 18, 2007, Paragraph 3 states the following:
 - 3. The Company agrees that it will not seek to expand or alter the capacity of the Sewage Facilities or its service territory unless it has first obtained the written approval of the Township and DEP to do so. The Company agrees that it will not make any such application to DEP without first obtaining the Township's approval. The Company understands and agrees that the Township shall be under no obligation to grant such approval and shall make a decision on any request to expand or alter the capacity of the Sewage Facilities entirely at its own discretion.

The "Company" has not obtained the written approval of the Township regarding the expansion of its service territory as required by the Agreement. Further, the "Company" has also initiated the sewer planning on this project with DEP without obtaining Township approval. These issues need to be resolved with the Township.

6. For the public sewer service proposed for this project, the Township will need to revise its Act 537 Sewage Facilities Plan. This will require a study to determine available capacity at the existing treatment plant and all other facilities proposed to serve this project.

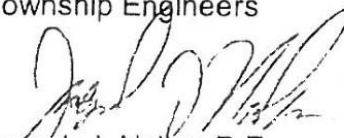
Relative to this matter, we note that our office recently reviewed a Sewage Facilities Planning Module (Component 3) submittal prepared for this project by Ebert Engineering, Inc. By letter dated October 12, 2016, we prepared a review report which offered a number of comments to be addressed by the applicant. We recommend that these comments be reviewed by the applicant's consultant and revised as necessary.

7. Public water facilities are proposed to extend from Potshop Road to serve the 37 new lots. A letter of endorsement from the public water supplier dated June 28, 2016 has been provided to the Township. (130-31.B)
8. All missing information should be added to Sheet 37 upon receipt of the Erosion and Sedimentation Plan approval from the Montgomery County Conservation District.
9. On Sheet 13, there is a sewer extension shown ending with Manhole "34". This manhole is not located within an easement on the adjoining lot. It has been determined that this manhole will provide future sewer service to Lot 1.
10. A PADEP Chapter 105 permit will be required for the proposed sanitary sewer and water line crossings of wetlands and streams.
11. The applicant must obtain the approval of the Montgomery County Conservation District for the Erosion and Sediment Control Plans and for an NPDES Permit for Stormwater Discharges associated with construction activities. (130-32.A&B)
12. In the original plan submission, the proposed new streets were to be private, and all open space and stormwater basins were to be owned by a homeowners association. On this latest submission, the roads are proposed to be dedicated to the Township. Also, Open Space Parcel A is also offered for dedication to the Township. This parcel contains the three (3) stormwater basins proposed for this project. The Township must determine if dedication is acceptable. A maintenance fund for these basins is also recommended if the Township accepts dedication. The amount of this fund will be determined by the Township.
13. We recommend that crosswalks be provided on both Road A and Road B at the southerly terminus of the proposed sidewalk and at the intersection which the respective road loops back on itself. The crosswalks should include ADA compliant curb ramps, which should be detailed on the drawings.

14. On the Road B Profile, Sheet 25, the slope of the proposed sanitary sewer between San MH 16 and San MH 14 should be coordinated with the respective pipe invert elevations.
15. The Stormwater Management Calculations should include a pipe analysis for the proposed storm sewers at Inlets A10, A11, C14 and C15.
16. A profile should be shown on the plans for the proposed storm sewer extending between Storm MH C6 and Inlet C8.
17. The Off-Street Profile, Sheet 26, on the profile for the proposed 18" pipe extension out of Outlet Structure OS-A, proposed Inlet A8 should be shown at the downstream end.
18. On the Basin Outlet Structure detail and on the Stormwater Management Basin Cross Section detail shown on Sheets 31 and 41, respectively, the proposed outlet/outfall invert elevation should be revised for Basin C.
19. The quantity for the proposed buffer planting shrubs listed in the Landscape Schedule on Sheet 18 should be coordinated with the buffer planting shrubs shown on Sheet 19.

The above represents all of our comments on this revised preliminary plan submission. The plans should be revised and resubmitted for further review.

Very truly yours,
CKS ENGINEERS, Inc.
Township Engineers



Joseph J. Nolan, P.E.

JJN/kik

cc: R.A. Graf, Graf Engineering, LLC
Whitehall Development Partners, LP
Robert L. Brant, Esquire, Township Solicitor
File

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
JOSH SHAPIRO, CHAIR
VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR
JOSEPH C. GALE



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

January 8, 2016

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

Re: MCPC #12-0055-003
Plan Name: Whitehall Estates
(38 lots on 113.43 acres)
Situate: Potshop Road (N&E)/Berks Road (E)/Whitehall 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 requested on December 11, 2015. This letter is submitted as a report of our review and recommendations.

BACKGROUND

The applicant, Whitehall Development Partners, is proposing to build 36 new single-family detached units and retain two single-family detached units—for a total of 38 units—in a conservation subdivision located in the township's AGR-Agricultural District. One of the units to be retained is an existing horse farm and one is a farm house located along Whitehall Road. We reviewed a sketch plan for this development in September 2012. The sketch plan came about through discussions with the Worcester Township Planning Commission and is similar to the current proposal.

COMPREHENSIVE PLAN CONSISTENCY

- A. Worcester Township Comprehensive Plan - The proposal is generally consistent with the Worcester Comprehensive Plan. The plan designates this area as "countryside" which should be "dominated by farms, horse pastures, woods, riparian corridors, and country roads." A conservation subdivision which allows the applicant to preserve the existing farms and view corridors fits this description well.

- B. Monto 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, we provide the following feedback, which we feel will help create a more attractive and sustainable development:

REVIEW COMMENTS

EMERGENCY ACCESS

- A. Existing Farm Road - In previous sketch plans, the existing farm road was shown as an emergency access point connecting to the end of each loop road. On the overall site plan that the applicant has submitted it is not shown; however, on some of the other plan sheets it is depicted as it was on the earlier sketch plans. The applicant should clarify whether the emergency access is still being proposed.

LANDSCAPING

- A. Street Trees - The applicant is asking for a waiver for 22 of the required street trees. Street trees help create a more inviting public space and serve an important role in decreasing stormwater surface runoff. Every effort should be made to meet the street tree requirements.
- B. Perimeter Buffers - The applicant is asking for a waiver of perimeter buffers because they believe there is a significant and sufficient amount of vegetation along the property boundary. While this is the case for most of the property boundary, there is a significant amount of frontage along Whitehall Road that has little to no vegetation. Perhaps some of the street trees and perimeter buffers could be moved to this area.

TRAILS

- A. Trail Connections - Our letter from 2012 recommended trail connections to connect Whitehall Road over to the former Army Reserve facility on Berks Road. It appears that there are no longer any trails being proposed. The applicant should consider these trail connections, which will help connect the area to the township and regional trail systems. If trails are still being planned they should be included on the site plan.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's land development proposal, but we believe that our suggestions will create a more attractive and sustainable development.

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.

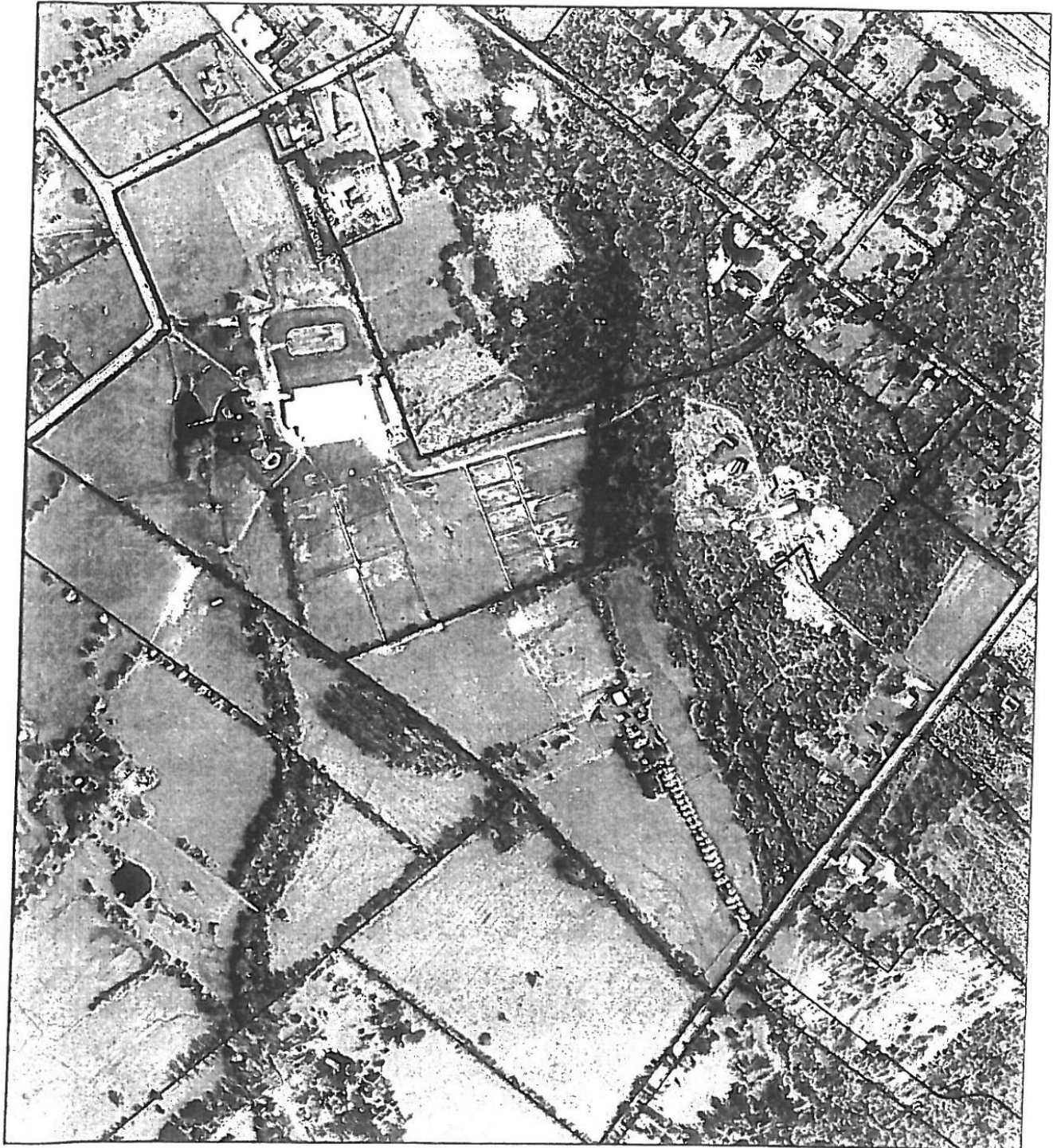
Sincerely,



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

c: Whitehall Development Partners, LP, Applicant
Graf Engineering, LLC, Applicant's Representative
Gordon Todd, Chairman, Township Planning Commission


Attachments: Aerial Map



Whitehall Estates
MCPC #12-0055-003

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19384-0311
(p) 610 278 3722 • (f) 610 278 3341
www.montcopa.org/planscom
Year 2010 aerial photography provided by the
Delaware Valley Regional Planning Commission

0 100 200 400 600 800 1,000 Feet



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K
S

CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
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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
OCT 17 2016

October 12, 2016
Ref:# 7460

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

Attention: Tommy Ryan, Township Manager

Reference: Whitehall Estates Subdivision
Sewage Facilities Planning Module - Component 3 Review

Dear Tommy:

I have completed my review of the Sewage Facilities Planning Module submittal (Component 3) as prepared for the Whitehall Development Partners, LP - Whitehall Estates, by Ebert Engineering Inc. This planning module package is dated August 9, 2016. I have reviewed this information in conjunction with the potential revision to the Township's existing 537 Sewage Facilities Plan to allow serving the proposed development with public sewers currently owned and operated by Aqua Pennsylvania Wastewater Inc. Prior to the 537 Plan being revised, Worcester Township must pass a resolution to revise its 537 Plan. Prior to passing a resolution, the Township has requested that I review this planning module submission for adequacy.

Based on my review of this submittal package, I offer the following comments:

1. In Component 3, Page 3, Item G.1.b, the owner of the Stony Creek Farms Pump Station No. 2 is listed as "Aqua Pennsylvania Wastewater Inc". Previous information has indicated that Aqua is currently not the owner of this pumping station. Additional information should be provided to the Township verifying that Aqua is the owner and will remain the owner of this pumping station.
2. In Component 3, Page 4, Item G.4.b, the word "NO" is checked in conjunction with construction through wetlands. This is not correct. The off-site force main that will cross through the strip of land owned by Stony Creek Farms does contain wetlands, and the force mail will cross through this wetland area. This is shown on sheet 16 of 41 of the Land Development plans, therefore, this item should be revised "YES" and any additional information required should be provided.

October 12, 2016

Ref:# 7460

Page 2

3. In Component 3, Page 5, Item G.7, there is information regarding the PNDI search as part of this project. In reviewing the PNDI search and the limits of the project that were highlighted, it is discovered that only the Whitehall Estates property has been included in this search. This search should also have included the off-site areas that will be impacted by the project including the access strip from Whitehall Road into the Stony Creek Farms property. This same situation occurs in the Cultural Resource Notice which has been submitted to the Pennsylvania Historical and Museum Commission. The areas included are only for the main properties included in the overall subdivision, and do not include any off-site areas that could be impacted by the project. These search requests should be resubmitted based on the complete property areas.
4. In Component 3, Page 6, Item J, projected flows for this Development are 11,025 gallons per day (gpd). This is based on utilizing a flow factor of 225 gpd per EDU. Worcester Township traditionally has used 300 gpd per EDU for wastewater flow projections in its 537 Plans. This flow factor was used in the Hickory Hill Sanitary Sewer Project, and also in many of the larger subdivisions consisting of large single family homes. I would suggest that a flow factor of 225 gpd is on the low side for this type of development. Please note that DEP suggests a flow factor of 400 gpd. Therefore, utilizing a more reasonable flow factor typical of Worcester should be considered.
5. In Component 3, Page 6, in the flow table, there is an item marked with an asterisk (*) which indicates "includes upgrades to pump station no. 2". However, there is no asterisk included in the table which would identify which flows were associated with this upgrade.
6. Prior to consideration by the Township for executing Component 3 and passing the required resolution, various sections in Component 3 would need to be executed by Aqua Pennsylvania Wastewater Inc. This includes Section G.2.b, J.3.b and c, 4.a and b, Section O, 4.b and c., and 5.b.
7. In the project narrative on page 1, item 2 states that Aqua uses 225 gpd per EDU. As stated above, Worcester Township has used 300 gpd per EDU for large single family houses.
8. In the project narrative, page 2, item 3 discusses pump capacities of the new pumping station required for this project. Any adjustment in flows based on the flow factor comments above should be used to revise this section. In addition, it is requested that the design calculation for both the pumping station and the 2 ½" force main be provided for review.
9. The planning module submission includes a four (4) sheet plan set entitled "Planning Module - Whitehall Estates". Sheet no. 4 shows location of the proposed force main through the Stony Creek Farms access strip to connect to existing

pumping station. The location of this force main through the existing detention basin is unacceptable. The Township will not agree to allowing the construction of this force main through the Emergency Spillway and the berms as shown on this plan. An alternate location must be provided.

10. There is discussion in the narrative regarding the existing capacity at the Stony Creek Farms Pumping Station No. 2. The existing pumping station pumps have a capacity of 63 gallons per minute (gpm). The design of this station is 21,400 gallons per day with a 3" force main. Current flows to the station are shown as 9,233 gallons per day. There is a statement however that says the excess capacity (between 21,400 and 9,233 gallons per day) will not be used for this project. It states "the original design average daily flow capacity will be reserved in the upgrade to the station". Please identify the purpose of reserving this capacity. It is unclear why the excess flows in the station cannot be utilized for this project. This logic is inconsistent with utilization of excess capacity at the wastewater treatment plant. In one instance, excess capacity is being utilized (in the wastewater treatment plant), but the excess capacity in pumping station no. 2 is not being utilized. This inconsistency should be explained.
11. As proposed, there would be a need to increase the pump capacity of the existing pumping station to 90 gallons per minute. This could require a new electrical service, new electrical conduits and wiring, and other physical modifications to the existing facility. In addition, there would be a need to evaluate capacity of the existing force main. The narrative does indicate that the capacity of the force main is adequate, however I am requesting that design information for verification. Again, it does not appear that a large modification to this pumping station is necessary based on the existing flows.
12. Page 4 of the narrative talks about flows at the Stony Creek Farm Wastewater Treatment Plant. The flow information used in this evaluation are contained in Appendix A, and only three (3) months of data have been provided. It is requested that Township be provided with the 2015 Chapter 94 Report for this wastewater facility which will provide a years worth of flows and loadings to the wastewater treatment plant. In addition, I am also requesting that flow information for each month from January 2016 through September 2016 also be provided. This information should include both hydraulic loading and organic loading (BOD) to the wastewater treatment plant.
13. Also in the narrative there is a discussion of flows to the Stony Creek Farm Wastewater Treatment Plant. This includes the existing flows from the existing Development, and the flows from the proposed Whitehall Estates project. There is no mention of flows from Stony Creek Village, which is an additional project that already has been approved to convey flows to the Stony Creek Village Wastewater Treatment Plant. Any evaluation of remaining capacity at the treatment plant should take into account project flows from Stony Creek Village as well.

October 12, 2016

Ref:# 7460

Page 4

14. In looking at the existing flows at the Stony Creek Farm Wastewater Treatment Plant, and on adding additional flows, the discussion only mentions "average daily flows". DEP reviews flows on an annual basis, and looks at the "three (3) month high" flows for determining if a facility is hydraulically overloaded. They also look at the "one (1) month high" organic loading to the plant to determine if the facility is organically overloaded. This information should be taken into account in determining any excess capacity at the wastewater treatment plant. This information should be available in the Chapter 94 Report, as requested.
15. Page 4 of the Narrative discusses the flow factors and a per person housing density of 2.69 persons per EDU. Again, Worcester has utilized higher flow factors and a large single family house in Worcester would have a higher density.
16. The Planning Module submission includes a letter from the Pennsylvania Department of Environment Protection (PADEP) dated June 7, 2016. At the bottom of page 2 of that letter, it discusses the need for an Alternatives' Analysis in conjunction with this Planning Module. The letter specifically states "this analysis must be objective and evaluate the relative merits and short comings of each alternative. As a minimum, the Township should consider the following criteria in preparing this analysis:
 - a. Financial Security
 - b. Ability to assume the obligations of continued operation and maintenance
 - c. Technical competency to operate and maintain the sewage facilities
 - d. Cost of administration
 - e. Managerial ability to operate and maintain the sewage facilities

In looking at the Alternatives' Analysis, it does not appear that these specific items have been adequately addressed. Please note that DEP is looking at this from the Township perspective. The Township is the one that must approve this Module and accept the revision as part of its 537 Plan.


17. Included in the Planning Module submissions are three (3) additional components that must be executed in conduction with this Planning Module document. These are as follows:
 - a. Component 4A - Worcester Township Planning Commission
 - b. Component 4B - County Planning Commission
 - c. Component 4C - County Health Department

The above will need to be completed and executed and included as part of the final Planning Module submission to DEP. These components should be completed and included as part of the package prior to Worcester Township considering action on the Module.

October 12, 2016
Ref:# 7460
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The above represents all comments on this planning module submission. I believe the applicant's consultant should review these comments and revise the information contained in the Planning Module submission as required. Also, any additional information that has been requested should be provided. Please contact this office if you have any questions or need any further assistance with this project.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers

A handwritten signature in black ink, appearing to read "Joseph J. Nolan". The signature is stylized and cursive.

Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Rolph Graf, Graf Engineers, LLC
Tara Bernard, Ebert Engineering, Inc.
File

2017 Budget



Presented at the November 16, 2016 Work Session Meeting.

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GENERAL FUND

Taxes

The **earned income tax** is Worcester's primary revenue source. This tax is assessed on all earned income – such as wages, salaries and commissions – and this tax is proposed to remain assessed at the rate of one-half of one percent (0.5%). There is no proposed change to this tax in 2017. The tax is not assessed on Social Security benefits, pension payments, retirement fund distributions, investment earnings or unemployment compensation. Beginning in 2010 the State required the collection of the earned income tax to be undertaken on a county-wide basis. This receipt is projected to remain relatively flat in the coming year.

A **real estate transfer tax**, at the rate of one-half of one percent (0.5%), is assessed on the sale of real property. There is no proposed change to this tax in 2017. This receipt fluctuates with the number and price of properties sold in the Township. 2017 will likely see the end of sales at the Applewood and Preserve at Worcester developments, and no sizable residential development is expected to generate new home sales during the coming year. As such, the Budget assumes an approximate 18% decrease in this receipt from 2016 projected revenues, to \$245,000 from \$300,000. Based on previous year receipts the budgeted amount represents a "base" real estate transfer tax, which would encompass the annual sale of existing homes only, under average real estate market conditions.

Worcester Township boasts the second lowest **property tax** in Montgomery County. The Township's property tax is levied at 0.05 mills, and there is no proposed change to this tax in 2017. The owner of a property in Worcester Township that is assessed at \$400,000 pays \$20 in property tax to the Township. This same owner pays \$1,383 in property tax to Montgomery County (3.459 mills), and \$11,496 in property tax to the Methuon School District (28.74 mills).

Worcester collects an annual **per capita tax** at the rate of \$1 per adult residing in the Township. The Methuon School District collects this same tax at the rate of \$15 per adult residing in the Township.

Beginning in 2017 the Township will book the receipt of **impact fees** to the Capital Fund. At this time the Township collects a Traffic Impact Fee that is assessed against new development. Traffic Impact Fees are used to construct improvements to the community's roadway network so to meet the demands that future development will place on this critical infrastructure.

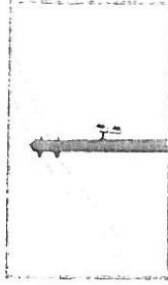
Taxes	code	2016 Budget	2016 Projected	2017 Budget
property, current	301-100	\$ 47,337.00	\$ 47,300.00	\$ 47,200.00
property, liened	301-500	\$ 600.00	\$ 790.00	\$ 770.00
property, interim	301-600	\$ 250.00	\$ 270.00	\$ 260.00
per capita, current	310-010	\$ 5,000.00	\$ 4,800.00	\$ 4,755.00
per capita, delinquent	310-030	\$ 750.00	\$ 1,025.00	\$ 1,010.00
real estate transfer	310-100	\$ 250,000.00	\$ 315,400.00	\$ 245,000.00
earned income	310-210	\$ 2,400,000.00	\$ 2,550,000.00	\$ 2,535,000.00
earned income, prior year	310-220	\$ 100.00	\$ -	\$ 100.00
impact fees	310-900	\$ 56,776.00	\$ 32,040.00	\$ -
		\$ 2,760,813.00	\$ 2,951,625.00	\$ 2,834,095.00

GENERAL FUND

Licenses & Permits

In past years the Township collected a modest fee from companies that provide waste removal services in the community. In 2015 the Pennsylvania Department of Environmental Protection notified the Township that it could no longer collect these trash hauler fees.

As permitted by Federal Law, the Township assesses a 5% tax on the gross receipts of cable television companies that have installed transmission lines within public rights-of-way. At this time two companies, Comcast and Verizon, pay this **franchise fee** to the Township. The franchise fee is paid on a quarterly basis, and while the Township has seen modest increases in this receipt in recent years, the Budget assumes this revenue will remain flat in the coming year.



A **road opening permit** is required whenever a public street is opened to service a utility line or for any other reason. This permit fee provides for the administrative expense to issue the permit, and any inspection costs are paid by an escrow posted by the individual or company doing the work.

Modest receipts are generated by **sign permits, yard sale permits and solicitation permits**. These permits are required to help maintain our community's higher quality of life.

Licenses & Permits	code	2016 Budget	2016 Projected	2017 Budget
trash hauler fees	321-340	\$ -	\$ -	\$ -
franchise fees	321-800	\$ 220,000.00	\$ 230,280.00	\$ 220,000.00
road opening permits	322-820	\$ 750.00	\$ 500.00	\$ 500.00
sign permits	322-900	\$ 200.00	\$ 125.00	\$ 250.00
yard sale permits	322-910	\$ 175.00	\$ 200.00	\$ 140.00
solicitation permits	322-920	\$ 100.00	\$ 900.00	\$ 250.00
		\$ 221,225.00	\$ 232,005.00	\$ 221,140.00

GENERAL FUND

Fines & Forfeits

The District Magistrate collects **court fines** for citations issued by the Pennsylvania State Police and the Worcester Township Codes Department. This revenue is projected to remain flat in 2017.

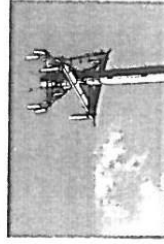
In 2012 the Commonwealth adopted a law that eliminated the sharing of vehicle code violation revenues with municipalities that utilize Pennsylvania State Police services. This revenue source is not expected to be restored in the foreseeable future.



Fines & Forfeits	code	2016 Budget	2016 Projected	2017 Budget
ordinance violations	331-120	\$ 2,500.00	\$ 1,340.00	\$ 1,000.00
		\$ 2,500.00	\$ 1,340.00	\$ 1,000.00

Interest & Rents

The Township invests its funds in interest-bearing instruments and accounts, in accordance with State Law and best management practices. Earnings fluctuate upon the interest rate received, a rate that is governed by many factors. Interest rates are presently at historic lows, and are projected to remain at this level throughout 2017. Beginning in 2017 the Township will include its reserves in the Capital Fund, and the General Fund will provide for day-to-day receipts and operating expenses only. As such most of the interest receipt will be booked to the Capital Fund in the coming year.



Rents and royalties include receipts from the rental of the Township's Community Hall and a Township-owned single-family home on Hollow Road.

The Township owns two properties on which **cell towers** are constructed. Tower owners lease the ground from the Township, and the also pay to the Township a portion of the rent paid by the owners of communication arrays that are mounted on the towers.

Interest & Rents	code	2016 Budget	2016 Projected	2017 Budget
interest	341-000	\$ 20,000.00	\$ 36,650.00	\$ 1,000.00
rents & royalties	342-000	\$ 25,000.00	\$ 15,600.00	\$ 17,661.00
cell tower rental	342-120	\$ 130,764.00	\$ 132,600.00	\$ 140,632.32
		\$ 175,764.00	\$ 184,850.00	\$ 159,313.32

GENERAL FUND

Intergovernmental Revenue

The General Fund includes revenue from **grants** for operating projects only, and only after the grants have been awarded. The revenue from grants for capital projects, such as park and trail acquisition and development, are booked to the Capital Fund. In 2017 Worcester will receive a \$4,275 grant to fund preventative maintenance services at thirteen traffic signals throughout the Township.



The Township receives fees for each of the four liquor licenses issued in Worcester, and additional fees upon a license transfer. The 2017 Budget assumes no change to either the **alcohol license fee** rate or the number of licenses issued in the Township.

The Commonwealth assesses a **foreign fire** insurance tax on certain insurance policies, and earmarks a portion of these funds to support volunteer fire company relief associations. The funds are remitted to the Township, and the Township is required to forward all dollars received to the local fire relief association, which in our community is the Worcester Volunteer Fire Department Relief Association. The 2017 Budget assumes the same level of assistance as that received in 2016.

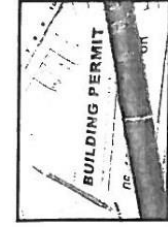
The Commonwealth likewise assesses a **foreign casualty** insurance tax on certain insurance policies, and earmarks a portion of these funds to support public employee pension plans. The 2017 Budget assumes the same level of assistance as that received in 2016.

Intergov. Revenue	code	2016 Budget	2016 Projected	2017 Budget
grants	354-090	\$ 10,000.00	\$ -	\$ 4,275.00
utility realty tax	355-010	\$ 3,050.00	\$ 2,823.00	\$ 2,823.00
alcohol license fees	355-040	\$ 800.00	\$ 1,000.00	\$ 1,000.00
foreign casualty	355-050	\$ 52,000.00	\$ 56,870.32	\$ 56,870.32
foreign fire	355-070	\$ 105,000.00	\$ 101,066.86	\$ 101,066.86
tennis court grant	357-080	\$ 10,000.00	\$ 8,820.00	\$ -
		\$ 180,850.00	\$ 170,600.18	\$ 166,055.18

GENERAL FUND

Charges for Services

The Budget assumes no significant land development applications will be submitted in 2017, and includes **land development fees** for three minor subdivision plans only. The Budget also includes the submission of one **Conditional Use** application, one **zoning amendment** application and six **Zoning Hearing Board** applications.



Building permit fees are budgeted to decrease to \$120,000 from the \$200,000 projected to be received in 2016. The decrease is attributable to (1) the pending build-out of the Applewood and Preserve at Worcesler subdivisions, and (2) the assumption that no larger residential or commercial developments will break ground in 2017. Based on previous year receipts, the budgeted amount represents permit fees attributable to existing properties only, and does not include any fees for significant improvements to commercial properties. A similar decrease is budgeted for **zoning permit fees**.

Beginning in 2017 **park cell tower rental** receipts will be booked to the above-noted cell tower rental line item, code 342-120.

The Budget assumes no growth in Pennsylvania Recreation and Park Society (PRPS) ticket sales, **sports & lesson fees** and **park trips** receipts.

Charges for Services	code	2016 Budget	2016 Projected	2017 Budget
land development fees	361-300	\$ 5,000.00	\$ 7,850.00	\$ 2,250.00
Conditional Use fees	361-330	\$ 1,200.00	\$ -	\$ 2,350.00
Zoning Hearing Board fees	361-340	\$ 1,000.00	\$ 9,000.00	\$ 5,300.00
zoning amendment fees	361-350	\$ -	\$ -	\$ 1,350.00
map & publication sales	361-500	\$ 15.00	\$ 60.00	\$ 50.00
building permit fees	362-410	\$ 200,000.00	\$ 200,000.00	\$ 120,000.00
zoning permit fees	362-420	\$ 10,000.00	\$ 13,300.00	\$ 8,500.00
commercial U&O fees	362-450	\$ 500.00	\$ 775.00	\$ 500.00
driveway permit fees	362-460	\$ 880.00	\$ 600.00	\$ 195.00
park cell tower rental	367-342	\$ 20,820.00	\$ 20,820.00	\$ -
PRPS ticket sales	367-400	\$ 8,000.00	\$ 7,800.00	\$ 8,000.00
sports & lesson fees	367-408	\$ 30,000.00	\$ 20,600.00	\$ 20,000.00
park trips	367-409	\$ 7,500.00	\$ 8,700.00	\$ 7,000.00
		\$ 284,915.00	\$ 289,505.00	\$ 175,495.00

GENERAL FUND

Miscellaneous Revenue

Park miscellaneous revenue includes pavilion and field rental fees. The latter fee was enacted in 2016 to offset a portion of the increased costs to maintain the Township's athletic fields.



A significant portion -- about 65% -- of the budgeted **miscellaneous income** represents property tax reimbursements paid by the owners of the two cell towers located on Township property. In 2016 miscellaneous income also included a portion of proceeds from the sale of a Township-owned property, a non-recurring transaction.

Service charge fees are collected on payments made by credit card. The fee charged is equal to the actual amount charged by the credit card companies.

Miscellaneous Revenue	code	2016 Budget	2016 Projected	2017 Budget
park miscellaneous	367-420	\$ 1,500.00	\$ 7,800.00	\$ 4,900.00
miscellaneous income	381-000	\$ 1,000.00	\$ 28,300.00	\$ 8,160.00
service charge fees	381-001	\$ -	\$ -	\$ 1,200.00
		\$ 2,500.00	\$ 36,100.00	\$ 14,260.00

Other Financing

Worcesler assesses a \$100 **escrow administration** fee for each escrow release processed by Township staff.

In past years the Township included capital expenditures in the General Fund, and provided an **interfund transfer** from the Capital Fund to the General Fund to meet these expenses. Beginning in 2017 the Township will budget capital expenditures to the Capital Fund, thus eliminating this transfer.

Other Financing	code	2016 Budget	2016 Projected	2017 Budget
escrow administration	383-200	\$ 800.00	\$ 900.00	\$ 800.00
interfund transfer	392-300	\$ 383,872.00	\$ 383,872.00	\$ -
		\$ 384,672.00	\$ 384,772.00	\$ 800.00

GENERAL FUND

Legislative

This Department provides for the Worcester Township Board of Supervisors, and related expenses. The Board consists of three Members, each elected to an at-large six-year term at the local election held in odd-numbered years.

The Board of Supervisors establishes policy, sets levels of public services, adopts an annual budget, and enacts tax rates. In addition, the Board of Supervisors leads several important planning efforts and improvement projects, including the development of a parks system and the adoption of a Comprehensive Plan and Open Space Plan.

Each Supervisor receives a \$2,500 annual stipend and **benefits**, which includes health insurance, as permitted by State law. Worcester Township is a member of a multi-municipal non-profit health insurance trust, an arrangement that has helped to control health care expenses in recent years. For example, there was no increase to medical insurance premiums in 2016, and in 2017 there will be two and three percent increases to the health and dental premiums, respectively, which is considerably less than the premium increases of many other health care providers.

Consultant services include the fee paid to the Township's appointed auditor. This also includes planning services provided by the Montgomery County Planning Commission (MCPC). For 2017 the Township renegotiated its contract with the MCPC due to a decrease in land development activities. The new contract saves the Township an approximate \$9,000.

The Supervisors attend educational **meetings and seminars** throughout the year, to discuss issues that affect our community, and to learn about ways to improve our municipal operations. Many of the meetings and seminars are conducted by the Pennsylvania State Association of Township Supervisors (PSATS) and the Montgomery County Association of Township Officials (MCATO).

The Budget also funds membership **dues** to PSATS, MCATO and similar organizations.

Legislative	code	2016 Budget	2016 Projected	2017 Budget
payroll	400-110	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
benefits	400-150	\$ 65,750.00	\$ 65,710.00	\$ 68,917.14
consultant services	400-312	\$ 49,590.00	\$ 38,400.00	\$ 23,300.00
mileage reimbursement	400-337	\$ 250.00	\$ 320.00	\$ 500.00
dues & subscriptions	400-420	\$ 2,500.00	\$ 2,560.00	\$ 5,950.00
meetings & seminars	400-460	\$ 3,500.00	\$ 4,170.00	\$ 4,725.00
		\$ 129,090.00	\$ 118,660.00	\$ 110,892.14

GENERAL FUND

Management

This Department provides for the Office of the Township Manager, which includes one full-time employee, the Township Manager.

The Township Manager is appointed by the Board of Supervisors, and serves as the municipality's chief administrative officer. The Township Manager prepares information for meetings of the Board of Supervisors, Planning Commission and Zoning Hearing Board. The Township Manager drafts the annual Budget, and implements the adopted Budget. The Township Manager's salary is approved by a resolution of the Board of Supervisors.

Previous year budgets booked one-half of the Township Manager's salary in this category, and one-half of the salary to the Codes Department. Beginning in 2017 the Township Manager's entire salary is booked to this Department.

Previous year budgets also included a portion of salary paid to the Assistant Township Manager. The Township eliminated this position in 2016, and reassigned the position's duties to other staff, for an approximate \$80,000 annual savings.

In lieu of the use of a Township vehicle, the Township Manager utilizes a personal vehicle for Township business, and receives a fixed monthly stipend for mileage reimbursement, fuel, maintenance and all insurances.

The Township Manager attends educational **meetings and seminars** throughout the year, including those conducted by the Pennsylvania State Association of Township Supervisors, the Montgomery County Association of Township Officials, and the Association of Pennsylvania Municipal Managers.

Management	code	2016 Budget	2016 Projected	2017 Budget
payroll	401-120	\$ 96,250.00	\$ 77,975.00	\$ 139,050.00
benefits	401-150	\$ 46,488.00	\$ 45,616.00	\$ 68,868.99
consultant services	401-312	\$ 10,000.00	\$ 4,165.00	\$ 5,000.00
mobile phone	401-321	\$ 600.00	\$ 600.00	\$ 600.00
mileage reimbursement	401-337	\$ 4,900.00	\$ 4,800.00	\$ 4,800.00
meetings & seminars	401-460	\$ 1,800.00	\$ 900.00	\$ 2,350.00
		\$ 160,038.00	\$ 134,056.00	\$ 220,668.99

GENERAL FUND

Finance

This Department provides for the Office of the Finance Director, which includes one full-time employee, the Finance Director.

The Finance Director is responsible for accounts receivable and payable, the administration of payroll, and the management of various benefit programs. The Finance Director works to identify, implement and maintain sound financial practices, and to ensure an accurate accounting of all public funds at all times. The Finance Director also serves as the Acting Township Manager when the Township Manager is unavailable to address any matter that requires immediate attention.

The community's long-time Finance Director retired in 2016. The 2016 Finance Department's salaries accounted for both the outgoing and incoming Finance Director, which illustrates the higher payroll and benefit expenses in 2016.

The Finance Director attends educational meetings and seminars throughout the year, including that conducted by the Pennsylvania State Association of Township Supervisors and the Delaware Valley Insurance Trust. The Budget provides additional funds for continuing education for this position.



Finance	code	2016 Budget	2016 Projected	2017 Budget
payroll	402-120	\$ 60,391.00	\$ 67,600.00	\$ 63,375.90
benefits	402-150	\$ 23,977.00	\$ 30,300.00	\$ 28,436.27
mobile phone	402-321	\$ 384.00	\$ 20.00	\$ 300.00
mileage reimbursement	402-337	\$ 300.00	\$ 250.00	\$ 300.00
meetings & seminars	402-460	\$ 500.00	\$ 260.00	\$ 1,300.00
		\$ 85,552.00	\$ 98,430.00	\$ 93,712.17

GENERAL FUND

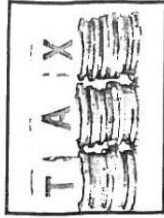
Tax Collection

This Department provides for the elected and appointed tax collectors.

The elected tax collector collects property taxes only, and the Township pays 5% on the amount collected. The Township provides office supplies for the elected tax collector, and also pays a portion of tax bill mailing expenses.

The appointed tax collector collects the earned income tax and the per capita tax. This firm is appointed by the Montgomery County Tax Collection Committee (MCTCC), in which the Township is a member municipality. The MCTCC pays the firm 1.3% on the amount collected (professional services), which is deducted from the funds remitted to the Township. The Township also pays a share of the MCTCC operating budget that is proportional to the Township's receipts relative to the other members.

Because the Township levies a per capita tax at only \$1 per year, the Township does not pay a fee on this amount collected. Instead the fee is paid by the Meihacton School District, which levies a per capita tax at \$15 per year.



Tax Collection	code	2016 Budget	2016 Projected	2017 Budget
payroll	403-110	\$ 2,367.00	\$ 2,390.00	\$ 2,411.50
benefits	403-150	\$ 181.00	\$ 182.00	\$ 184.72
office supplies	403-210	\$ 5,000.00	\$ 3,800.00	\$ 4,740.00
professional services	403-310	\$ 42,000.00	\$ 33,150.00	\$ 32,956.30
		\$ 49,548.00	\$ 39,522.00	\$ 40,292.52

GENERAL FUND

Legal

This Department provides for the Township's legal services. The Township Solicitor, appointed by the Board of Supervisors, represents the municipality in most legal matters. Due to the volume of legal assistance required on an average annual basis, the Township contracts for legal services rather than staffing in-house counsel, an arrangement that keeps legal fees as low as practical.

The Solicitor reviews contracts, ordinances and policy documents prior to their adoption, and provides legal advice to the Board of Supervisors and the Township Manager. The Solicitor also supports the Officer to meet the requirements of the Commonwealth's Right-to-Know (RTK) Law



Legal	code	2016 Budget	2016 Projected	2017 Budget
general services	404-310	\$ 60,000.00	\$ 68,500.00	\$ 69,000.00
RTK services	404-320	\$ 50,000.00	\$ 48,500.00	\$ 12,000.00
		\$ 110,000.00	\$ 117,000.00	\$ 81,000.00

GENERAL FUND

Clerical

This Department provides general clerical support to Township operations, and includes one full-time employee, the Administrative Assistant, and two part-time employees, the Receptionist and the File Clerk.

In 2016 the Receptionist was promoted to Administrative Assistant. At this time, the Township assessed the need for a full-time Receptionist and determined the hire was not warranted. Instead, a part-time Receptionist was hired for an approximate \$15,000 savings per year.

In 2016 and 2017 the Administrative Assistant will be trained to serve as a back-up to the Finance Director position. The Budget provides additional funds for this education, in **meetings and seminars**

The Budget also provides additional funds to service the Township **computer network**. The work is needed to update the network, and to maintain a secure network. The Budget also provides for annual software license fees

The Budget provides for contracted **payroll services**, and for general **office supplies**. Budgeted **postage** funds provide for all mailings that are not sewer bills or the Township newsletter, which are funded by the Sewer Fund and the General Fund line item code 459.340, respectively.

Advertisements include legal ads the Township is required to publish by State Law in advance of select meetings and scheduled actions of the Board of Supervisors. State Law also mandates that the advertisements be published in certain newspapers, and these newspapers, in turn, charge hefty publication fees. To help offset this cost the Township Manager drafts most legal ads, and submits these to the Township Solicitor for edit, in lieu of having the Township Solicitor draft original ads.

Clerical	code	2016 Budget	2016 Projected	2017 Budget
payroll	405-140	\$ 77,980.00	\$ 76,700.00	\$ 80,150.48
benefits	405-150	\$ 45,319.00	\$ 50,900.00	\$ 31,475.85
office supplies	405-210	\$ 8,000.00	\$ 6,180.00	\$ 7,900.00
payroll services	405-310	\$ 13,520.00	\$ 13,800.00	\$ 14,850.00
telephone	405-321	\$ 6,000.00	\$ 5,800.00	\$ 5,085.00
postage	405-325	\$ 4,500.00	\$ 4,400.00	\$ 4,181.00
auto allowance	405-337	\$ 150.00	\$ 140.00	\$ 240.00
advertisement	405-340	\$ 7,000.00	\$ 4,200.00	\$ 9,000.00
meetings & seminars	405-460	\$ 1,000.00	\$ 970.00	\$ 5,150.00
computer expense	405-465	\$ 15,000.00	\$ 20,600.00	\$ 25,589.00
other expense	405-470	\$ 10,000.00	\$ 13,200.00	\$ 16,500.00
		\$ 188,469.00	\$ 196,890.00	\$ 200,121.33

GENERAL FUND

Engineering

This Department provides for the Township's engineering services. The Township Engineer, appointed by the Board of Supervisors, reviews subdivision and land development plans, assesses proposed public improvements, determines the appropriate amount of escrow releases, and provides guidance on the design and construction of Township improvements.

As a service to our community, the Township Engineer hosts weekly office hours at the Township Building. Residents may schedule an appointment to discuss stormwater matters, grading issues, or any property concern that is normally addressed by the Township Engineer. This service is available to Township residents at no cost.

The Budget provides an additional \$5,000 for grant support services. The Township upped its grant writing efforts in 2016, and will continue this in 2017. The Township Engineer's expertise is required for the proper completion of many grant applications.



Engineering	code	2016 Budget	2016 Projected	2017 Budget
engineering services	408-310	\$ 30,000.00	\$ 34,600.00	\$ 41,500.00
		\$ 30,000.00	\$ 34,600.00	\$ 41,500.00

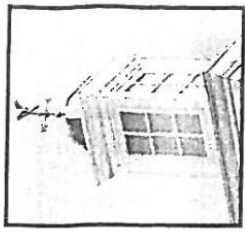
GENERAL FUND

Township Building

This Department provides for the operation of the Township Building. The Township Building was designed to facilitate the efficient delivery of the public services. Proper operation and maintenance of the Township Building is required so to ensure the facilities do not become a burden to taxpayers.

Utilities include electric, water and internet service, as well as heating oil and propane gas, which is used for the back-up generator. In addition to providing for HVAC system preventative maintenance and cleaning services, **maintenance and repairs** fund parking lot light fixes as may be needed.

The **other expenses** line item has been revised to include expenses that were posted to other line items in previous year budgets. As this line item appears in several Budget Departments, the change will help to standardize the posting of these expenses.



Township Building	code	2016 Budget	2016 Projected	2017 Budget
utilities	409-136	\$ 10,000.00	\$ 8,900.00	\$ 10,260.00
maintenance & repairs	409-137	\$ 12,500.00	\$ 17,400.00	\$ 16,779.00
alarm service	409-142	\$ 3,500.00	\$ 2,500.00	\$ 3,612.00
other expenses	409-147	\$ 1,000.00	\$ 1,780.00	\$ 2,400.00
		\$ 27,000.00	\$ 30,580.00	\$ 33,051.00

GENERAL FUND

Garage

This Department provides for the operation of the Public Works Garage complex. The complex consists of a small administrative building that includes the office of the Public Works Director, a locker room and a lunch room for the Public Works team. The complex also includes a six-bay building in which vehicles, equipment and tools are stored. There is also a salt storage building that was constructed in 2016.

Utilities include electric, water and internet service, as well as propane gas, which is used for heating. In addition to providing for HVAC system preventative maintenance and cleaning services, **maintenance and repairs** fund trash and recycling services.

The **other expenses** line item has been revised to include expenses that were posted to other line items in previous year budgets. As this line item appears in several Budget Departments, the change will help to standardize the posting of these expenses.

Garage	code	2016 Budget	2016 Projected	2017 Budget
utilities	409-236	\$ 15,000.00	\$ 10,800.00	\$ 12,420.00
maintenance & repairs	409-237	\$ 10,000.00	\$ 9,900.00	\$ 9,464.40
alarm service	409-242	\$ 650.00	\$ 1,100.00	\$ 1,416.00
other expenses	409-247	\$ 250.00	\$ 200.00	\$ 1,500.00
		\$ 25,900.00	\$ 22,000.00	\$ 24,800.40

GENERAL FUND

Community Hall

This Department provides for the operation of the Township's Community Hall, which is located in Fairview Village. Meetings for the Board of Supervisors, Planning Commission and Zoning Hearing Board are held here. The Township allows a local scout troop to utilize the basement level. Township residents, business and organizations are able to rent Community Hall for events for a modest fee.

Utilities include electric, water and telephone service, as well as oil, which is used for heating. In addition to providing for HVAC system preventative maintenance and cleaning services, **maintenance and repairs** funds minor fixes to the property's parking lot and landscaping.



Community Hall	code	2016 Budget	2016 Projected	2017 Budget
utilities	409-436	\$ 5,200.00	\$ 3,900.00	\$ 5,340.00
maintenance & repairs	409-437	\$ 3,000.00	\$ 5,400.00	\$ 5,172.00
other expenses	409-447	\$ 500.00	\$ 475.00	\$ 600.00
		\$ 8,700.00	\$ 9,775.00	\$ 11,112.00

Historical Building

This Department provides for the operation of the Farmers' Union Hall, which is located in Center Point Village. The Township leases this property to the Worcester Historical Society.

Utilities include water and oil, which is used for heating. The Worcester Historical Society pays a portion of the annual oil expense. In addition to providing for HVAC system preventative maintenance, **maintenance and repairs** funds minor fixes to the building.



Historical Building	code	2016 Budget	2016 Projected	2017 Budget
utilities	409-536	\$ 5,000.00	\$ 2,200.00	\$ 3,829.00
maintenance & repairs	409-537	\$ 2,000.00	\$ 3,400.00	\$ 1,699.92
		\$ 7,000.00	\$ 5,600.00	\$ 5,528.92

Hollow Road Rental

This Department provides for the operation of a single-family rental property owned by the Township. The Township currently leases this property.

The tenant pays all utilities, the dollars included in the Budget are for utilities that may need to be maintained during a time of vacancy between tenants. **Maintenance and repairs** funds HVAC system maintenance, and any required capital fixes to the property.



Hollow Road Rental	code	2016 Budget	2016 Projected	2017 Budget
utilities	409-636	\$ -	\$ 125.00	\$ 250.00
maintenance & repairs	409-637	\$ 5,000.00	\$ 2,550.00	\$ 4,080.00
		\$ 5,000.00	\$ 2,675.00	\$ 4,330.00

Springhouse

This Department provides for the operation of the Springhouse. The Springhouse is located along the Zacharias Trail, near the intersection of Hollow Road and Heebner Road. The structure is currently vacant.



Maintenance and repairs fund any required fixes to the structure.

Springhouse	code	2016 Budget	2016 Projected	2017 Budget
maintenance & repairs	409-737	\$ 500.00	\$ 350.00	\$ 1,000.00
		\$ 500.00	\$ 350.00	\$ 1,000.00

Fire Protection

This Department provides for Township and State contributions to the Worcester Volunteer Fire Department, our community's all-volunteer emergency service provider.



WVFD contributions include:

- A Township contribution in the amount of \$131,250 for general operating assistance. This amount represents a 5% increase in the operating assistance provided in 2016.
- A Township contribution in the amount of \$75,000 to offset the Fire Company's loan payments on two apparatus – an engine and the ladder truck.
- A Township contribution in the amount of \$8,000 to help provide preventative maintenance services for Fire Department apparatus. Preventative maintenance services include annual tests on ladders, pumps and hoses. This contribution, which will help to prolong the useful life of costly equipment, is new in 2017.
- Pass-through funding received from the Commonwealth's Foreign Fire Insurance Tax. The State levies this tax on certain insurance policies, and earmarks a portion of these funds to volunteer fire company relief associations throughout Pennsylvania. The funds are received by the Township, and the Township remits all dollars to the Worcester Volunteer Fire Department Relief Association. In 2017 the Budget includes approximately \$102,000 in Foreign Fire Insurance Tax receipts.

This Department also funds **hydrant rental** fees charged by the North Penn Water Authority, the Pennsylvania American Water Company and Aqua. These three utilities own and maintain 227 hydrants in the Township.

Fire Protection	code	2016 Budget	2016 Projected	2017 Budget
hydrant rentals	411-380	\$ 25,000.00	\$ 24,000.00	\$ 25,398.00
WVFD contributions	411-540	\$ 305,000.00	\$ 301,286.00	\$ 316,036.86
		\$ 330,000.00	\$ 325,286.00	\$ 341,434.86

GENERAL FUND

Code Enforcement

This Department provides Township and building code enforcement programs, and includes one full-time employee, the Codes Clerk, one part-time employee, the Fire Marshal, and a consultant, the Township's building inspector.



The **Fire Marshal** position is budgeted for twenty hours per week. The Fire Marshal investigates open burning complaints, manages the Township's fire alarm registration program, reviews land development plans to ensure the proper location of fire hydrants and emergency access lanes, and supports various safety-related efforts.

The Codes Clerk manages the permitting process, which includes the administrative review of zoning and building permit applications, the scheduling of required inspections, and the keeping of an accurate record of improvements made to properties in the Township. In past years the Department funded a portion of the Township Manager salary. Beginning in 2017 the Township Manager salary will be booked to General Fund line item code 401.120.

Supplies provides for the Township's annual codification needs. Approximately once each year the Township publishes an update to its Code, which encompasses the legislation enacted subsequent to the previous codification. This approach provides a modest savings over the codification of ordinances at the time each ordinance is adopted.

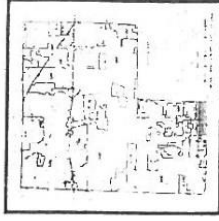
Consultant services fund the Township's building inspector, a consultant. The Township contracts for this service because the demand for inspections doesn't warrant the hire of a full-time employee, and because this demand fluctuates with the real estate market and the seasons. In 2016 the Township established a truncated building inspection schedule that offers additional inspection hours during peak construction season (summer), and fewer hours when building activity is traditionally slower (winter).

Code Enforcement	code	2016 Budget	2016 Projected	2017 Budget
Fire Marshal payroll	413-110	\$ 8,500.00	\$ 4,900.00	\$ 9,640.80
Fire Marshal benefits	413-110-150	\$ 650.00	\$ 375.00	\$ 738.49
Codes payroll	413-140	\$ 105,750.00	\$ 104,900.00	\$ 43,775.00
Codes benefits	413-150	\$ 61,152.00	\$ 46,700.00	\$ 26,773.33
supplies	413-210	\$ 7,000.00	\$ 3,650.00	\$ 7,855.00
consultant services	413-312	\$ 74,000.00	\$ 64,800.00	\$ 77,880.00
mileage	413-337	\$ 1,050.00	\$ 430.00	\$ 660.00
meetings & seminars	413-460	\$ 500.00	\$ 320.00	\$ 1,000.00
		\$ 258,602.00	\$ 226,075.00	\$ 168,322.61

GENERAL FUND

Zoning Hearing Board

This Department provides for the operation of the Zoning Hearing Board. The Zoning Hearing Board considers appeals from Zoning Ordinance requirements and decisions of the Zoning Officer.



Zoning Hearing Board Members are appointed by the Board of Supervisors. Members are paid a \$50 stipend for each hearing attended.

The Members appoint a Solicitor who provides legal advice and guidance. State Law requires that the Township fund certain Zoning Hearing Board expenses, and this includes the legal fees billed by the Solicitor. If the Township Engineer testifies on behalf of the Township, the Township must also pay these engineering fees. Additional professional services are provided by a court reporter, and this cost is shared by both the Township and the Applicant appearing before the Zoning Hearing Board.

General support for Zoning Hearing Board operations is provided by Township staff, most notably the Zoning Officer and the Codes Clerk. This support includes drafting legal advertisements for the Solicitor's review, and mailing hearing notices.

Litigation regarding a 2015 conditional use decision is presently before the Commonwealth Court, and this litigation is expected to conclude in the coming year.

Zoning Hearing Board	code	2016 Budget	2016 Projected	2017 Budget
payroll	414-140	\$ 2,400.00	\$ 1,450.00	\$ 1,600.00
benefits	414-150	\$ 184.00	\$ 111.00	\$ 122.56
professional services	414-310	\$ 4,000.00	\$ 2,515.00	\$ 2,700.00
engineering	414-313	\$ 12,000.00	\$ 3,640.00	\$ 1,500.00
legal	414-314	\$ 15,000.00	\$ 14,200.00	\$ 10,800.00
conditional use	414-315	\$ 15,000.00	\$ 65,900.00	\$ 4,500.00
advertising	414-341	\$ 1,500.00	\$ 2,450.00	\$ 2,750.00
meetings & seminars	414-460	\$ 250.00	\$ 75.00	\$ 200.00
		\$ 50,334.00	\$ 90,341.00	\$ 24,172.56

GENERAL FUND

PA One Call

This Department provides for services associated with the marking of utility lines in advance of construction activities. The PA One Call system is a communications network of property owners, designers, excavators, and utility owners, created to prevent damage to underground facilities, and to reduce injuries to contractors.

Much of the expense is attributable to the marking of facilities in and around Township-owned traffic signals.



PA One Call	code	2016 Budget	2016 Projected	2017 Budget
PA One Call	419-242	\$ 600.00	\$ 2,650.00	\$ 3,840.00
		\$ 600.00	\$ 2,650.00	\$ 3,840.00

GENERAL FUND

Public Works

The Public Works Department provides for the maintenance of local roads and municipal-owned properties. The Township maintains about 53 miles of roadways and approximately 270 acres of parks and other lands. The upkeep of these facilities is needed to maintain a higher quality of life for all Worcester families.

The Budget funds payroll and benefits for seven full-time positions and one part-time position. The Budget also includes funds for three seasonal employees, if these positions are needed.



Public Works employees are provided with Township-issued uniforms. In addition, the Public Works Director and the Public Works Foreman are provided with cell phones, as these positions are on call to address after-hour problems on roads, in parks and at other Township-owned facilities.

The Budget funds additional training for Public Works employees. In 2016 the employees participated in educational seminars on roadside flagging and the safe operation of commercial vehicles.

Public Works	code	2016 Budget	2016 Projected	2017 Budget
payroll	430-140	\$ 370,867.00	\$ 365,100.00	\$ 396,706.44
benefits	430-150	\$ 148,252.00	\$ 159,900.00	\$ 172,336.31
uniform rental	430-238	\$ 6,000.00	\$ 6,900.00	\$ 9,397.00
cell phones	430-326	\$ 3,000.00	\$ 2,475.00	\$ 1,260.00
meetings & seminars	430-460	\$ 1,000.00	\$ 990.00	\$ 3,100.00
other expenses	430-470	\$ 1,500.00	\$ 3,100.00	\$ 2,540.00
		\$ 530,619.00	\$ 538,465.00	\$ 585,339.75

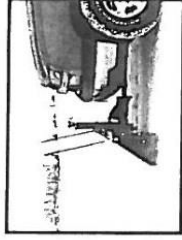
GENERAL FUND

Snow Removal

This Department provides for the winter maintenance of Township roads. And while the Township budgets for a "bad winter" that includes many snow and ice events, actual expenses will depend on weather conditions.

The Budget funds the purchase of approximately 625 tons of anti-skid materials an amount that does not include a 400-ton stockpile that is currently housed in the Public Works Salt Building. A "normal" 5" snow event requires about 30 tons of salt to treat all Township roads once.

The Township employs a contractor for snow removal services in two subdivisions – Milestone and Sunny Brook Estates – and select roads in the northeast portion of the Township.



Snow Removal	code	2016 Budget	2016 Projected	2017 Budget
materials	432-200	\$ -	\$ -	\$ 44,268.75
contractor	432-450	\$ -	\$ -	\$ 15,000.00
		\$ -	\$ -	\$ 59,268.75

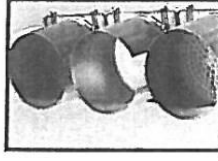
GENERAL FUND

Traffic Signals

This Department provides for the operation and repair of traffic signals. The Township owns and maintains twelve traffic signals. In addition the Township funds a percent of five traffic signals that are located on its municipal borders

The Township Traffic Engineer provides engineering services on an as-needed basis.

Maintenance services are provided by a contractor who specializes in traffic signal technology and upkeep. The Budget includes grant funds awarded for preventative maintenance services.



Traffic Signals	code	2016 Budget	2016 Projected	2017 Budget
engineering	433-313	\$ 15,000.00	\$ 6,690.00	\$ 6,500.00
electricity	433-361	\$ 4,500.00	\$ 3,600.00	\$ 3,240.00
maintenance	433-374	\$ 20,000.00	\$ 16,900.00	\$ 18,050.00
		\$ 39,500.00	\$ 27,190.00	\$ 27,790.00

GENERAL FUND

Machinery & Tools

This Department provides for the maintenance of Public Works vehicles and equipment. The Township maintains a fleet of nine trucks and various pieces of equipment that are needed to properly maintain our community's roadway network, parks and other Township facilities. Township's philosophy is to maintain its vehicles and equipment until its useful life has been maximized. Replacement vehicles and equipment are bought only when the useful life is extinguished, and a replacement purchase is warranted.

Vehicle maintenance includes the purchase of tires and parts, and repair services.

This Budget also funds the purchase of **small tools** – such as saws, levels and weed-wackers – and any needed **repairs** to these items.



Machinery & Tools	code	2016 Budget	2016 Projected	2017 Budget
vehicle maintenance	437-250	\$ 45,000.00	\$ 38,700.00	\$ 83,064.00
small tools	437-260	\$ 6,000.00	\$ 6,100.00	\$ 6,850.00
small tool repairs	437-370	\$ 500.00	\$ 400.00	\$ 500.00
		\$ 51,500.00	\$ 45,200.00	\$ 90,414.00

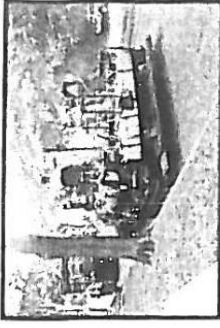
GENERAL FUND

Road Maintenance

This Department provides fuels for Public Works vehicles and equipment. The Budget assumes an approximate ten percent increase in **gasoline** and **diesel** prices in the coming year.

This Department also provides for the purchase of street signs and associated hardware.

The Budget increases funding for materials (**supplies**) used for roadway improvements made in addition to those included in the Township's annual road program. The improvements include pothole repair and work to roadside swales.



Beginning in 2017 contracted service for **snow** removal is booked in General Fund line item code 432.450.

In previous Budgets a portion of the Township's annual **road program** expense was booked to this Department. Beginning in 2017 these dollars will be provided by the Capital Fund. In total, the Budget provides \$815,000 for the 2017 Road Program, an amount which does *not* include **engineering** and inspection services. This is a sizable percentage of the annual Budget, and demonstrates the Township's commitment to keeping the community's infrastructure safe and in good repair.

Road Maintenance	code	2016 Budget	2016 Projected	2017 Budget
gasoline	438-231	\$ 6,000.00	\$ 4,100.00	\$ 5,267.00
diesel	438-232	\$ 25,000.00	\$ 13,200.00	\$ 22,330.00
signs	438-242	\$ 3,000.00	\$ 3,700.00	\$ 3,200.00
supplies	438-245	\$ 25,000.00	\$ 16,400.00	\$ 35,900.00
contractor, snow	438-300	\$ 15,000.00	\$ 7,100.00	\$ -
engineering	438-313	\$ 45,000.00	\$ 64,000.00	\$ 55,000.00
contractor, road program	438-370	\$ 500,000.00	\$ 390,160.00	\$ 15,500.00
		\$ 619,000.00	\$ 498,660.00	\$ 137,197.00

GENERAL FUND

Stormwater Management

New stormwater management regulations are among the most costly unfunded mandates being forced upon local governments today an expense that is ultimately assumed by Township residents

The United States Environmental Protection Agency and the Pennsylvania Department of Environmental Protection have mandated that Worcester Township enact extensive regulations (totaling about 100 pages) that affect every property in our community. By these agencies not fully considering the financial impacts of these mandates, a burden has been placed on municipalities and their residents

While Worcester Township shares the goal of protecting the 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.

The new stormwater regulations are scheduled to be adopted in 2017. The regulations will add significant cost to many improvement projects undertaken by property owners. Residents so affected are encouraged to contact their State Representative, State Senator and Member of Congress to let them know of the cost incurred to meet this Federal and State mandate.

The Budget funds engineering expenses the Township will incur to meet this Federal and State mandate. This ongoing expense is projected to increase in the years to come.

Stormwater Management	code	2016 Budget	2016 Projected	2017 Budget
engineering	446-313	\$ 60,000.00	\$ 25,800.00	\$ 44,500.00
		\$ 60,000.00	\$ 25,800.00	\$ 44,500.00

GENERAL FUND

Recreation Administration

This Department provides for the management of Township parks and recreation programs, and includes one full-time employee, the Parks, Grants & Outreach Manager. This position, which was created in 2016, includes some of the duties assigned to the previous Assistant Township Manager, a position that was eliminated in 2016.

The Parks, Grants & Outreach Manager attends educational meetings and seminars throughout the year, including those conducted by the Pennsylvania Parks and Recreation Society and the Pennsylvania State Association of Township Supervisors.



Recreation Administration	code	2016 Budget	2016 Projected	2017 Budget
payroll	451-140	\$ 32,500.00	\$ 32,750.00	\$ 47,586.00
benefits	451-150	\$ 16,331.00	\$ 26,875.00	\$ 26,861.25
mobile phone	451-326	\$ 409.00	\$ -	\$ -
mileage reimbursement	451-337	\$ 500.00	\$ 390.00	\$ 300.00
meetings & seminars	451-460	\$ 1,000.00	\$ 1,100.00	\$ 1,025.00
		\$ 50,740.00	\$ 61,115.00	\$ 75,772.25

Recreation & Culture

Worcester Township provides a number of recreational programs and community events for residents of all ages.



The Township sells **discounted tickets** for admission to area museums, amusement parks and other attractions, through a program managed by the Pennsylvania Parks and Recreation Society. For each ticket purchased the Township receives a small commission. The program is offered as a service to our residents, and not as a revenue generator.

The Township conducts several popular tennis, basketball and soccer **camps and leagues**, and the Township is a member of a multi-municipal program that sponsors year-round bus **trips** to venues including Philadelphia, Baltimore and New York City.

The Budget funds a new event in 2017 – **Worcester Community Day**. The event will be held at Heebner Park in the spring, and will offer something for everyone in the family. Stay tuned for more details!

Lastly, the Budget provides for the Township's annual contribution to the Norristown Library, our community's public library. State aid for public libraries has significantly decreased in recent years. Worcester is proud to continue our strong support of our library, and the Budget provides a 5% increase in funding to this important community resource.

Recreation & Culture	code	2016 Budget	2016 Projected	2017 Budget
discounted tickets	452-247	\$ 7,750.00	\$ 7,700.00	\$ 8,050.00
camps & sport leagues	452-248	\$ 27,000.00	\$ 18,500.00	\$ 27,000.00
trips	452-249	\$ 6,500.00	\$ 8,500.00	\$ 8,800.00
Community Day	452-250	\$ -	\$ -	\$ 6,500.00
library	452-520	\$ 6,000.00	\$ 6,000.00	\$ 6,300.00
		\$ 47,250.00	\$ 40,700.00	\$ 56,650.00

Parks

This Department provides for the maintenance of the Township's parks system, which includes 113 acres of both active and passive parklands, and more than 155 acres of natural open spaces.



Heebner Park, our community's signature park (totaling 84 acres) includes a number of athletic fields and courts, walking trails, outdoor rental facilities, and is the site of large-scale events hosted by various organizations throughout the year. The Township's popular Zacharias Trail begins within the walking trails at Heebner Park, and has an end goal to connect to Evansburg State Park.

Mt. Kirk Park boasts one multi-purpose sports field, in addition to a walking trail bordering the field measuring in at a little more than a quarter mile in length. The park itself sits on a total of 7.6 acres, and serves as a convenient walking connection for Township residents residing at the adjacent Chadwick Place residential development.

Sunny Brook Park is home to two softball fields, one multi-purpose field, and a small playground. While this park is located within a residential development, the park is owned and maintained by the Township.

Heysler Field is an equestrian-friendly horse ring located directly behind the Township's Community Hall Building. Community and equestrian events are held at the ring at various times throughout the year, and are well attended. There is also a trail winding through the trees behind the Heysler Ring (700 feet in length) that was constructed by a local Boy Scout Troop.

The Budget includes considerable dollars to maintain the athletic fields, pavilions, trails and site amenities. In 2016 the Township enacted a modest field rental fee to recover a portion of this cost. The fee, which includes a sizable discount for community and youth organizations, recovers approximately 8% of the annual cost to maintain these facilities.

The Budget also funds **utilities** (electric and water) in service at Heebner Park and Sunny Brook Park.

Parks	code	2016 Budget	2016 Projected	2017 Budget
Heebner Park - utilities	454-436	\$ 3,000.00	\$ 3,200.00	\$ 3,180.00
Heebner Park - fields	454-437-001	\$ 15,000.00	\$ 10,500.00	\$ 16,400.00
Heebner Park - expenses	454-437-002	\$ 20,000.00	\$ 9,900.00	\$ 12,000.00
Mt. Kirk Park - fields	454-438-001	\$ 5,000.00	\$ 2,000.00	\$ 3,000.00
Mt. Kirk Park - expenses	454-438-002	\$ 500.00	\$ 500.00	\$ 1,450.00
Sunny Brook Park - fields	454-439-001	\$ 4,000.00	\$ 3,600.00	\$ 4,400.00
Sunny Brook Park - expens	454-439-002	\$ 2,400.00	\$ 1,800.00	\$ 4,900.00
Sunny Brook Park - utilities	454-446	\$ 1,200.00	\$ 1,100.00	\$ 1,560.00
Heysler Park - horse ring	454-470	\$ 500.00	\$ -	\$ 500.00
Heysler Park - expenses	454-471	\$ 2,000.00	\$ 1,000.00	\$ 1,300.00
trails	454-480	\$ 5,000.00	\$ 5,300.00	\$ 5,600.00
other parks	454-490	\$ 19,624.00	\$ 16,500.00	\$ 4,400.00
		\$ 78,224.00	\$ 55,400.00	\$ 58,690.00

GENERAL FUND

Public Relations



This Department provides for the publication of the Township's award-winning **community newsletter**. The newsletter is published quarterly and mailed to the approximately 3,000 homes and businesses that call Worcester home. Township employees prepare the articles and design the newsletter, which helps to lower production costs.

Township employees also design, publish and distribute an informational packet to new residents.

Public Relations	code	2016 Budget	2016 Projected	2017 Budget
community newsletter	459-340	\$ 20,000.00	\$ 12,480.00	\$ 14,400.00
other communications	459-341	\$ 250.00	\$ 230.00	\$ 1,400.00
		\$ 20,250.00	\$ 12,710.00	\$ 15,800.00

Other



The Township pays **real estate taxes** on portions of two properties that are improved with cell towers. The cell tower companies leasing the property reimburse the Township for the amount paid.

Insurances include premiums paid for property, liability, automotive, inland marine and workers compensation coverages. The Budget also funds a fidelity bond for the Township Manager, as required by Township Code.

Lastly, the Budget includes a year-end transfer to the Capital Fund. The transfer is the Capital Fund's primary receipt, and these dollars are used to purchase vehicles and equipment, improve Township facilities, and provide for other capital expenditures.

Other	code	2016 Budget	2016 Projected	2017 Budget
real estate taxes	481-430	\$ 6,000.00	\$ 6,321.00	\$ 7,160.00
insurances	486-350	\$ 110,000.00	\$ 105,500.00	\$ 119,037.00
transfer to Capital Fund	492-300	\$ 933,823.00	\$ 1,379,246.18	\$ 888,760.25
		\$ 1,049,823.00	\$ 1,491,067.18	\$ 1,014,957.25

CAPITAL FUND

Interest

The Township invests its funds in interest-bearing instruments and accounts, in accordance with State Law and best management practices. Earnings fluctuate upon the interest rate received, which is governed by many factors. Interest rates are presently at historic lows, and are projected to remain at this level throughout 2017. Beginning in 2017 the Township will include its reserves in the Capital Fund, and the General Fund will provide for the day-to-day receipts and operating expenses only. As such most of the interest receipt will be booked to the Capital Fund in the coming year.



Interest	code	2016 Budget	2016 Projected	2017 Budget
interest	341-000	\$ 6,629.00	\$ 6,800.00	\$ 17,000.00
		\$ 6,629.00	\$ 6,800.00	\$ 17,000.00

Other Government Levels

The Township seeks to obtain Federal, State, County and other grant funding whenever possible. Grant funding is only included in the Budget when a grant has been awarded. At the time this Budget was prepared, the Township was awaiting funding decisions on grant applications submitted for three capital projects.



Other Government Level	code	2016 Budget	2016 Projected	2017 Budget
grants	354-351	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -

CAPITAL FUND

Fees

The Township assesses a traffic impact fee against most new development. The dollars collected are used to make certain improvements to the community's roadway network so to accommodate future traffic that is attributable to development. The fee is paid at the time a building permit is issued. The Budget includes traffic impact fees to be paid for the final lots to be built at the Preserve at Worcester, and Applewood subdivisions, and for an addition to the IBEW training facility that was approved in 2016.



The Budget includes miscellaneous revenue from the auction of used Public Works vehicles and equipment. State Law requires municipalities to sell vehicles and equipment by auction, unless the property is sold to another municipality, a volunteer fire company, school district or select other non-profit organizations.

Fees	code	2016 Budget	2016 Projected	2017 Budget
traffic impact fees	363-100	\$ -	\$ -	\$ 45,857.00
miscellaneous	381-000	\$ -	\$ -	\$ 6,000.00
		\$ -	\$ -	\$ 51,857.00

Transfers In

The Capital Fund's primary receipt is a General Fund transfer. A portion of General Fund revenues are earmarked to fund capital reserve accounts that are needed to meet the Township's capital and other long-term needs. Without adequate reserve accounts, the Township is effectively deferring future obligations to the next generation of Township residents. This approach is not acceptable.

Transfers In	code	2016 Budget	2016 Projected	2017 Budget
General Fund transfer	392-010	\$ -	\$ 1,271,378.99	\$ 888,760.25
		\$ -	\$ 1,271,378.99	\$ 888,760.25

CAPITAL FUND

General Government

The Township maintains a computer network schedule to ensure workstations, servers, switches and other system components are replaced in a timely fashion. The Budget includes funds to replace four workstations and a server (**office equipment**). The Budget also provides for the purchase of a GIS module that will permit the Township to more effectively manage its infrastructure.

The Budget provides for modest **improvements** to the Township Building, including the installation of a floor-to-ceiling shelving unit, and the reconfiguration of the front office area. The Budget also funds the installation of block bins in which residents may drop-off branches and holiday trees for chipping, and pick-up mulch. The block bins will be located in the footprint of the former salt storage building.

Lastly, the Budget provides for fencing and additional security cameras at the Public Works garage.

	2016 Budget	2016 Projected	2017 Budget
General Government			
office equipment	\$ 400-720	\$ -	\$ 29,800.00
investing/CD fees	402-470	750 00	1,150 00
building improvements	409-600	-	-
interfund transfer	492-300	383,872.00	363,872.00
	\$ 384,622.00	\$ 385,022.00	\$ 69,500.00



CAPITAL FUND

Public Works

In many municipalities, the annual road maintenance budget is limited to the Liquid Fuel ("gas tax") dollars received from the Commonwealth. However, this allocation alone is not enough to meet the maintenance demands of a community's roadway network. Worcester Township recognizes this fact, and budgets additional dollars to supplement these State funds. The Budget provides \$475,000 in supplemental funds (**capital roads**) for the Township's 2017 Road Program.

The Budget also funds a study of Township bridges and major culvert crossings. The study will establish an inspection schedule for this critical infrastructure, and help the Township to better plan for future upgrades and replacements.

The Budget provides for the following **equipment purchases**:

- a large dump truck, to replace two trucks, a 1999 dump truck and a 2003 dump truck,
- a utility tractor & mower, to replace a 1999 tractor,
- a 72" mower, to replace a 2008 mower; and,
- a small riding mower, to replace a 2008 mower.

It is important to note that the Township does not look to replace vehicles and equipment when these items mature from their depreciation schedules. Instead, the Township replaces these items only at the end of their useful life, so to maximize value.

Lastly, the Budget provides for the purchase of a third Speed Sentry traffic sign, and provides additional funds for unforeseen **traffic signal repairs**

	code	2016 Budget	2016 Projected	2017 Budget
Public Works				
capital roads	430-600	\$ -	\$ -	\$ 504,000.00
equipment purchase	430-740	\$ -	\$ -	\$ 207,200.00
traffic signs & signals	433-600	\$ -	\$ -	\$ 10,100.00
		\$ -	\$ -	\$ 721,300.00



CAPITAL FUND

Parks & Recreation

The Budget provides for the construction of a parking lot at Heebner Park, adjacent to a soccer field that was installed in 2016. The soccer field will become available for use in the spring of 2018.



The Budget also provides funds for possible land acquisitions, including the former North Penn Army Reserve Base on Berks Road.

	code	2016 Budget	2016 Projected	2017 Budget
Parks & Recreation				
parks and trails	454-600	\$ -	\$ -	\$ 77,500.00
land acquisition	454-710	\$ -	\$ -	\$ 80,000.00
		\$ -	\$ -	\$ 157,500.00

SEWER FUND

Wastewater Receipts

The Township owns and maintains two stream discharge wastewater treatment plants – the Valley Green Wastewater Treatment Plant and the Berwick Wastewater Treatment Plant – and six pumping stations. This sanitary sewer system services approximately 910 residential and commercial customers.

In 2016 the Township installed an extension to the Valley Green system that provides public sewer connections to 72 properties in and around the Worcester Acres neighborhood. Property owners were given the opportunity to pay the improvement assessment over a thirty-year period, but several owners opted to pay the improvement assessment in full in 2016, which explains the significant tapping fee revenue received in 2016. In 2017 the Budget assumes six new connections to the system.

The Budget proposes a 2.4% increase to residential and commercial sewer fees. For each of the previous three years the sewer fee was increased by 10%, a measure that was taken because the Township did not set a fee commensurate with expenses for several years. Moving forward the Township will work to minimize operational expenses where possible, and set a fee that (a) recovers this cost, and (b) funds a sensible capital reserve.

Wastewater	code	2016 Budget	2016 Projected	2017 Budget
interest	341-000	\$ 187.00	\$ 625.00	\$ 600.00
tapping fees	341-100	\$ 13,763.00	\$ -	\$ -
sewer fees, residential	364-110	\$ 17,500.00	\$ 496,300.00	\$ 11,400.00
sewer fees, commercial	364-120	\$ 425,592.00	\$ 431,050.00	\$ 490,104.66
late fees	364-130	\$ 155,536.00	\$ 153,000.00	\$ 151,561.21
certification fees	364-140	\$ 5,200.00	\$ 6,200.00	\$ 6,000.00
liens	364-150	\$ 1,200.00	\$ 1,100.00	\$ 1,080.00
miscellaneous income	381-000	\$ 280.00	\$ 376.00	\$ 100.00
		\$ 973,254.00	\$ 1,088,651.00	\$ 660,945.87

Wastewater Expenditures

The Township's three-year contract for wastewater operator services expires in 2017. At this time the Township will bid for sludge removal and directly contract for testing services (other expenses), in lieu of having the contractor provide these services. The arrangement will save overhead expense that the wastewater operator now charges to the Township.

A share of the wastewater operator service cost is allocated to each of the two wastewater treatment plants and six pumping stations. A new allocation has been calculated for the 2017 Budget, and is included in the operations line item for each facility.

Like many other municipalities, the Township shops electricity providers, so to lower its utility costs. The Township's electricity provider, Constellation, is the selected provider for the Pennsylvania Municipal League's Municipal Utility Alliance Electricity Procurement Program, a multi-municipal cooperative utilized by dozens of municipalities and municipal authorities throughout Pennsylvania.

The Budget provides \$90,000 for capital improvements and for unforeseen repairs to the system.

Wastewater Treatment	code	2016 Budget	2016 Projected	2017 Budget
alarm services	429-242	\$ 1,200.00	\$ 933.00	\$ 982.00
maintenance supplies	429-272	\$ -	\$ -	\$ -
other expenses	429-300	\$ 6,000.00	\$ 24,900.00	\$ 63,570.00
engineering	429-313	\$ 12,000.00	\$ 11,500.00	\$ 10,750.00
legal	429-314	\$ 5,000.00	\$ 1,100.00	\$ 3,900.00
plant operations	429-316	\$ 173,196.00	\$ 166,400.00	\$ 126,512.40
telephone	429-321	\$ 850.00	\$ 840.00	\$ 888.00
utilities	429-361	\$ 109,940.00	\$ 110,200.00	\$ 101,460.00
water	429-366	\$ 400.00	\$ 400.00	\$ -
equipment & repairs	429-374	\$ 16,000.00	\$ 13,500.00	\$ 12,600.00
CPF, operations	429-421	\$ 11,011.00	\$ 11,400.00	\$ 9,042.00
CPF, utilities & repairs	429-461	\$ 4,000.00	\$ 5,805.00	\$ 4,452.00
MW, operations	429-522	\$ 21,907.00	\$ 18,600.00	\$ 9,042.00
MW, utilities & repairs	429-561	\$ 350.00	\$ 600.00	\$ 1,752.00
FC, operations	429-624	\$ 9,790.00	\$ 10,900.00	\$ 9,042.00
FC, utilities & repairs	429-661	\$ 2,700.00	\$ 2,800.00	\$ 3,804.00
HV, operations	429-721	\$ 10,297.00	\$ 10,175.00	\$ 9,042.00
HV, utilities & repairs	429-761	\$ 2,500.00	\$ 3,600.00	\$ 4,380.00
CP, operations	429-821	\$ 10,460.00	\$ 11,000.00	\$ 9,042.00
CP, utilities & repairs	429-861	\$ 3,500.00	\$ 3,600.00	\$ 4,488.00
AD, operations	429-921	\$ 8,070.00	\$ 8,475.00	\$ 9,042.00
AD, utilities & repairs	429-961	\$ 4,000.00	\$ 4,821.00	\$ 3,228.00
capital improvements	429-670	\$ 170,200.00	\$ 170,200.00	\$ 90,000.00
staff costs	405-150	\$ 47,154.00	\$ 47,154.00	\$ -
insurance	429-350	\$ 3,134.00	\$ 3,134.00	\$ 3,095.00
W/P - Valley Green repairs	429-670	\$ -	\$ 850.00	\$ -
W/P - Hickory Hill expansion	429-671	\$ 200,000.00	\$ 204,800.00	\$ -
GOB - principal	471-200	\$ 90,868.00	\$ 37,560.00	\$ 120,000.00
GOB - interest	472-200	\$ 48,728.00	\$ 50,358.00	\$ 50,821.26
		\$ 973,255.00	\$ 935,605.00	\$ 660,934.66

STATE FUND

Interest

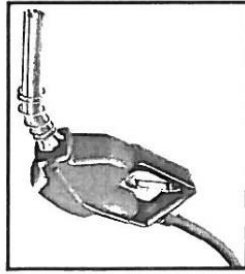
The Township invests its funds in interest-bearing instruments and accounts, in accordance with State Law and best management practices. Earnings fluctuate upon the interest rate received, a rate that is governed by many factors. Interest rates are presently at historic lows, and are projected to remain at this level throughout 2017.

	code	2016 Budget	2016 Projected	2017 Budget
Interest	341-000	\$ 198.00	\$ 840.00	\$ 250.00
		\$ 198.00	\$ 840.00	\$ 250.00

Licenses

Each year a portion of the funds generated by a State tax on gasoline and other fuels is distributed to Pennsylvania municipalities based upon each municipality's relative population and road miles. Municipalities, in turn, are permitted to use these liquid fuel funds for road maintenance, road construction and related infrastructure activities and purchases only.

In 2013 the Commonwealth enacted transportation legislation that promised to significantly increase the amount of liquid fuel funds distributed to municipalities. Since this time the Township's annual allocation has increased by about 44%. With these additional dollars the Township has expanded its annual road maintenance program, so to maximize the useful life of critical infrastructure



	code	2016 Budget	2016 Projected	2017 Budget
Licenses	355-020	\$ 315,530.00	\$ 325,426.98	\$ 343,000.00
Liquid Fuel Funds		\$ 315,530.00	\$ 325,426.98	\$ 343,000.00

STATE FUND

Public Works

The Budget earmarks almost all liquid fuel funds received for the 2017 Road Program. As previously noted, some municipalities limit their road maintenance program to that able to be funded by the liquid fuel allocation alone. Worcester assumes this State aid, while significant, falls short of that needed to properly maintain our community's roadways. As such all other road maintenance expenses – including the purchase of winter materials and the contracting of snow removal services beginning in 2017 – are provided by the General Fund. This approach allows the Township to establish an honest budget that adequately funds road maintenance needs.



Public Works	code	2016 Budget	2016 Projected	2017 Budget
snow & ice removal	432-250	\$ 40,000.00	\$ 41,290.00	\$
road maintenance contractor	438-370	\$ 275,530.00	\$ 344,000.00	\$ 340,000.00
		\$ 315,530.00	\$ 385,290.00	\$ 340,000.00

Appendix A

RECEIPTS AND EXPENDITURES BY FUND

GENERAL FUND

January 1, 2017 balance \$ 250,000.00

RECEIPTS	2016 Budget	2016 Projected	2017 Budget
Taxes	\$ 2,760,813.00	\$ 2,951,625.00	\$ 2,834,095.00
Licenses & Permits	\$ 221,225.00	\$ 232,005.00	\$ 221,140.00
Fines & Forfeits	\$ 2,500.00	\$ 1,340.00	\$ 1,000.00
Interest & Rentals	\$ 175,764.00	\$ 184,850.00	\$ 159,313.32
Intergovernmental Revenue	\$ 180,850.00	\$ 170,600.18	\$ 166,055.18
Charges for Services	\$ 284,915.00	\$ 289,505.00	\$ 175,495.00
Miscellaneous Revenue	\$ 2,500.00	\$ 36,100.00	\$ 14,260.00
Other Financing	\$ 384,672.00	\$ 384,772.00	\$ 800.00
	\$ 4,013,239.00	\$ 4,250,797.18	\$ 3,572,158.50

EXPENDITURES	2016 Budget	2016 Projected	2017 Budget
Legislative	\$ 129,090.00	\$ 118,060.00	\$ 110,892.14
Management	\$ 160,038.00	\$ 134,056.00	\$ 220,668.99
Finance	\$ 85,552.00	\$ 98,430.00	\$ 93,712.17
Tax Collection	\$ 49,548.00	\$ 39,522.00	\$ 40,292.52
Legal	\$ 110,000.00	\$ 117,000.00	\$ 81,000.00
Clerical	\$ 188,469.00	\$ 196,890.00	\$ 200,121.33
Engineering	\$ 30,000.00	\$ 34,600.00	\$ 41,500.00
Township Building	\$ 27,000.00	\$ 30,580.00	\$ 33,051.00
Garage	\$ 25,900.00	\$ 22,000.00	\$ 24,800.40
Community Hall	\$ 8,700.00	\$ 9,775.00	\$ 11,112.00
Historical Building	\$ 7,000.00	\$ 5,600.00	\$ 5,528.92
Hollow Road Rental	\$ 5,000.00	\$ 2,675.00	\$ 4,330.00
Springhouse	\$ 500.00	\$ 350.00	\$ 1,000.00
Fire Protection	\$ 330,000.00	\$ 325,286.00	\$ 341,434.86
Code Enforcement	\$ 258,602.00	\$ 226,075.00	\$ 168,322.61
Zoning Hearing Board	\$ 50,334.00	\$ 90,341.00	\$ 24,172.56
PA One Call	\$ 600.00	\$ 2,650.00	\$ 3,840.00
Public Works	\$ 530,619.00	\$ 538,465.00	\$ 565,339.75
Snow Removal	\$ -	\$ -	\$ -
Traffic Signals	\$ 39,500.00	\$ 27,190.00	\$ 59,268.75
Machinery & Tools	\$ 51,500.00	\$ 45,200.00	\$ 27,790.00
Road Maintenance	\$ 619,000.00	\$ 498,660.00	\$ 90,414.00
Stormwater Management	\$ 60,000.00	\$ 25,800.00	\$ 137,197.00
Recreation Administration	\$ 50,740.00	\$ 61,115.00	\$ 44,500.00
Recreation & Culture	\$ 47,250.00	\$ 40,700.00	\$ 75,772.25
Parks	\$ 78,224.00	\$ 55,400.00	\$ 56,650.00
Public Relations	\$ 20,250.00	\$ 12,710.00	\$ 58,690.00
Other	\$ 1,049,823.00	\$ 1,491,067.18	\$ 1,014,957.25
	\$ 4,013,239.00	\$ 4,250,797.18	\$ 3,572,158.50

2017 GENERAL FUND \$ 0.00

December 31, 2017 balance

\$ 250,000.00

CAPITAL FUND

	January 1, 2017 balance		
			\$ 9,871,515.00
RECEIPTS	2016 Budget	2016 Projected	2017 Budget
Interest	\$ 6,629.00	\$ 6,800.00	\$ 17,000.00
Other Government Levels	-	-	-
Fees	-	-	-
Transfers In	-	1,271,378.99	51,857.00
	\$ 6,629.00	\$ 1,278,178.99	\$ 888,760.25
			\$ 957,617.25
EXPENDITURES	2016 Budget	2016 Projected	2017 Budget
General Government	\$ 384,622.00	\$ 385,022.00	\$ 69,500.00
Public Works	-	-	721,300.00
Parks & Recreation	-	-	157,500.00
	\$ 384,622.00	\$ 385,022.00	\$ 948,300.00

December 31, 2017 balance \$ 9,317.25

December 31, 2017 balance \$ 9,880,832.25

SEWER FUND

	January 1, 2017 balance		
			\$ 206,000.00
RECEIPTS	2016 Budget	2016 Projected	2017 Budget
Wastewater	\$ 973,254.00	\$ 1,088,651.00	\$ 660,945.87
	\$ 973,254.00	\$ 1,088,651.00	\$ 660,945.87
EXPENDITURES	2016 Budget	2016 Projected	2017 Budget
Wastewater	\$ 973,255.00	\$ 935,605.00	\$ 660,934.66
			\$ 11.21
			\$ 206,011.21

December 31, 2017 balance

STATE FUND

January 1, 2017 balance... \$ 18,500.00

	2016 Budget	2016 Projected	2017 Budget
RECEIPTS			
Interest	\$ 198.00	\$ 840.00	\$ 250.00
Licenses	\$ 315,530.00	\$ 325,426.98	\$ 343,000.00
	\$ 315,728.00	\$ 326,266.98	\$ 343,250.00

	2016 Budget	2016 Projected	2017 Budget
EXPENDITURES			
Public Works	\$ 315,530.00	\$ 365,290.00	\$ 340,000.00

2017 STATE FUND \$ 3,250.00

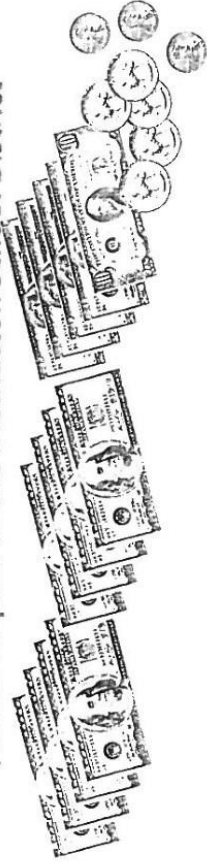
December 31, 2017 balance... \$ 21,750.00

PROPERTY TAX RATES

Worcester Township boasts the second lowest property tax in Montgomery County. The Township's property tax is levied at 0.05 mills, and there is no proposed change to this tax in 2017. The owner of a property in Worcester Township that is assessed at \$400,000 pays \$20 in property tax to the Township. This same owner pays \$1,383 in property tax to Montgomery County (3.459 mills), and \$11,496 in property tax to the Methacton School District (28.74 mills).

If you pay property taxes, for every \$1,000 paid...

\$891.28 is paid to the Methacton School District



\$107.22 is paid to Montgomery County

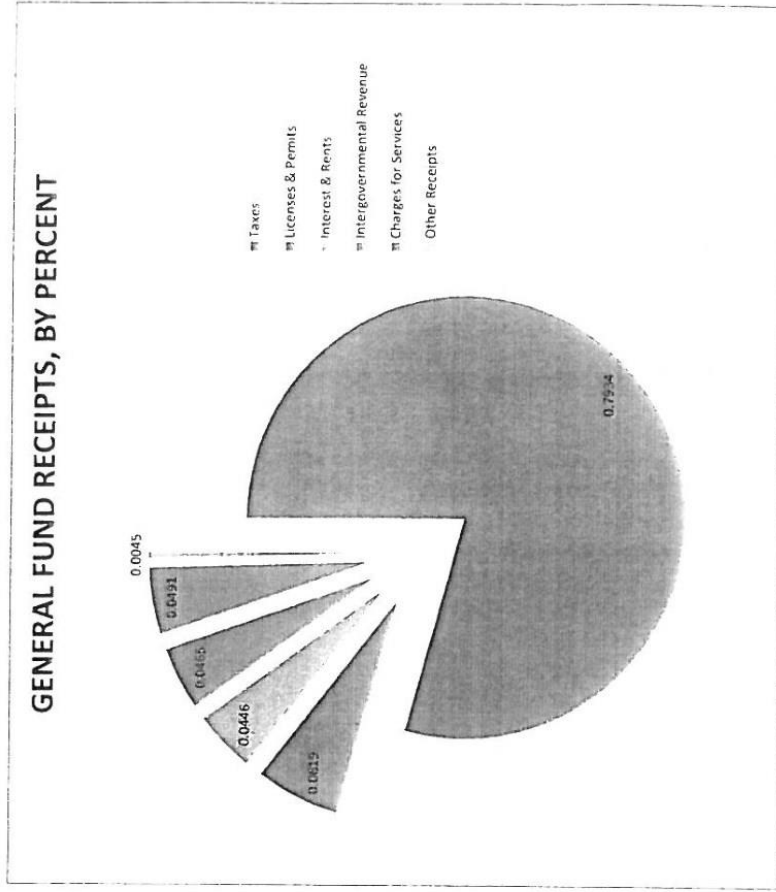


\$1.55 is paid to Worcester Township

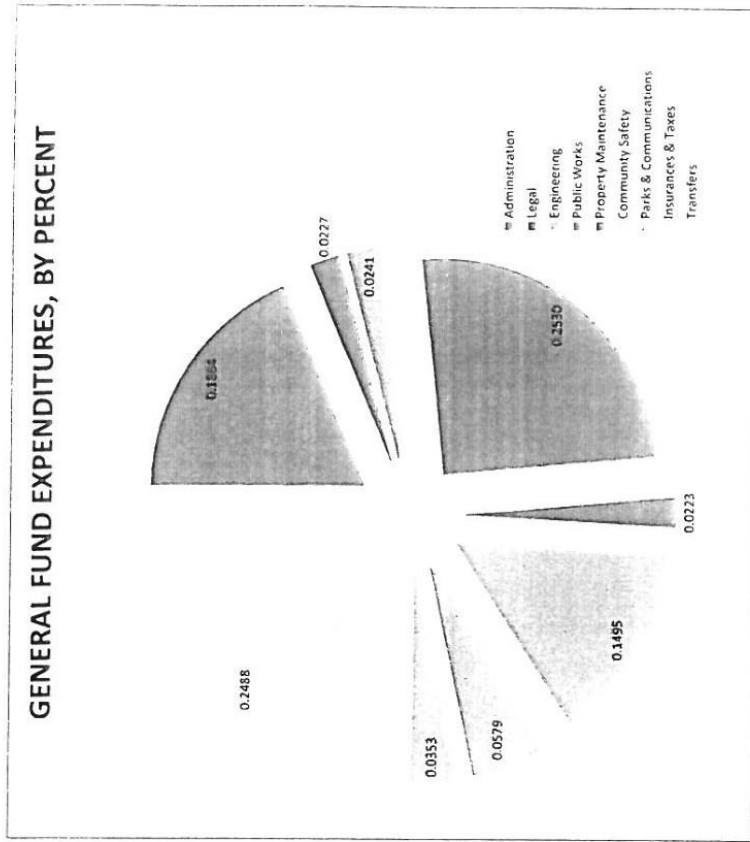


Appendix C

GENERAL FUND RECEIPTS, BY PERCENT



GENERAL FUND EXPENDITURES, BY PERCENT



Appendix E

STAFFING LEVELS & ORGANIZATION CHART

STAFFING LEVELS

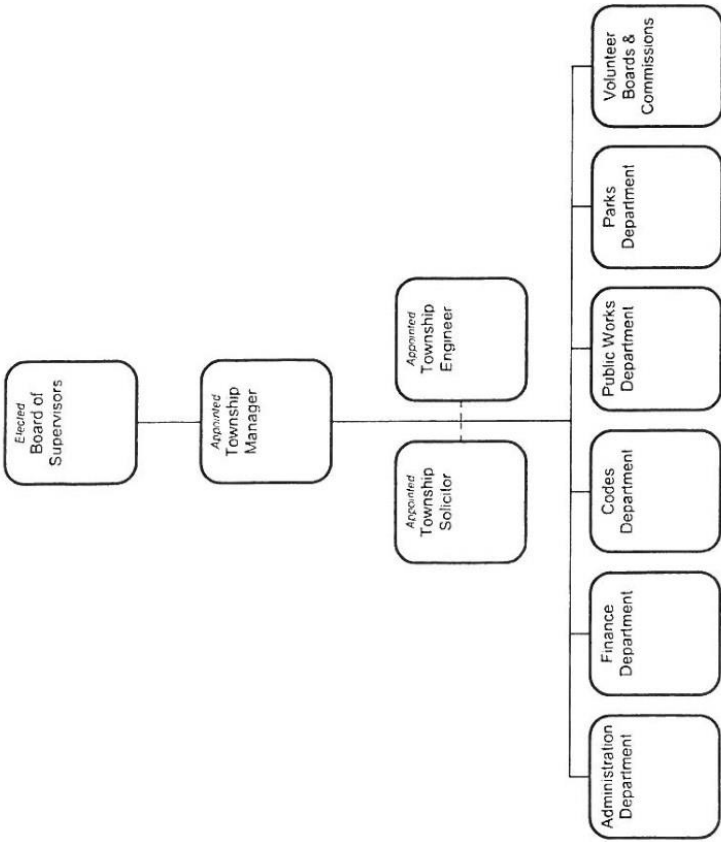
FULL-TIME POSITIONS	2015	2016	2017	2018
Township Manager	1	1	1	1
Assistant Manager (1)	0	1	0	1
Finance Director	1	1	1	1
Receptionist	0	1	0	1
Codes Clerk	1	1	1	1
Parks Director	0	0	1	1
Administrative Assistant	1	1	1	1
Public Works Director	1	1	1	1
Public Works Foreman	1	1	1	1
Public Works Laborer	5	5	5	5
	12	13	12	14

PART-TIME POSITIONS	2015	2016	2017	2018
Receptionist	0	0	1	0
Public Works Laborer	1	1	1	1
Fire Marshal	1	1	1	1
File Clerk	1	1	1	1
	3	3	4	3

Notes:

(1) Assistant Manager served as Parks Director in 2016.

ORGANIZATION CHART



2016 GENERAL OBLIGATION BOND DEBT SERVICE SCHEDULE

TOWNSHIP OF WORCESTER
Montgomery County, Pennsylvania
General Obligation Bonds, Series of 2016

Debt Service Schedule

Dated: Date of Delivery
Due: December 1, as shown

Interest Payable: June 1 and December 1
Commencing: December 1, 2016

Date	Principal	Coupon	Interest	Total P+I
12/01/2016	40,000.00	2.000%	22,942.77	62,942.77
12/01/2017	120,000.00	0.800%	50,821.26	170,821.26
12/01/2018	120,000.00	0.900%	49,861.26	169,861.26
12/01/2019	120,000.00	3.000%	48,781.26	168,781.26
12/01/2020	125,000.00	3.000%	45,181.26	170,181.26
12/01/2021	130,000.00	1.100%	41,431.26	171,431.26
12/01/2022	130,000.00	1.250%	40,001.26	170,001.26
12/01/2023	130,000.00	1.400%	38,376.26	168,376.26
12/01/2024	135,000.00	2.000%	36,556.26	171,556.26
12/01/2025	135,000.00 *	2.000%	33,856.26	168,856.26
12/01/2026	135,000.00 *	2.000%	31,156.26	166,156.26
12/01/2027	145,000.00	2.000%	28,456.26	173,456.26
12/01/2028	145,000.00 *	2.250%	25,556.26	170,556.26
12/01/2029	150,000.00 *	2.250%	22,293.76	172,293.76
12/01/2030	155,000.00	2.250%	18,918.76	173,918.76
12/01/2031	155,000.00 *	2.375%	15,431.26	170,431.26
12/01/2032	160,000.00	2.375%	11,750.02	171,750.02
12/01/2033	25,000.00 *	3.000%	7,950.00	32,950.00
12/01/2034	25,000.00 *	3.000%	7,200.00	32,200.00
12/01/2035	30,000.00 *	3.000%	6,450.00	36,450.00
12/01/2036	30,000.00 *	3.000%	5,350.00	35,350.00
12/01/2037	30,000.00 *	3.000%	4,650.00	34,650.00
12/01/2038	30,000.00 *	3.000%	3,750.00	33,750.00
12/01/2039	30,000.00 *	3.000%	2,850.00	32,850.00
12/01/2040	30,000.00 *	3.000%	1,950.00	31,950.00
12/01/2041	35,000.00	3.000%	1,050.00	36,050.00
Total	\$2,495,000.00		\$602,771.69	\$3,097,771.69

* Mandatory Redemption

Appendix G

2017 FEE SCHEDULE

to be considered on January 3, 2017

Appendix H

CAPITAL FUND RESERVE BALANCES

CAPITAL FUND RESERVE BALANCES

CAPITAL FUND RECEIPTS	
interest	\$ 17,000.00
grants	\$ -
traffic impact fees	\$ 45,857.00
miscellaneous	\$ 6,000.00
General Fund transfer	\$ 886,760.25
total	\$ 957,617.25

CAPITAL FUND RECEIPTS ALLOCATION	
Operating Reserve Fund	\$ -
Capital Reserve Fund	\$ 911,760.25
Act 209 Fund	\$ 45,857.00
North Penn/ARB Fund	\$ -
Open Space Acquisition Fund	\$ -
Park & Trail Development Fund	\$ -
total	\$ 957,617.25

Operating Reserve Fund	
projected balance 1/1/2017	\$ 875,000.00
receipts	\$ -
expenditures	\$ -
projected balance 12/31/17	\$ 875,000.00

Capital Reserve Fund	
projected balance 1/1/2017	\$ 6,553,815.00
receipts	\$ 911,760.25
expenditures	\$ 790,800.00
projected balance 12/31/17	\$ 6,674,775.25

Act 209 Fund	
projected balance 1/1/2017	\$ 341,600.00
receipts	\$ 45,857.00
expenditures	\$ -
projected balance 12/31/17	\$ 387,457.00

North Penn/ARB Fund	
projected balance 1/1/2017	\$ 751,100.00
receipts	\$ -
expenditures	\$ 60,000.00
projected balance 12/31/17	\$ 691,100.00

Open Space Acquisition Fund	
projected balance 1/1/2017	\$ 750,000.00
receipts	\$ -
expenditures	\$ 20,000.00
projected balance 12/31/17	\$ 730,000.00

Park & Trail Development Fund	
projected balance 1/1/2017	\$ 600,000.00
receipts	\$ -
expenditures	\$ 77,500.00
projected balance 12/31/17	\$ 522,500.00

CAPITAL FUND EXPENDITURES	
office equipment	\$ 29,800.00
investing/CD fees	\$ -
building improvements	\$ 39,700.00
interfund transfer	\$ -
capital roads	\$ 504,000.00
equipment purchase	\$ 207,200.00
traffic signs & signals	\$ 10,100.00
parks and trails	\$ 77,500.00
land acquisition	\$ 80,000.00
total	\$ 948,300.00

CAPITAL FUND EXPENDITURES ALLOCATION	
Operating Reserve Fund	\$ -
Capital Reserve Fund	\$ 790,800.00
Act 209 Fund	\$ -
North Penn/ARB Fund	\$ 60,000.00
Open Space Acquisition Fund	\$ 20,000.00
Park & Trail Development Fund	\$ 77,500.00
total	\$ 948,300.00

CAPITAL FUND	
projected balance 1/1/2017	\$ 9,871,515.00
receipts	\$ 957,617.25
expenditures	\$ 948,300.00
projected balance 12/31/17	\$ 9,880,832.25

FUND BALANCE POLICY

WORCESTER TOWNSHIP FUND BALANCE POLICY

General Fund

1. Purpose: Primary operating fund for day-to-day revenues and expenditures.
2. Planned use: Unrestricted; ongoing.
3. Minimum: Based on an annual review of the Township's cash flow needs, as well as best management practices, Worcester Township shall carry forward into each Fiscal Year a minimum cash balance of \$250,000. At the end of each Fiscal Year, any amount held in excess of \$250,000 shall be transferred to the Capital Fund
4. Reserves: None

Sewer Fund

1. Purpose: Account for the revenue and expenditures related to the operation and maintenance of the Township's sanitary sewer system.
2. Planned use: Restricted by Township policy; ongoing.
3. Minimum: Based on an annual review of the Township's cash flow needs, as well as best management practices, Worcester Township shall carry forward into each Fiscal Year a minimum cash balance of \$100,000.
4. Reserves: The Township shall aim to maintain a \$200,000 capital reserve, which does not include the minimum cash balance.

Capital Fund

1. Purpose: To fund specific capital activities, including projects that will receive grant funding reimbursement; Capital Fund dollars may likewise be utilized for emergency operating funds for the General Fund, as needed.
2. Planned use: Varied; ongoing
3. Minimum: That required to meet the Township's short and long-term capital obligations.
4. Reserves:
 - Operating Reserve Fund – Up to 25% of annual General Fund receipts; unrestricted.
 - Act 209 Fund – Impact fee to fund certain road projects; restricted by State Law
 - North Penn Army Reserve Base – Project fund; unrestricted
 - Open Space Acquisition Fund – Project category fund; unrestricted.
 - Parks & Trails Development Fund – Project category fund; unrestricted
 - Capital Reserve Fund – Reserves for roads, bridges, vehicle, equipment, apparatus, facilities, and other capital obligations; unrestricted.

State Fund

1. Purpose: To account for state funds received from gas taxes that may be used for permitted roadway improvements.
2. Planned use: State-permitted road projects and related expenses; restricted by State Law
3. Minimum: Not applicable.
4. Reserves: Not applicable.

Restricted Fund

Funds restricted in use by law or by Township policy.

Unrestricted Fund

Funds earmarked for certain purposes, but may be available for use for any other purpose approved by the Board of Supervisors and permitted by law.

**IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA**

RAYMOND MULLEN III and : Docket No. 2014-31021
KRISTIN DAVIS : Assessment Appeal
vs. :
MONTGOMERY COUNTY BOARD : Property location: 2540 Crestline Drive
OF ASSESSMENT APPEALS, *et al* : Tax Parcel No.: 67-00-00689-22-5

ORDER

AND, NOW, this _____ day of _____, 2015, it is hereby ORDERED and DECREED that the terms and conditions of the attached Settlement Stipulation are accepted as terms and conditions of a binding Court Order.

IT IS FURTHER ORDERED and DECREED that the Montgomery County Board of Assessment Appeals shall make the appropriate change in assessment as agreed to in the attached Settlement Stipulation and that the Prothonotary shall mark the above-captioned action "settled, discontinued and ended."

BY THE COURT:

J.

Copies of the above Order mailed on _____ to:
Frank R. Bartle, Esquire
Robert J. Iannozzi, Esquire
Joan R. Price, Esquire
Nicole R. Forzato, Esquire
James J. Garrity Esquire
John K. Fiorillo, Esquire
Court Administration - Civil

Judicial Secretary

FRANK R. BARTLE, ESQUIRE

ATTORNEY ID.: 25509

ROBERT J. IANNOZZI JR., ESQUIRE

ATTORNEY ID.: 89957

DISCHELL, BARTLE & DOOLEY, PC

P.O. BOX 107

1800 PENNBROOK PARKWAY

LANSDALE, PA 19446

215-362-2474

Attorneys for Intervenor

METHACTON SCHOOL DISTRICT

**IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA**

RAYMOND MULLEN III and	:	Docket No. 2014-31021
KRISTIN DAVIS	:	Assessment Appeal
vs.	:	
MONTGOMERY COUNTY BOARD	:	Property location: 2540 Crestline Drive
OF ASSESSMENT APPEALS, <i>et al</i>	:	Tax Parcel No.: 67-00-00689-22-5

SETTLEMENT STIPULATION

Parties

1. Appellants are the Property Owners, Raymond Mullen III and Kristin Davis.
2. Appellee is the Montgomery County Board of Assessment Appeals.
3. Intervenor is the Methacton School District. Montgomery County and Worcester Township, although taxing authorities, did not intervene.

Property

4. The property, which consists of approximately 11,700 square-feet, is located at 2540 Crestline Drive, within Worcester Township, and is further identified as Tax Parcel No. 67-00-00689-22-5.

5. The property is improved with an approximately 3,550 square-foot 2-story colonial dwelling which was built in 2002.
6. The property was sold on May 6, 2013 for \$395,000.
7. The Property's current assessment is \$297,010.

Appeal

8. In 2014, the Property Owner filed an assessment appeal with the Board of Assessment Appeals challenging the property's \$297,010 assessment for the 2015 tax year (effective January 1, 2015).
9. On October 23, 2014, after conducting a hearing on the appeal, the Board issued a "no change" determination, keeping the property's assessment at \$297,010.
10. On November 20, 2014, the Property Owner appealed to this Court from the Board's "no change" determination.

Settlement Terms

11. Based upon the risks and costs of litigation, the parties have decided it is in their best interests to settle this matter based upon the terms and conditions set forth in this Stipulation.
12. Accordingly, the parties, intending to be legally bound, and to bind their respective clients, agree to the following settlement terms:

2015 Assessment: Effective January 1, 2015 for County and Township tax years and July 1, 2015 for the School District tax year, the assessment on the property shall be decreased from its assessment of \$297,010 to \$230,000. Applying the County's 2015 common level ratio of .575 this assessment results in an indicated market value of \$400,000.

2016 Assessment: Effective January 1, 2016 for County and Township tax years and July 1, 2016 for the School District tax year, the assessment on the property shall be increased from its assessment of \$297,010 to \$224,800. Applying the County's 2016 common level ratio of .562 this assessment results in an indicated market value of \$400,000.

13. The Property's assessment shall remain at \$224,800 for each subsequent tax year after 2016, and tax bills will be issued according to this assessment, until a change as otherwise permitted by Pennsylvania law has been made.

14. Based upon the assessments established in this Stipulation, the taxing authorities owe Property Owner the following overpayment amounts:

METHACTON SCHOOL DISTRICT

Fiscal Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refunds¹
2015	\$297,010	\$230,000	\$67,010	.02790	\$1,870

MONTGOMERY COUNTY

Fiscal Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refunds¹
2015	\$297,010	\$230,000	\$67,010	.003152	\$ 211

WORCESTER TOWNSHIP

Fiscal Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refunds¹
2015	\$297,010	\$230,000	\$67,010	.0005	\$ 34

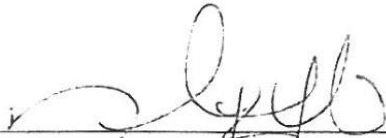
15. These calculations are subject to verification by the tax collector and/or treasurers of each taxing authority and their determinations are final.
16. The taxing authorities agree that all overpayments set forth in paragraph 13, as verified by the tax collector and/or business manager of each taxing authority in accord with paragraph 14, shall be paid directly to Property Owner within 6-months of the Court's approval of this Settlement Stipulation, with the first half of the overpayment being paid within the first 3-months of the Court's approval. The taxing authorities shall forward such payments to the Property Owner at the following address:

Raymond Mullen III and Kristin Davis
2540 Crestline Drive
Lansdale, PA 19446

¹ The amount of the refund owed to Property Owner will be adjusted depending upon whether the taxes were paid within the discount, face, or penalty period for the tax year(s) at issue.

17. This Stipulation contains the statement of each and every term and provision agreed to by all parties. No other promises, representations or other inducements, oral or written, have been made to any of the other parties in exchange for this Stipulation.
18. The attorneys entering into this Stipulation represent that they and their clients have full authority to enter into this Stipulation and they have been authorized by their clients to enter into this Stipulation.
19. This Stipulation may be executed in one or more counterparts and by facsimile or electronic mail, each of which shall be deemed an original and all of which when taken together shall constitute a single agreement.
20. Each party shall bear its own costs as incurred.
21. This Stipulation shall be binding upon, and inures to the benefit of the undersigned, their clients, successors, grantees, heirs and assigns.
22. This appeal shall be marked as "Settled, Discontinued and Ended" upon Court-approval of this Stipulation.

[Signatures on the Next Page]



JOHN K. FIORILLO, ESQUIRE
Attorney for Appellants/Property Owners
Raymond Mullen III and Kristin Davis

JOAN RIGHTER-PRICE, ESQUIRE
Attorney for Appellee
Montgomery County Board of Assessment Appeals



FRANK R. BARTLE, ESQUIRE
ROBERT J. IANNOZZI, ESQUIRE
Attorneys for Intervenor
Methacton School District

NICOLE R. FORZATO, ESQUIRE
Attorney for Montgomery County

JAMES J. GARRITY, ESQUIRE
Attorney for Worcester Township

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE - WORCESTER, PA
WEDNESDAY, DECEMBER 21, 2016 - 6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE

INFORMATIONAL ITEMS

PUBLIC COMMENT

- A five-minute limit per person.

PRESENTATIONS

- a) Meadowood Master Plan Update
 - Paul Nordeman, President and CEO of Meadowood Senior Living, will make a presentation regarding the Master Plan for this community.
- b) MS4 annual review
 - The Township Engineer will present the required annual review of stormwater management mandates and related regulations.

OTHER BUSINESS

ADJOURNMENT

UPCOMING MEETINGS

Zoning Hearing Board	Tuesday, December 27	6:30 PM
Board of Supervisors, Reorganization Meeting	Tuesday, January 3	11:00 AM
Board of Auditors, Reorganization Meeting	Wednesday, January 4	8:30 AM
Board of Supervisors, Work Session	Wednesday, January 18	6:00 PM
Board of Supervisors, Business Meeting	Wednesday, January 18	7:30 PM
Planning Commission	Thursday, January 26	7:30 PM

*The Board of Auditors will meet at the Township Building, 1721 Valley Forge Road.
All other meetings will be held at the Worcester Township Community Hall, 1031 Valley Forge Road.*

Meadowood- Master Planning

A Vision for 2050



December, 2016



Prepared by:

Woodrow & Associates, Inc.
108 North Bethlehem Pike, Suite 5
Lower Gwynedd, PA 19002



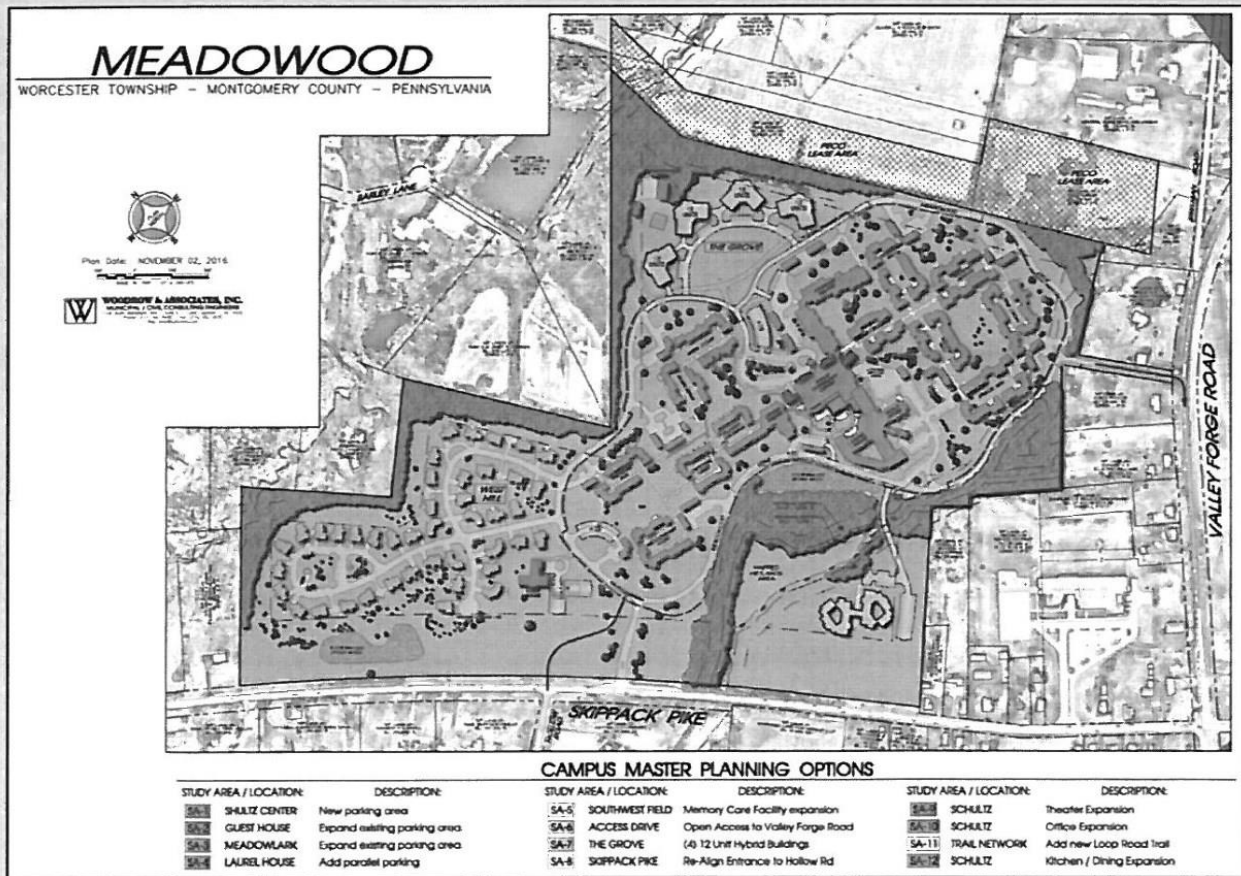
Overview



Meadowood- Master Planning

A Vision for 2050

The Meadowood community has undertaken a year-long study of current and future needs. Participants in the study included staff, residents, financial committees, operations committees, Meadowood's board of directors, engineers, architects, and dining services. The results of the study provided a blue print which will guide future improvements to the property. Meadowood acknowledges that the goals were identified by our own internal working groups. We further acknowledge that this type of land planning will need the input from the boards, commission and professional staff at Worcester Township. It is our hope that this document will serve as a catalyst to spur discussion and allow a platform for the Meadowood Community to present the results of our study to the community at large. We have developed a list in order of priority as follows:



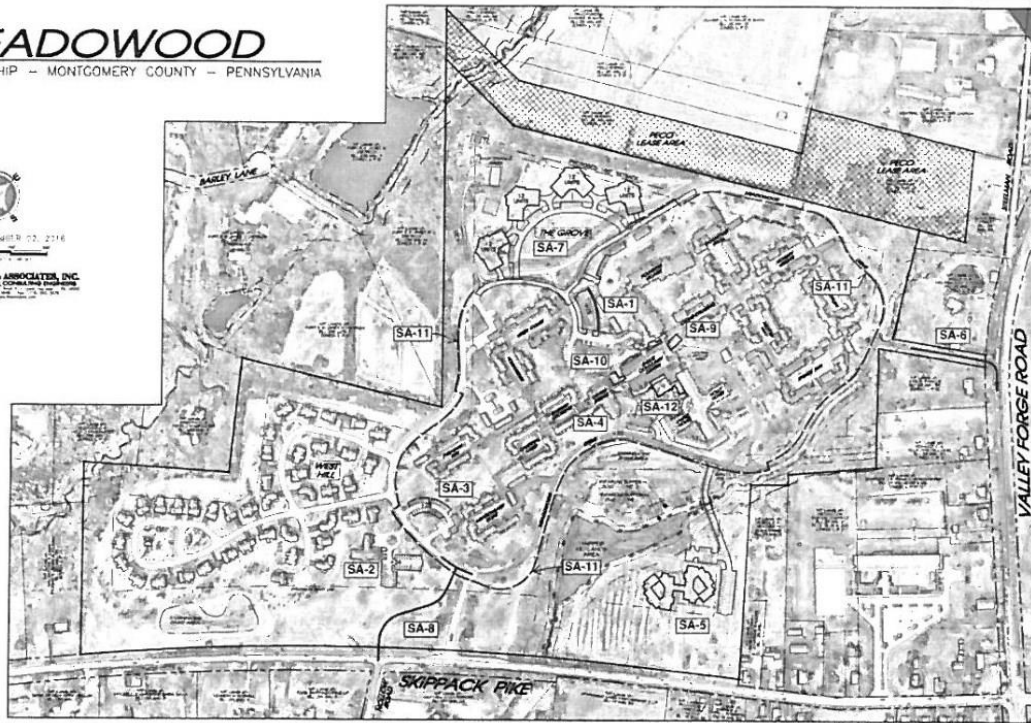
MEADOWOOD

WORCESTER TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA



Plan Date: November 02, 2016

WOODROW & ASSOCIATES, INC.
ARCHITECTURAL / CIVIL CONSULTING ENGINEERS



CAMPUS MASTER PLANNING OPTIONS

STUDY AREA / LOCATION:	DESCRIPTION:	STUDY AREA / LOCATION:	DESCRIPTION:	STUDY AREA / LOCATION:	DESCRIPTION:
SA-1	SCHULTZ CENTER New parking area	SA-6	SOUTHWEST FIELD Memory Care Facility expansion	SA-9	SCHULTZ Theater Expansion
SA-2	GUEST HOUSE Expand existing parking area	SA-6	ACCESS DRIVE Open Access to Valley Forge Road	SA-10	SCHULTZ Office Expansion
SA-3	MEADOWLARK Expand existing parking area	SA-7	THE GROVE (4) 12 Unit Hybrid Buildings	SA-11	TRAIL NETWORK Add new Loop Road Trail
SA-4	LAUREL HOUSE Add parallel parking	SA-8	SKIPPACK PIKE Re-Align Entrance to Hollow Rd	SA-12	SCHULTZ Kitchen / Dining Expansion

Projects currently under construction:

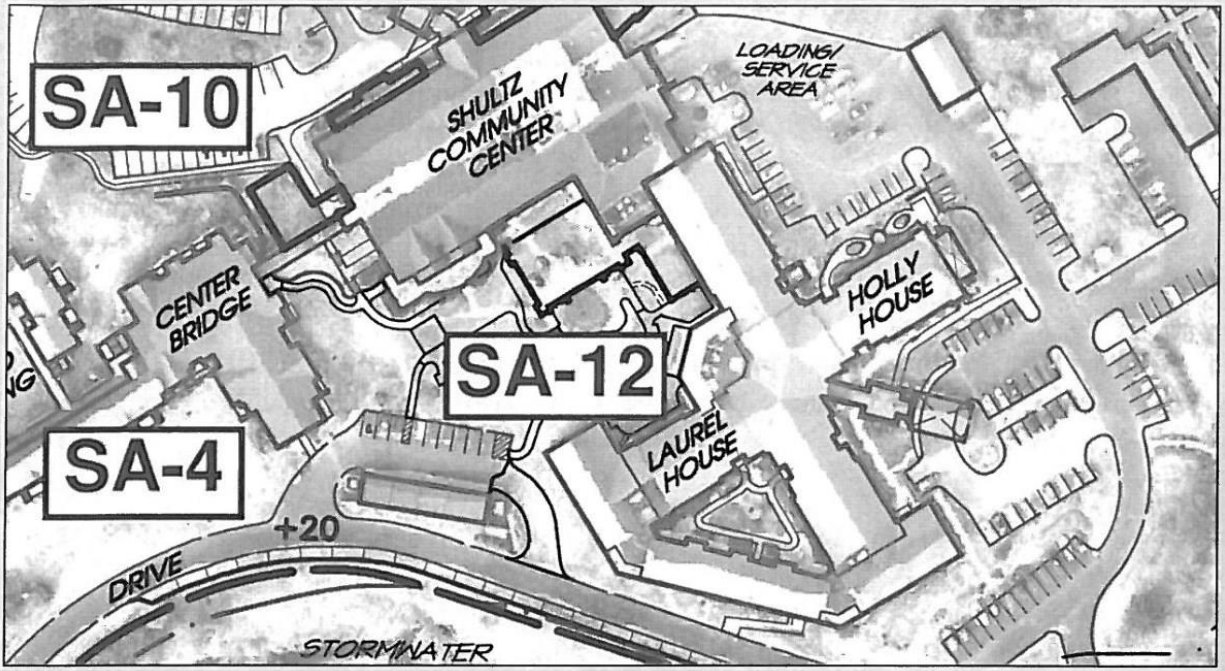
- A. Physical therapy suite enhancements; indoor pool; wellness/aerobics, and activities quadrangle which includes progressive stormwater management techniques such as our green roof, pervious paving materials, and rain gardens. Our walking path system will provide rehabilitation functions - (Location SA-12 on plan).
- B. Expansion of main dining space (waiver of land development granted October, 2016) - (Location SA-12 on plan).

Projects identified in our study

1. Residential courtyard enhancements (Various site locations on plan) – While no footprint changes are anticipated, we would like to take one courtyard per year and modernize the facades of the units add landscaping and where possible, stormwater BMP's.
2. The Grove (Location SA-7 on plan) – In the area to the northwest of the loop road, we would like to offer a hybrid housing option. This feature is a carry-forward from our 2008 master plan. The unit will provide first level parking with two stories of living above. The target market is those individuals who desire more independent spaces without the single family home costs.
3. Marketing Suite (Location SA-10 on plan) – The community conducts ongoing marketing efforts on a daily basis. The effectiveness of this marketing department can be enhanced by giving our team a defined and easily accessible space. Offices and a meeting room to greet perspective buyers, conduct the real estate closings, and provide information to family members, will be created.
4. Parking Expansions – On a campus wide basis there appears to be plenty of parking available, however, in site critical areas, we tax our lots to capacity. A need to provide parking at the Schulz Community Center needs to be addressed. Meadowood is playing host to an ever increasing outreach to the community, non-profit groups and organizations by providing meetings and assembly spaces. The parking will help to serve those needs.
5. Administrative Services (Locations SA-1, SA-2, SA-3, SA-4 and SA-10 on plan) – With the internal improvements to our entry parlor and living room areas, we lost office space. We need to add space to gain offices and provide for more efficient operations.
6. Site Access (Location SA-8 on plan) – We would like to revisit the realignment and signalization of the main entrance drive with Hollow Road. The safety of our staff and residents is central to this planning goal.
7. Site Access (Location SA-6 on plan) – We would like to revisit opening the driveway to Valley Forge Road for one way exit; right turn only movements. The safety of our staff and residents is central to this planning goal.

8. Walking Trail (Location SA-11 on plan) – The plan calls for the construction of a walking trail to parallel the main loop driveway. Again the safety and wellness of our residents and those neighbors who we welcome on our trail, is paramount.
9. Event Auditorium (Location SA-10 on plan) – The main auditorium is to have a wall shifted and stage relocated to provide better audio visual services for the performing arts for our residents and the greater Worcester community.
10. Theater (Location SA-9 on plan) – Add a 50 seat stadium seating venue for music, plays, speakers, and educational opportunities with associated meeting room.
11. Generator (Location SA- TBD) – Add an auxiliary generator capable of powering the whole campus.
12. Memory Care (Location SA-5 on plan) – Market demands suggest that memory care housing will be critical to the greater community in the future. We need to find space on our campus to help meet this need.

~~Current Project~~
Under Construction



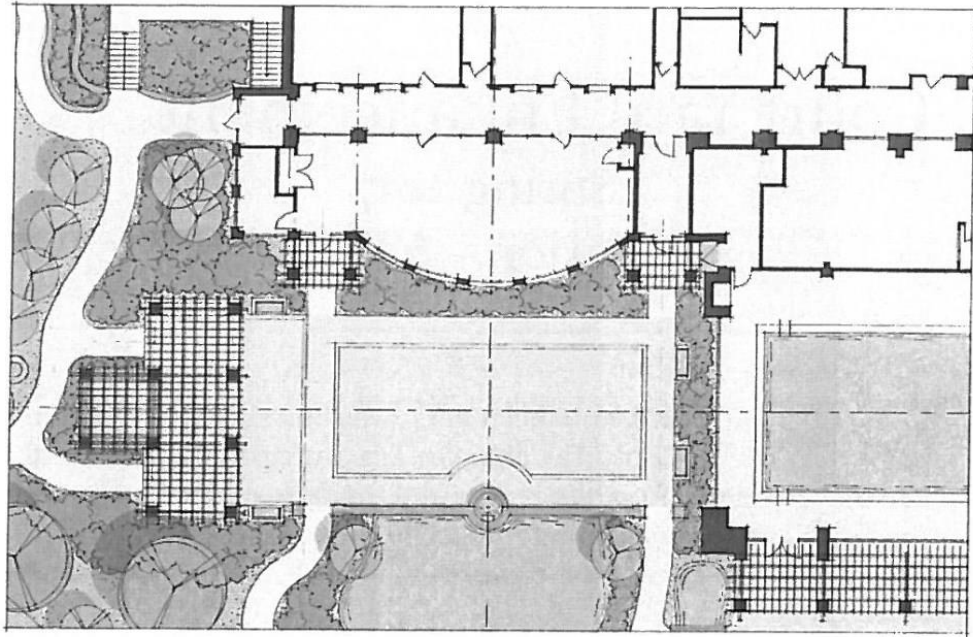
Proposed

Façade Study



Proposed Plan

Wellness Patio



r|ps architects

Meadowood Senior Living



Court Yard Enhancement

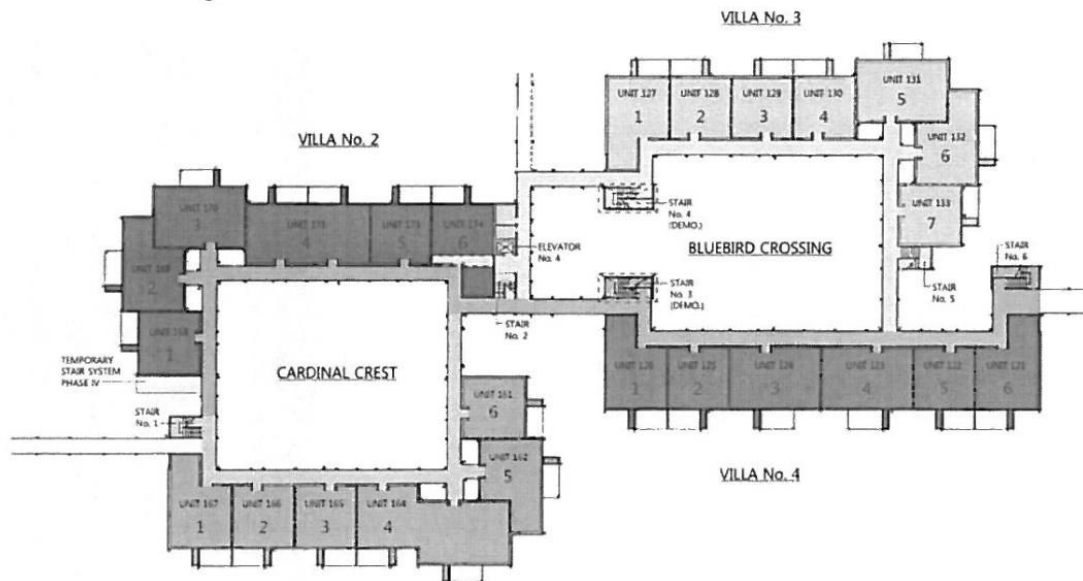
Spring 2017

Duration – 6 Years

Residential courtyard enhancements (Various site locations on plan) – While no footprint changes are anticipated, we would like to take one courtyard per year and modernize the facades of the units add landscaping and where possible, stormwater BMP's.

Walkway Reinvention

Proposed



11.18.16 / #2016050

VILLA No. 1

NOT TO SCALE



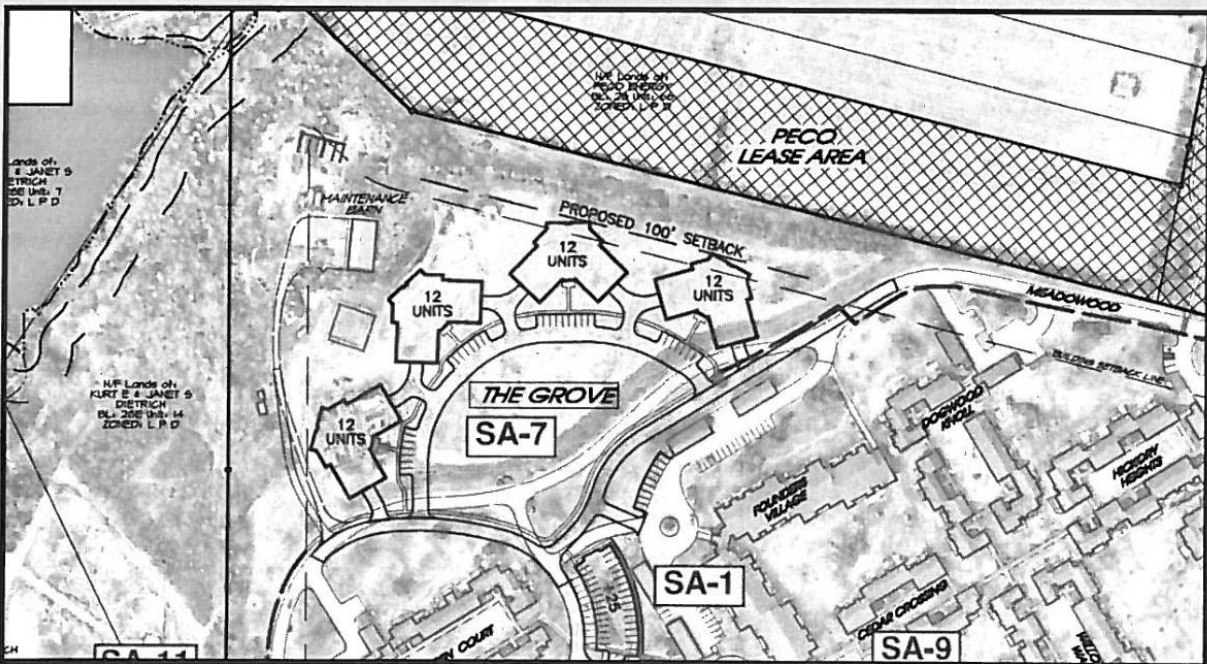
TERRACE WALKWAYS PLAN



The Grove

SA-7

The Grove (Location SA-7 on plan) - In the area to the northwest of the loop road, we would like to offer a hybrid housing option. This feature is a carry-forward from our 2008 master plan. The unit will provide first level parking with two stories of living above. The target market is those individuals who desire more independent spaces without the single family home costs.



Perspectives

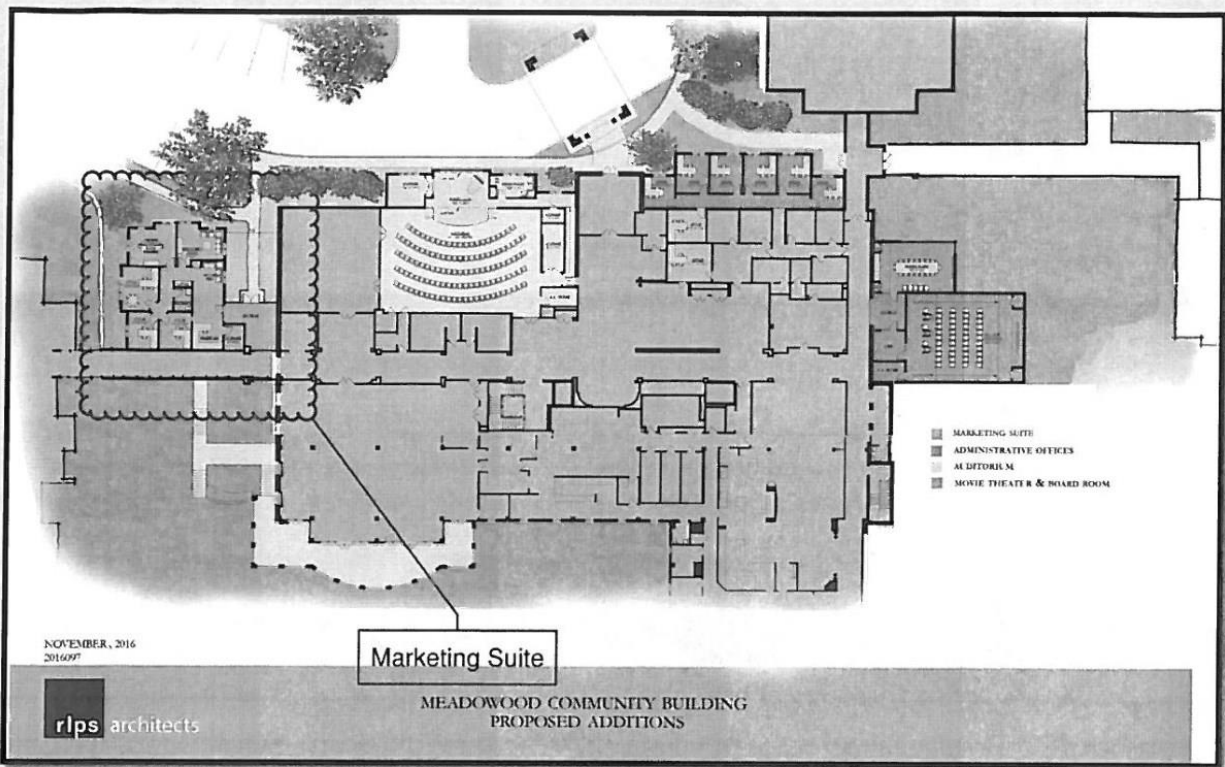


rlps architects

Meadowood Senior Living / Hybrid Homes

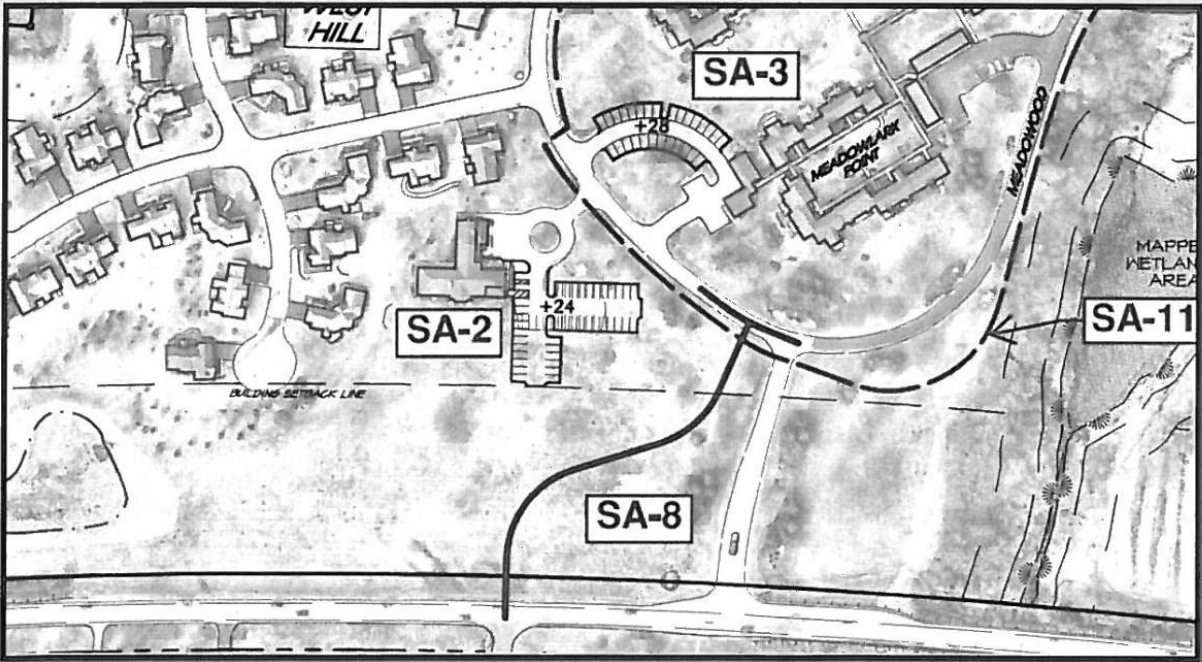
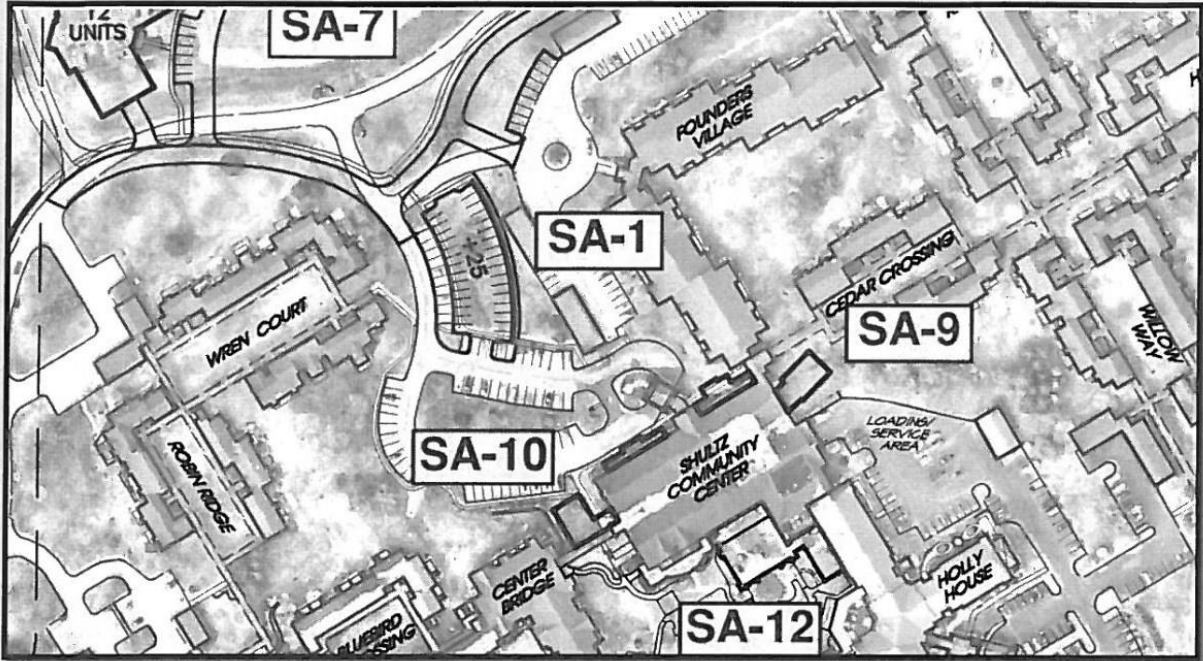
Marketing Suite

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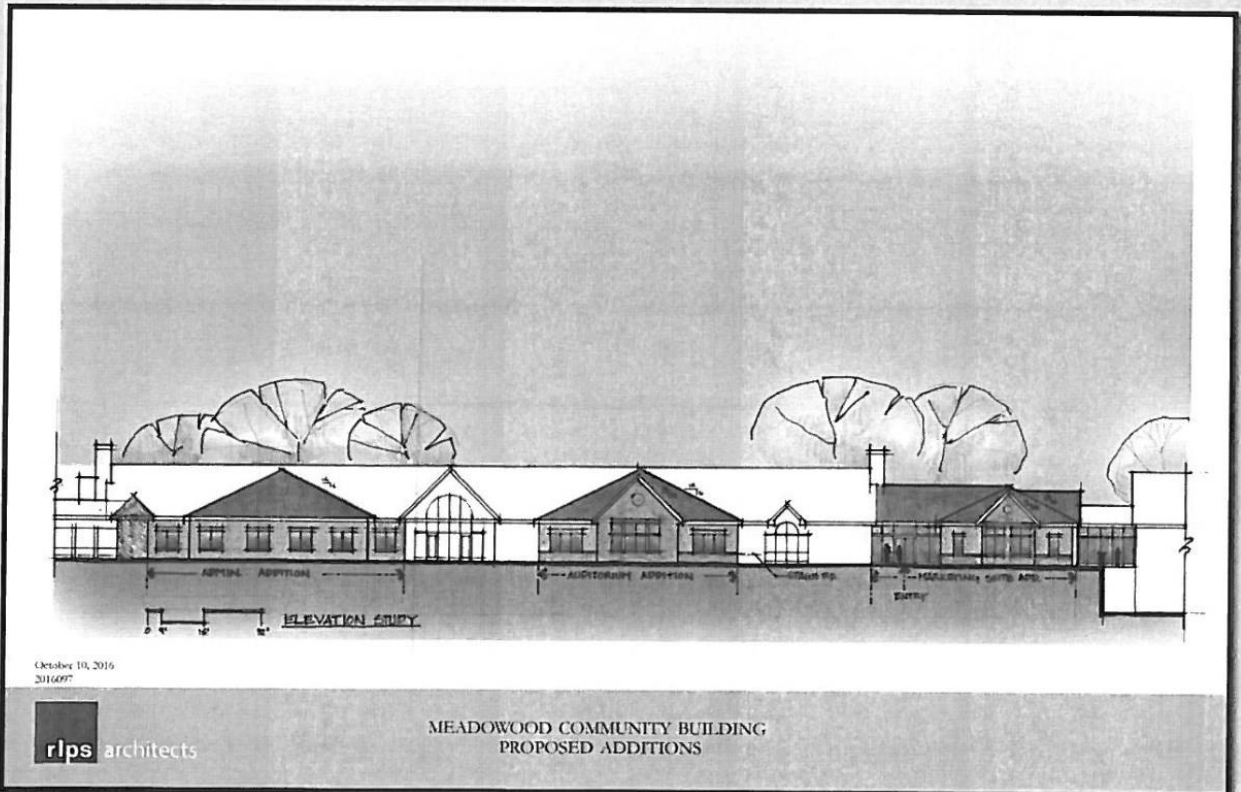
Parking Expansions

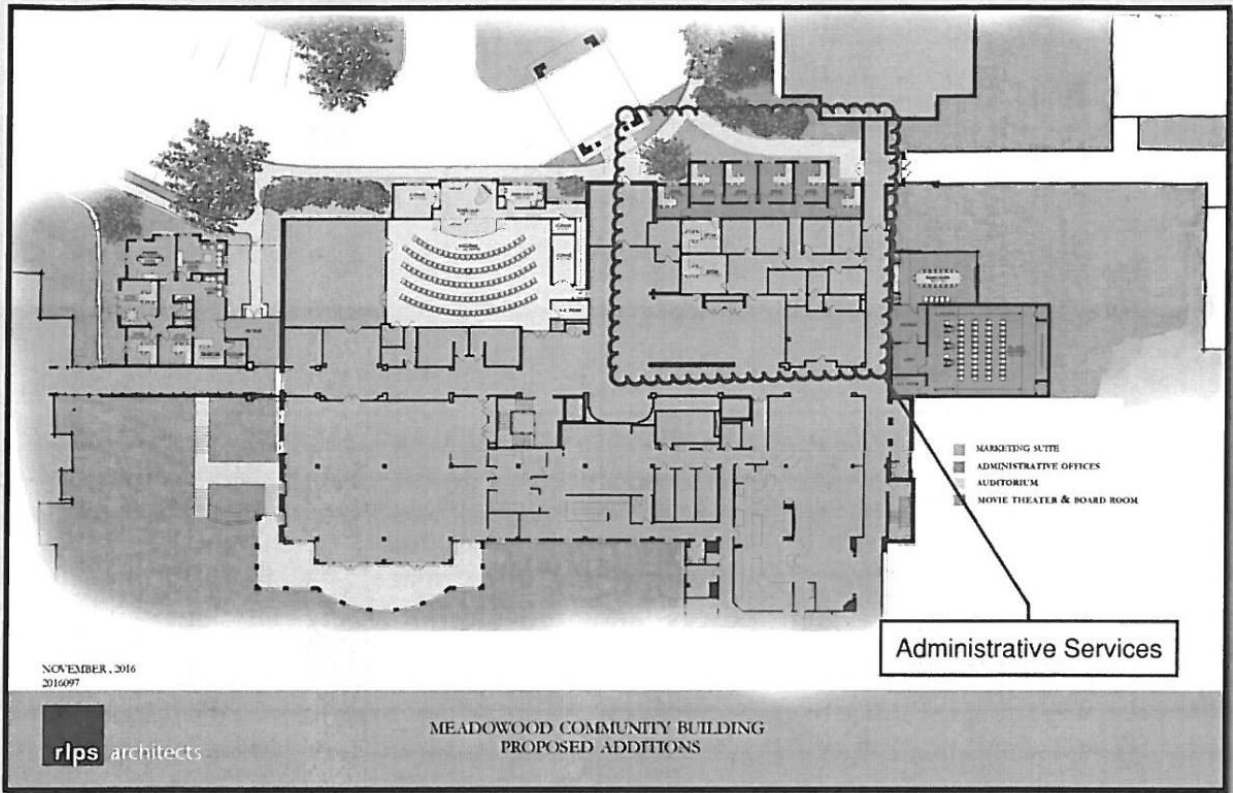
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Administrative Services

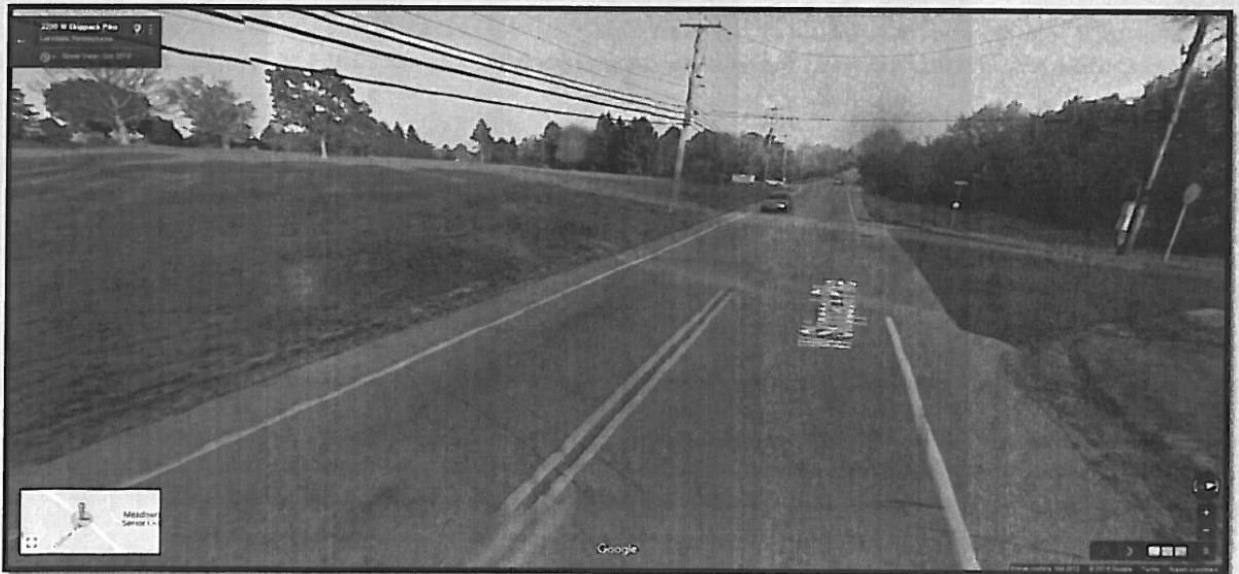
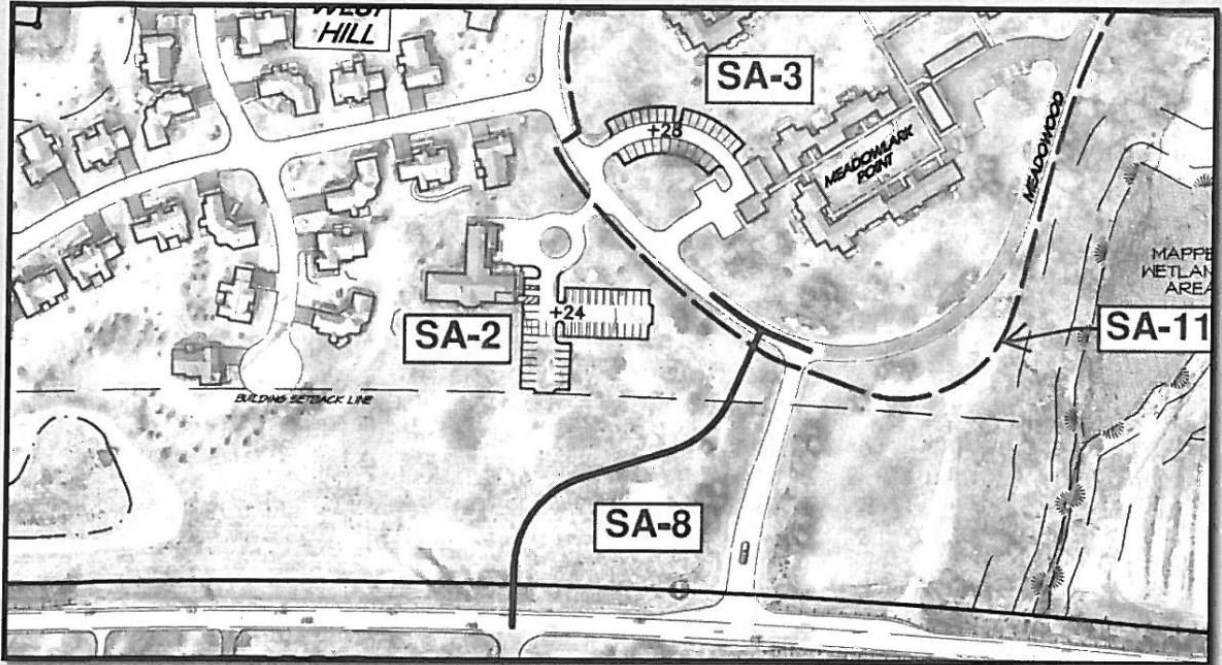
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Site Access *W* Skippack Pike

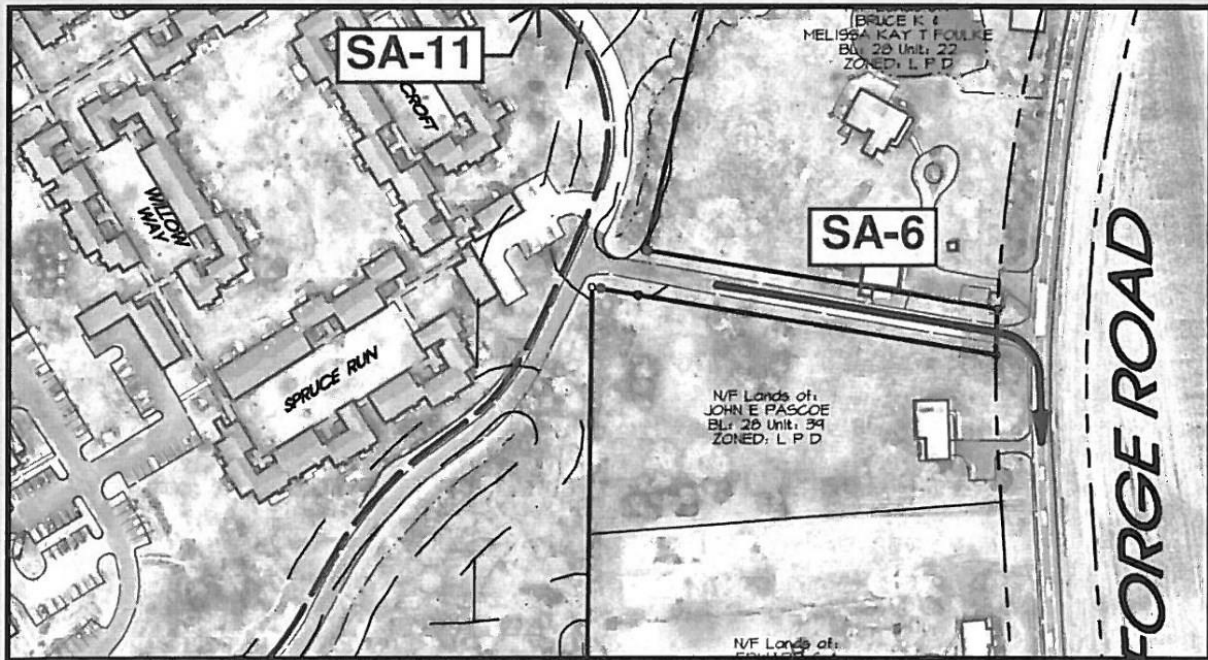
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Site Access

Valley Forge Road

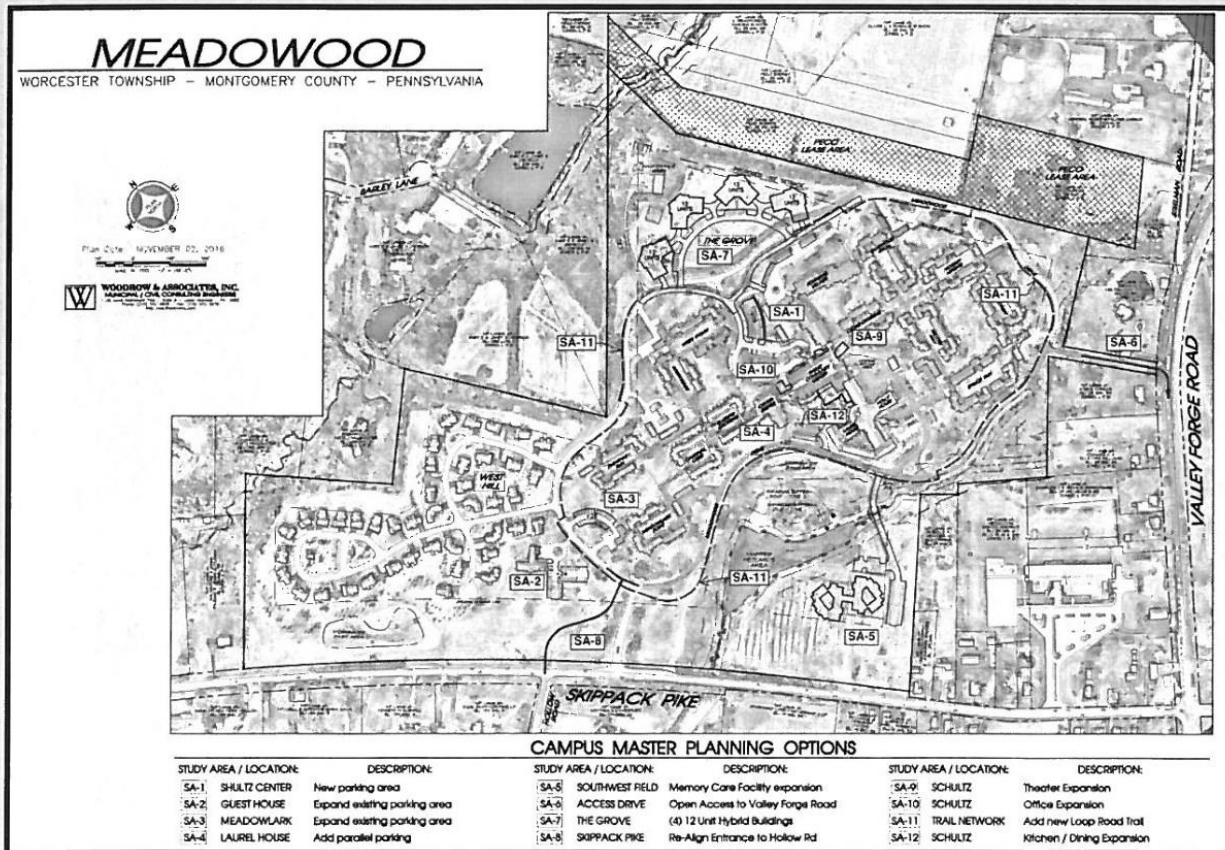
Site Access (Location SA-6 on plan) – We would like to revisit opening the driveway to Valley Forge Road for one way exit; right turn only movements. The safety of our staff and residents is central to this planning goal.





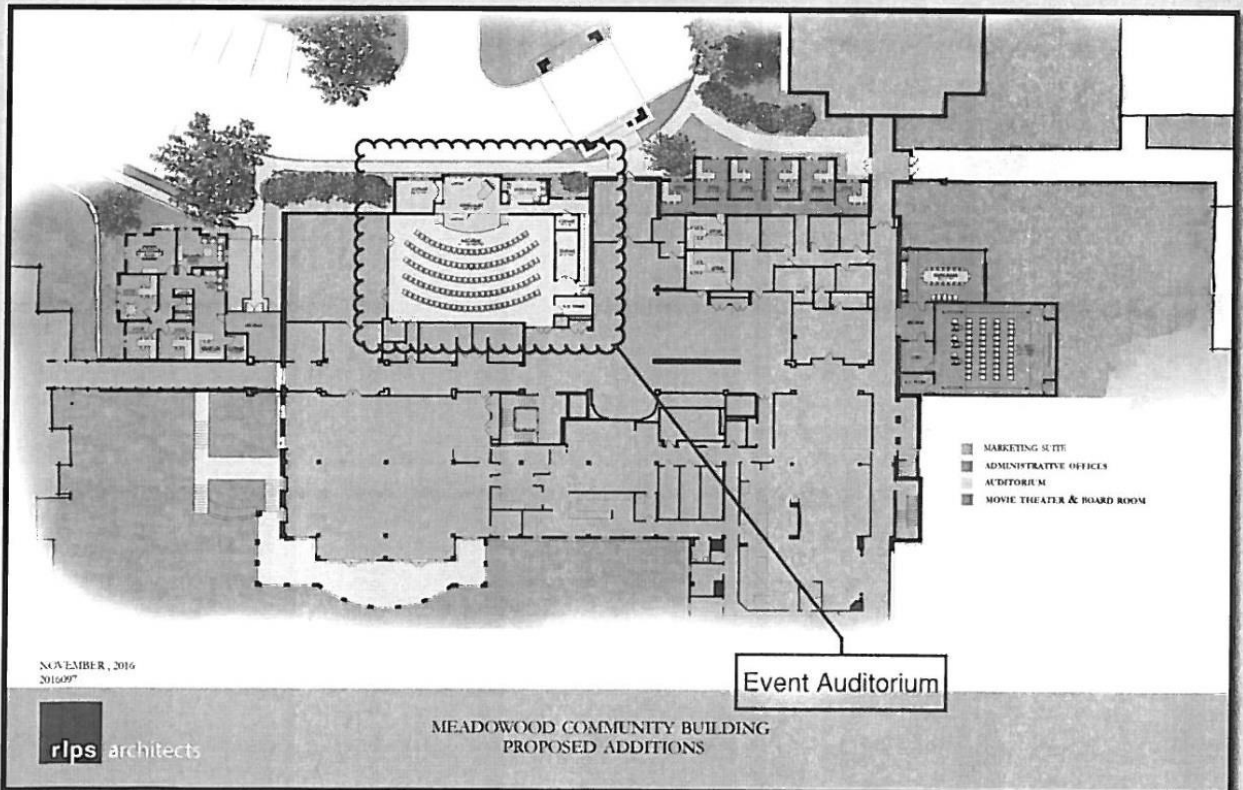
Walking Trail

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Event Auditorium

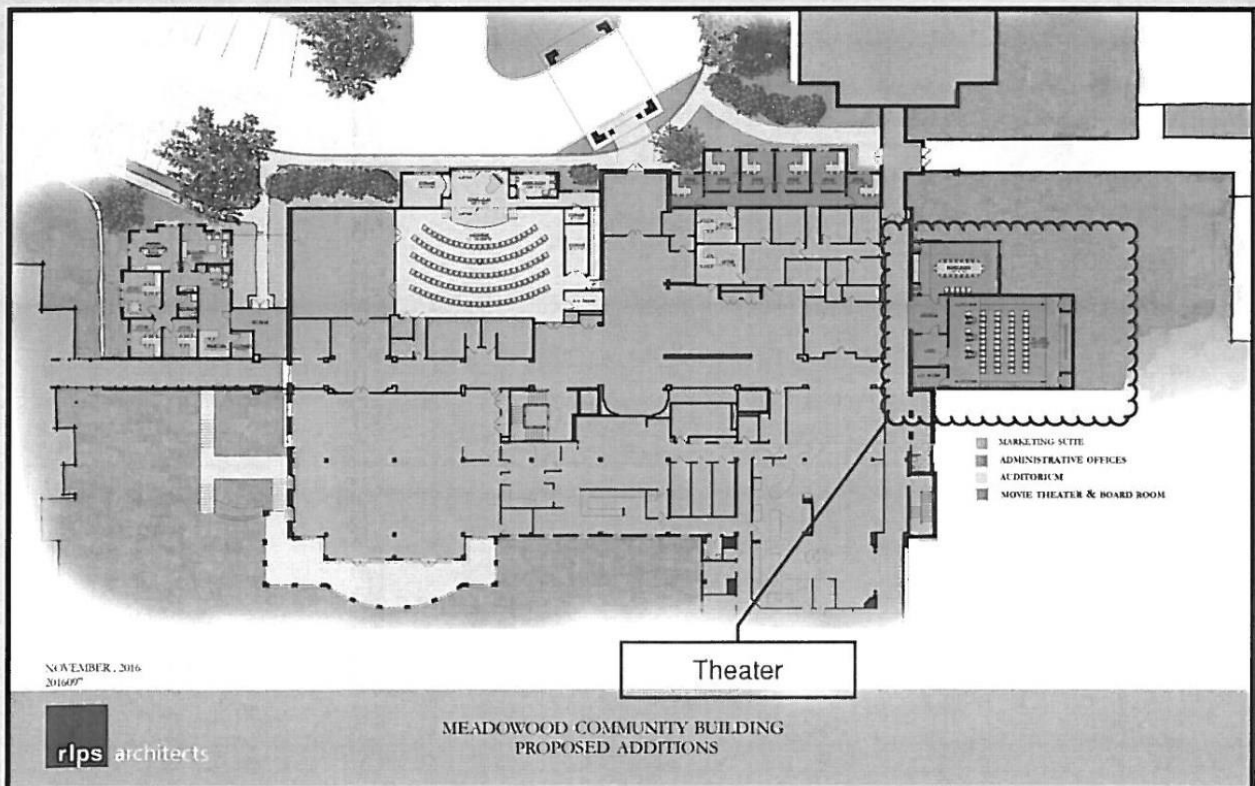
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Theater

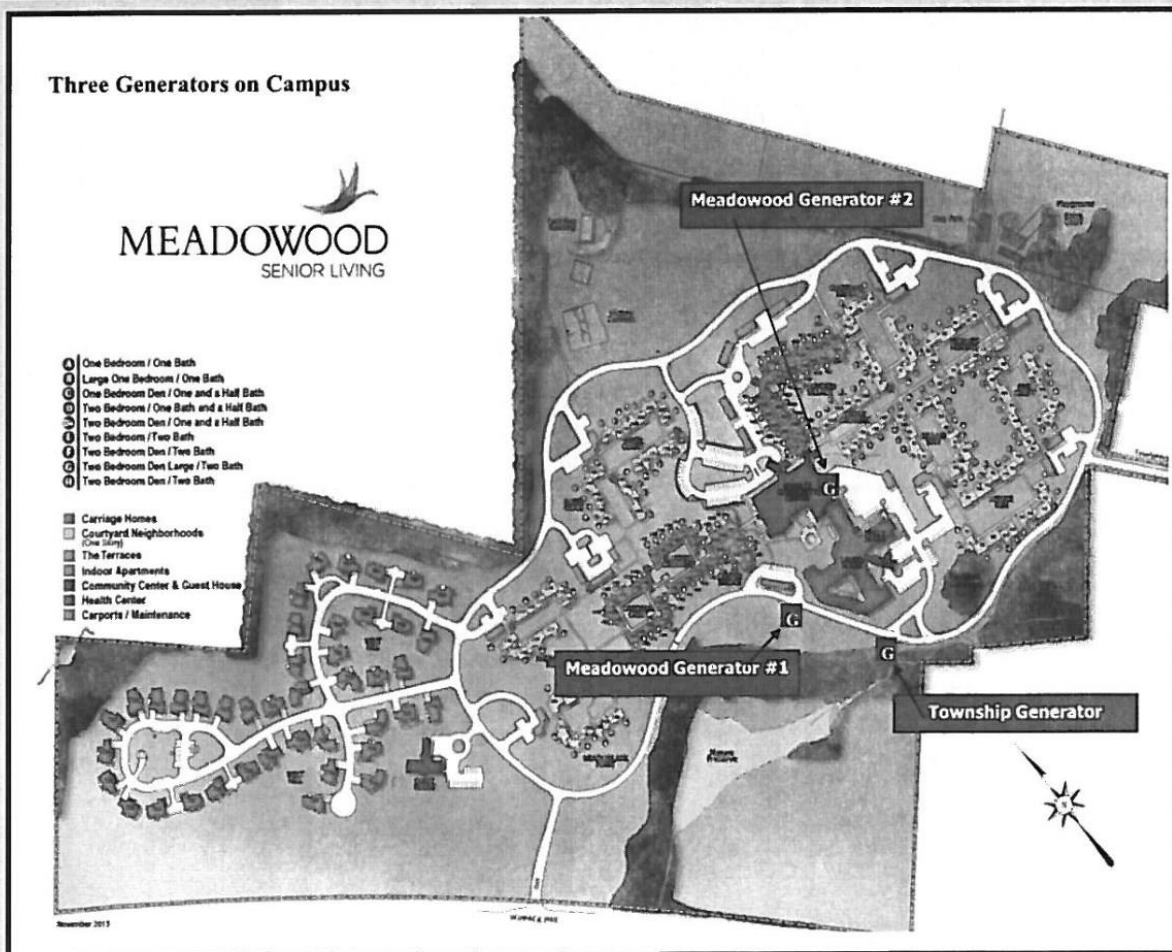


Theater (Location SA-9 on plan) – Add a 50 seat stadium seating venue for music, plays, speakers, and educational opportunities with associated meeting room.



Generator


Generator (Location SA- TBD) – Add an auxiliary generator capable of powering the whole campus.





Memory Care

Memory Care (Location SA-5 on plan) – Market demands suggest that memory care housing will be critical to the greater community in the future. We need to find space on our camps to help meet this need.



**Worcester
Township
MS4 Program**

2018 MS4 Permit

- New permit required by EPA & DEP for discharges from Municipal Separate Storm Sewer Systems (MS4)
- Applications due September 16, 2017
- New permit starts March 16, 2018 for a 5 year period
- Includes 6 Minimum Control Measures (MCMs) and Total Maximum Daily Load (TMDL) Requirements for Skippack Creek and Wissahickon Creek similar to current permit

New Requirement: Impairments within 5 miles

- Skippack Creek for nutrients
- Towamencin Creek for nutrients
- Unnamed tributaries of Towamencin Creek for nutrients
- Zacharias Creek for Pathogens
- Stony Creek for Sediment
- Schuylkill River for PCBs

Requirement for Listed Impairments

- Pollution Reduction Plan to reduce Total Phosphorus by 5% or 10% Sediment within the 5 year permit period
- Pollution Reduction Plans must be submitted with the permit application due on September 16, 2017
- For the PCB and Pathogen impairments, the Township will be required to investigate possible sources within the 5 year permit period

Pollution Reduction Plan

- Determine Planning Area with mapping of Sewersheds for each outfall
- Calculate existing Total Phosphorus or Sediment Load for Planning Area
- Subtract any reductions for existing BMPs in Planning Area to determine initial pollutant load
- Calculate required pollutant reduction
- Determine BMPs that will provide the required reduction
- Township is required to install proposed BMPs within the 5 year permit period

Requirements for Permit Application due 9/16/17

- Completion of the Application Documents
- Preparation of Pollution Reduction Plans for each impaired watershed
- 30 Day Public Comment Period and Public Meeting for Pollution Reduction Plans
- Application Fee of \$2,500 for individual permit with annual fee of \$500

Wissahickon Creek

- TMDL Sediment reduction requirement
- Pollution Reduction Plan requirement for total phosphorus
- PADEP has agreed that the area of the Wissahickon Creek Watershed that flows to the Municipal Storm Sewer is insignificant and the Township will not be required to implement BMPs in this watershed for this 5 year permit period



AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE - WORCESTER, PA
DECEMBER 21, 2016 - 7:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE

INFORMATIONAL ITEMS

PUBLIC COMMENT

- A five minute per person limit for any items not listed on this agenda for official action.

OFFICIAL ACTION ITEMS

- a) consent agenda
 - A motion to approve a consent agenda that includes the following items:
 - i. Treasurer's Report and other Monthly Reports for November 2016;
 - ii. bill payment for November 2016;
 - iii. November 16, 2016 Work Session minutes; and,
 - iv. November 16, 2016 Business Meeting minutes.
- b) Public Hearing
 - A Public Hearing to consider the 2017 Budget.
- c) 2017 Budget
 - A motion to adopt the 2017 Budget.
- d) Resolution 2016-38
 - A resolution to authorize submission of a grant application to the PECO Green Region Open Space Program.
- e) Planning Module
 - A motion to approve a Planning Module for an on-lot septic system at 3330 Water Street Road.
- f) settlement
 - A motion to approve a settlement agreement as to the payment of sanitary sewer service fees.
- g) settlement
 - A motion to approve a settlement agreement as to the payment of a sanitary sewer fine.

(over)

OTHER BUSINESS

ADJOURNMENT

UPCOMING MEETINGS

Zoning Hearing Board	Tuesday, December 27	6:30 PM
Board of Supervisors, Reorganization Meeting	Tuesday, January 3	11:00 AM
Board of Auditors, Reorganization Meeting	Wednesday, January 4	8:30 AM
Board of Supervisors, Work Session	Wednesday, January 18	6:00 PM
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Planning Commission	Thursday, January 26	7:30 PM

*The Board of Auditors will meet at the Township Building, 1721 Valley Forge Road.
All other meetings will be held at the Worcester Township Community Hall, 1031 Valley Forge Road.*

**TREASURER'S REPORT
AND OTHER MONTHLY REPORTS**

NOVEMBER 2016

1. Treasurer's Report
2. Planning, Zoning, Parks & Grants Report
3. Permit Activity Report
4. Public Works Department Report
5. Fire Marshal Report
6. Township Engineer Report
7. Worcester Volunteer Fire Department Report
8. Pennsylvania State Police Report

**TREASURER'S REPORT
AND OTHER MONTHLY REPORTS**

NOVEMBER 2016

1. Treasurer's Report
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5. Fire Marshal Report
6. Township Engineer Report
7. Worcester Volunteer Fire Department Report
8. Pennsylvania State Police Report

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
Revenue Account Range: First Expend Account Range: First Print Zero YTD Activity: No								
		to Last		Year To Date As Of: 11/30/16		Current Period: 11/01/16 to 11/30/16		
		to Last		Include Non-Anticipated: No		Prior Year As Of: 11/30/16		
				Include Non-Budget: No				
001-301-100-000	Property Taxes- Current	45,499.53	47,337.00	58.99	46,242.49	0.00	1,094.51-	98
001-301-500-000	Property Taxes- Liened	695.92	600.00	6.37	594.30	0.00	5.70-	99
001-301-600-000	Property Taxes- Interim	308.09	250.00	2.58	225.12	0.00	24.88-	90
	Segment 3 Total	46,503.54	48,187.00	67.94	47,061.91	0.00	1,125.09-	98
001-310-010-000	Per Capita Taxes- Current	4,697.23	5,000.00	209.18	4,577.20	0.00	422.80-	92
001-310-030-000	Per Capita Taxes- Delinquent	978.48	750.00	27.60	886.02	0.00	136.02	118
001-310-100-000	Real Estate Transfer Taxes	347,309.45	250,000.00	22,504.59	288,546.56	0.00	38,546.56	115
001-310-210-000	Earned Income Taxes	2,142,026.48	2,400,000.00	406,985.74	2,518,377.98	0.00	118,377.98	105
001-310-220-000	Earned Income Taxes- Prior Year	0.00	100.00	0.00	0.00	0.00	100.00-	0
001-310-900-000	Impact Fees	50,078.00	56,776.00	0.00	32,038.40	0.00	24,737.60-	56
	Segment 3 Total	2,545,089.64	2,712,626.00	429,727.11	2,844,426.16	0.00	131,800.16	105
001-321-340-000	Trash Hauler Fees	500.00	0.00	0.00	0.00	0.00	0.00	0
001-321-800-000	Franchise Fees	144,233.05	220,000.00	57,705.93	229,986.84	0.00	9,986.84	105
	Segment 3 Total	144,733.05	220,000.00	57,705.93	229,986.84	0.00	9,986.84	105
001-322-820-000	Road Opening Permits	580.00	750.00	0.00	400.00	0.00	350.00-	53
001-322-900-000	Sign Permits	77.65	200.00	0.00	122.15	0.00	77.85-	61
001-322-910-000	Yard Sale Permits	175.00	175.00	0.00	200.00	0.00	25.00	114
001-322-920-000	Solicitation Permits	330.00	100.00	0.00	900.00	0.00	800.00	900
	Segment 3 Total	1,162.65	1,225.00	0.00	1,622.15	0.00	397.15	132
001-331-120-000	Ordinance Violations	3,467.31	2,500.00	10.47	1,350.91	0.00	1,149.09-	54
	Segment 3 Total	3,467.31	2,500.00	10.47	1,350.91	0.00	1,149.09-	54
001-341-000-000	Interest Earnings	17,090.34	20,000.00	1,575.97	36,521.83	0.00	16,521.83	183
	Segment 3 Total	17,090.34	20,000.00	1,575.97	36,521.83	0.00	16,521.83	183
001-342-000-000	Rents & Royalties	18,121.54	25,000.00	1,400.00	13,861.00	0.00	11,139.00-	55

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
001-342-120-000	Cell Tower Rental	120,284.48	130,764.00	7,677.82	117,065.83	0.00	13,698.17-	90
	Segment 3 Total	138,406.02	155,764.00	9,077.82	130,926.83	0.00	24,837.17-	84
001-355-010-000	Public Utility Realty Tax	3,032.59	3,050.00	0.00	2,823.49	0.00	226.51-	93
001-355-040-000	Alcohol License Fees	1,000.00	800.00	0.00	800.00	0.00	0.00	100
001-355-050-000	Foreign Casualty- State Aid	54,891.68	52,000.00	0.00	56,870.40	0.00	4,870.40	109
001-355-070-000	Foreign Fire	101,459.67	105,000.00	0.00	101,086.86	0.00	3,913.14-	96
	Segment 3 Total	160,383.94	160,850.00	0.00	161,580.75	0.00	730.75	100
001-357-080-000	Tennis Court Grant	97,003.00	10,000.00	0.00	8,822.00	0.00	1,178.00-	88
001-357-081-000	DCED Zacharias Trail -2014/2015	0.00	10,000.00	0.00	0.00	0.00	10,000.00-	0
	Segment 3 Total	97,003.00	20,000.00	0.00	8,822.00	0.00	11,178.00-	44
001-361-300-000	Land Development Fees	15,150.00	5,000.00	0.00	7,850.00	0.00	2,850.00	157
001-361-330-000	Conditional Use Fees	250.00	1,200.00	0.00	0.00	0.00	1,200.00-	0
001-361-340-000	Zoning Hearing Board Fees	2,900.00	1,000.00	2,250.00	9,000.00	0.00	8,000.00	900
001-361-500-000	Map And Publication Sales	18.00	15.00	0.00	49.66	0.00	34.66	331
	Segment 3 Total	18,318.00	7,215.00	2,250.00	16,899.66	0.00	9,684.66	234
001-362-410-000	Building Permit Fees	203,177.64	200,000.00	2,508.40	162,226.11	0.00	37,773.89-	81
001-362-420-000	Zoning Permit Fees	12,423.00	10,000.00	340.00	12,937.50	0.00	2,937.50	129
001-362-450-000	Commercial U&O Fees	275.00	500.00	0.00	775.00	0.00	275.00	155
001-362-460-000	Driveway Permit Fees	880.00	880.00	0.00	490.00	0.00	390.00-	56
	Segment 3 Total	216,755.64	211,380.00	2,848.40	176,428.61	0.00	34,951.39-	83
001-367-342-000	Park Cell Tower Rental	20,818.68	20,820.00	0.00	17,348.90	0.00	3,471.10-	83
001-367-400-000	PRPS Ticket Sales	8,328.48	8,000.00	0.00	5,497.95	0.00	2,502.05-	69
001-367-408-000	Sports & Lesson Fees	27,171.00	30,000.00	0.00	20,528.00	0.00	9,472.00-	68
001-367-409-000	Park Trips	7,030.73	7,500.00	637.00	7,714.65	0.00	214.65	103
001-367-420-000	Park Miscellaneous	3,465.50	1,500.00	35.00	8,289.16	0.00	6,789.16	553
	Segment 3 Total	66,814.39	67,820.00	672.00	59,378.66	0.00	8,441.34-	88
001-381-000-000	Miscellaneous Income	8,408.62	1,000.00	4.25	27,802.51	0.00	26,802.51	***

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
	Segment 3 Total	8,408.62	1,000.00	4.25	27,802.51	0.00	26,802.51	***
001-383-200-000	Escrow Administration	2,101.00	800.00	100.00	700.00	0.00	100.00-	88
	Segment 3 Total	2,101.00	800.00	100.00	700.00	0.00	100.00-	88
001-392-300-000	Transfer From Capital Fund	0.00	383,872.00	0.00	383,872.00	0.00	0.00	100
	Segment 3 Total	0.00	383,872.00	0.00	383,872.00	0.00	0.00	100
001-395-000-000	Refund of Prior Year Expenditures	0.00	0.00	0.00	159.95	0.00	159.95	0
	Segment 3 Total	0.00	0.00	0.00	159.95	0.00	159.95	0
	Revenue Total	<u>3,466,237.14</u>	<u>4,013,239.00</u>	<u>504,039.89</u>	<u>4,127,540.77</u>	<u>0.00</u>	<u>114,301.77</u>	<u>103</u>

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	LEGISLATIVE BODY:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-400-000-000	Legislative- Payroll	7,560.00	7,500.00	630.00	6,930.00	0.00	570.00	92
001-400-150-000	Legislative- Benefits	64,937.90	65,750.00	5,475.73	60,233.03	0.00	5,516.97	92
001-400-312-000	Legislative- Consultant Services	44,207.32	49,590.00	3,400.00	37,797.00	0.00	11,793.00	76
001-400-337-000	Legislative- Mileage Reimbursement	220.80	250.00	0.00	311.04	0.00	61.04-	124
001-400-420-000	Legislative- Dues & Subscriptions	4,596.00	2,500.00	275.00	1,027.00	0.00	1,473.00	41
001-400-460-000	Legislative- Meetings & Seminars	3,457.32	3,500.00	0.00	4,118.67	0.00	618.67-	118
	Segment 3 Total	124,979.34	129,090.00	9,780.73	110,416.74	0.00	18,673.26	86
	MANAGER:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-401-000-000	Management- Payroll	99,066.51	96,250.00	0.00	77,975.74	0.00	18,274.26	81
001-401-150-000	Management- Benefits	32,394.37	46,488.00	519.24	45,090.64	0.00	1,397.36	97
001-401-231-000	Management- Auto/Travel	0.00	100.00	0.00	0.00	0.00	100.00	0
001-401-312-000	Management- Consultant Services	480.00	10,000.00	0.00	3,164.58	0.00	6,835.42	32
001-401-321-000	Management- Mobile Phone	323.09	600.00	50.00	550.00	0.00	50.00	92
001-401-337-000	Management- Mileage Reimbursement	3,500.00	4,800.00	400.00	4,400.00	0.00	400.00	92
001-401-460-000	Management- Meetings & Seminars	1,148.50	1,800.00	0.00	842.06	0.00	957.94	47
	Segment 3 Total	136,912.47	160,038.00	969.24	132,023.02	0.00	28,014.98	82

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Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-402-000-000	FINANCIAL ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-402-120-000	Finance- Payroll	83,483.65	60,391.00	4,732.40	62,745.36	0.00	2,354.36-	104
001-402-150-000	Finance- Benefits	26,081.70	23,977.00	1,744.36	28,552.93	0.00	4,575.93-	119
001-402-321-000	Finance- Mobile Phone	595.41	384.00	0.00	18.94	0.00	365.06	5
001-402-337-000	Finance- Mileage Reimbursement	375.31	300.00	0.00	210.64	0.00	89.36	70
001-402-460-000	Finance- Meeting & Seminars	381.64	500.00	40.00	266.94	0.00	233.06	53
	Segment 3 Total	110,917.71	85,552.00	6,516.76	91,794.81	0.00	6,242.81-	107
001-403-000-000	TAX COLLECTION:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-403-110-000	Tax Collection- Payroll	2,548.69	2,367.00	0.00	2,383.42	0.00	16.42-	101
001-403-150-000	Tax Collection- Benefits	194.97	181.00	0.00	182.33	0.00	1.33-	101
001-403-210-000	Tax Collection- Office Supplies	3,963.95	5,000.00	0.00	3,448.49	0.00	1,551.51	69
001-403-310-000	Tax Collection- Professional Services	32,189.87	42,000.00	5,006.71	31,153.85	0.00	10,846.15	74
	Segment 3 Total	38,897.48	49,548.00	5,006.71	37,168.09	0.00	12,379.91	75
001-404-000-000	LEGAL SERVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-404-310-000	Legal- General Services	73,603.88	60,000.00	8,417.41	55,781.78	0.00	4,218.22	93
001-404-320-000	Legal- RTK Services	66,222.65	50,000.00	1,192.00	44,173.62	0.00	5,826.38	88
	Segment 3 Total	139,826.53	110,000.00	9,609.41	99,955.40	0.00	10,044.60	91
001-405-000-000	CLERICAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-405-140-000	Clerical- Payroll	82,104.57	77,980.00	7,052.80	69,410.71	0.00	8,569.29	89
001-405-150-000	Clerical- Benefits	54,006.69	45,319.00	3,304.20	46,834.30	0.00	1,515.30-	103
001-405-210-000	Clerical- Office Supplies	5,635.66	8,000.00	548.68	4,473.45	0.00	3,526.55	56
001-405-310-000	Payroll Services	13,167.44	13,520.00	1,052.69	12,602.06	0.00	917.94	93
001-405-321-000	Clerical- Telephone	5,489.75	6,000.00	157.52	5,376.84	0.00	623.16	90
001-405-325-000	Postage	3,012.06	4,500.00	17.53	4,138.21	0.00	361.79	92
001-405-337-000	Clerical- Mileage Reimbursement	164.10	150.00	8.64	123.55	0.00	26.45	82
001-405-340-000	Clerical- Advertisement	8,928.26	7,000.00	70.13	3,386.00	0.00	3,614.00	48
001-405-460-000	Clerical- Meetings & Seminars	784.50	1,000.00	80.00	944.81	0.00	55.19	94
001-405-465-000	Computer Expense	20,937.84	15,000.00	570.20	19,425.51	0.00	4,425.51-	130
001-405-470-000	Clerical- Other Expense	12,229.01	10,000.00	781.24	12,735.46	0.00	2,735.46-	127
	Segment 3 Total	206,459.88	188,469.00	13,643.63	179,450.90	0.00	9,018.10	95
001-408-000-000	ENGINEERING SERVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-408-310-000	Engineering Services	44,151.64	30,000.00	0.00	27,495.88	0.00	2,504.12	92

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	Segment 3 Total	44,151.64	30,000.00	0.00	27,495.88	0.00	2,504.12	92
001-409-000-000	GOVERNMENT BUILDINGS & PLANT:							
001-409-136-000	Administration- Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0
001-409-137-000	Administration- Maintenance & Repairs	8,769.41	10,000.00	364.30	7,217.65	0.00	2,782.35	72
001-409-142-000	Administration- Alarm Service	14,290.54	12,500.00	1,553.80	17,733.82	0.00	5,233.82	142
001-409-147-000	Administration- Other Expenses	3,533.96	3,500.00	173.00	2,297.44	0.00	1,202.56	66
001-409-171-000	WIP- Admin Entryway Glass Protection	2,300.63	1,000.00	0.00	1,372.01	0.00	372.01	137
001-409-236-000	Garage- Utilities	0.00	25,000.00	0.00	4,460.00	0.00	20,540.00	18
001-409-237-000	Garage- Maintenance & Repairs	9,755.22	15,000.00	298.03	7,840.96	0.00	7,159.04	52
001-409-242-000	Garage- Alarm Service	10,872.84	10,000.00	444.90	9,224.82	0.00	775.18	92
001-409-247-000	Garage- Other Expenses	639.80	650.00	45.00	957.96	0.00	307.96	147
001-409-373-000	Preserve Farmhouse	229.97	250.00	0.00	1.70	0.00	248.30	1
001-409-436-000	Community Hall- Utilities	10,568.98	15,000.00	0.00	15,403.09	0.00	30,403.09	103
001-409-437-000	Community Hall- Maintenance & Repairs	4,099.19	5,200.00	87.16	2,771.96	0.00	2,428.04	53
001-409-447-000	Community Hall- Other Expenses	3,605.81	3,000.00	226.82	5,120.14	0.00	2,120.14	171
001-409-536-000	Historical Bldg- Utilities	84.55	500.00	0.00	425.52	0.00	74.48	85
001-409-537-000	Historical Bldg- Maintenance & Repairs	3,992.23	5,000.00	72.41	1,961.54	0.00	3,038.46	39
001-409-636-000	Hollow Rd Rental- Utilities	772.68	2,000.00	49.47	2,573.47	0.00	573.47	129
001-409-637-000	Hollow Rd Rental- Maintenance & Repairs	2,342.04	0.00	0.00	104.32	0.00	104.32	0
001-409-702-000	WIP- Public Works - Alarm /cameras	8,851.81	5,000.00	0.00	2,105.51	0.00	2,894.49	42
001-409-703-000	WIP- Salt Building	0.00	5,000.00	0.00	0.00	0.00	5,000.00	0
001-409-737-000	Springhouse- Maintenance & Repairs	0.00	544,573.00	0.00	500,275.31	0.00	44,297.69	92
	Segment 3 Total	84,709.66	663,673.00	3,314.89	551,391.04	0.00	112,281.96	83
001-411-000-000	FIRE:							
001-411-380-000	Fire Protection- Hydrant Rentals	0.00	0.00	0.00	0.00	0.00	0.00	0
001-411-540-000	Fire Protection- WWFD Contributions	22,933.69	25,000.00	847.02	23,125.51	0.00	1,874.49	92
	Segment 3 Total	301,659.67	305,000.00	0.00	301,286.86	0.00	3,713.14	99
001-413-000-000	UCC & CODE ENFORCEMENT:							
001-413-110-000	Fire Marshal- Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0
001-413-110-150	Fire Marshal- Benefits	0.00	8,500.00	410.00	4,303.60	0.00	4,196.40	51
001-413-140-000	Code Enforcement- Payroll	104,051.23	650.00	35.47	372.29	0.00	277.71	57
001-413-150-000	Code Enforcement- Benefits	75,194.68	105,750.00	13,615.63	90,118.83	0.00	15,631.17	85
001-413-210-000	Code Enforcement- Supplies	2,735.62	61,152.00	6,064.52	39,935.32	0.00	21,216.68	65
001-413-312-000	Code Enforcement- Consultant Services	70,470.00	7,000.00	0.00	2,322.50	0.00	4,677.50	33
	Segment 3 Total	324,593.36	330,000.00	847.02	324,412.37	0.00	5,587.63	98

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Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-413-313-000	Code Enforcement- Engineering	0.00	500.00	0.00	0.00	0.00	500.00	0
001-413-314-000	Code Enforcement- UCC Appeal	0.00	500.00	0.00	0.00	0.00	500.00	0
001-413-321-000	Code Enforcement- Mobile Phone	374.29	300.00	0.00	0.00	0.00	300.00	0
001-413-337-000	Code Enforcement- Mileage Reimbursement	490.78	750.00	0.00	382.32	0.00	367.68	51
001-413-460-000	Code Enforcement- Meetings & Seminars	2,450.61	500.00	40.00	254.50	0.00	245.50	51
	Segment 3 Total	255,767.21	258,602.00	25,900.62	197,205.36	0.00	61,396.64	76
001-414-000-000	PLANNING & ZONING:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-414-140-000	Zoning- Payroll	200.00	2,400.00	0.00	1,050.00	0.00	1,350.00	44
001-414-150-000	Zoning- Benefits	15.32	184.00	0.00	80.43	0.00	103.57	44
001-414-310-000	Zoning- Professional Services	452.00	4,000.00	0.00	1,715.50	0.00	2,284.50	43
001-414-313-000	Zoning- Engineering	14,042.35	12,000.00	0.00	3,640.28	0.00	8,359.72	30
001-414-314-000	Zoning- Legal	5,383.89	15,000.00	0.00	10,168.00	0.00	4,832.00	68
001-414-315-000	Zoning- Conditional Use	112,468.53	15,000.00	0.00	54,838.44	0.00	39,838.44	366
001-414-341-000	Zoning- Advertisement	814.66	1,500.00	0.00	1,927.10	0.00	427.10	128
001-414-460-000	Zoning- Meetings & Seminars	71.00	250.00	0.00	62.82	0.00	187.18	25
	Segment 3 Total	133,447.75	50,334.00	0.00	73,482.57	0.00	23,148.57	146
001-419-000-000	OTHER PUBLIC SAFETY:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-419-242-000	PA One Call	637.82	600.00	68.97	1,942.88	0.00	1,342.88	324
	Segment 3 Total	637.82	600.00	68.97	1,942.88	0.00	1,342.88	324
001-430-000-000	PUBLIC WORKS - ADMIN:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-430-140-000	Public Works- Payroll	340,145.06	370,867.00	27,954.78	328,767.93	0.00	42,099.07	89
001-430-150-000	Public Works- Benefits	169,574.95	148,252.00	9,748.33	153,222.88	0.00	4,970.88	103
001-430-238-000	Public Works- Uni forms	5,546.21	6,000.00	415.20	6,130.41	0.00	130.41	102
001-430-326-000	Public Works- Mobile phones	2,749.98	3,000.00	92.79	2,415.42	0.00	584.58	81
001-430-460-000	Public Works- Meetings & Seminars	1,005.52	1,000.00	280.00	1,092.02	0.00	92.02	109
001-430-470-000	Public Works- Other Expenses	1,876.84	1,500.00	126.02	3,004.30	0.00	1,504.30	200
	Segment 3 Total	520,898.56	530,619.00	38,617.12	494,632.96	0.00	35,986.04	93
001-433-000-000	TRAFFIC CONTROL DEVICES:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-433-313-000	Traffic Signal- Engineering	6,749.65	15,000.00	0.00	5,690.41	0.00	9,309.59	38
001-433-361-000	Traffic Signal- Electricity	3,752.61	4,500.00	262.19	3,306.97	0.00	1,193.03	73
001-433-374-000	Traffic Signal- Maintenance	25,931.25	20,000.00	417.60	15,585.11	0.00	4,414.89	78

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	Segment 3 Total	36,433.51	39,500.00	679.79	24,582.49	0.00	14,917.51	62
001-437-000-000	REPAIRS OF TOOLS AND MACHINERY:							
001-437-250-000	Machinery & Tools- Vehicle Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0
001-437-260-000	Machinery & Tools- Small Tools	67,979.60	45,000.00	279.04	33,294.02	0.00	11,705.98	74
001-437-370-000	Machinery & Tools- Small Tool Repairs	7,930.69	6,000.00	110.57	5,922.95	0.00	77.05	99
		0.00	500.00	0.00	300.00	0.00	200.00	60
	Segment 3 Total	75,910.29	51,500.00	389.61	39,516.97	0.00	11,983.03	77
001-438-000-000	ROADS & BRIDGES:							
001-438-231-000	Gasoline	0.00	0.00	0.00	0.00	0.00	0.00	0
001-438-232-000	Diesel Fuel	4,313.07	6,000.00	195.92	3,418.26	0.00	2,581.74	57
001-438-242-000	Road Signs	19,235.45	25,000.00	711.09	10,570.31	0.00	14,429.69	42
001-438-245-000	Road Supplies	2,523.39	3,000.00	0.00	3,283.52	0.00	283.52-	109
001-438-300-000	Contractor- Snow	19,821.06	25,000.00	1,606.09	14,995.64	0.00	10,004.36	60
001-438-313-000	Engineering	5,339.25	15,000.00	0.00	7,062.50	0.00	7,937.50	47
001-438-370-000	Road Program- Contractor	23,932.39	45,000.00	1,901.32	64,908.50	0.00	19,908.50-	144
		461,717.95	500,000.00	0.00	390,160.68	0.00	109,839.32	78
	Segment 3 Total	536,882.56	619,000.00	4,414.42	494,399.41	0.00	124,600.59	80
001-439-701-000	Fixed Assets Purchased	6,015.66-	139,250.00	0.00	0.00	0.00	139,250.00	0
	Segment 3 Total	6,015.66-	139,250.00	0.00	0.00	0.00	139,250.00	0
001-446-000-000	STORM WATER MANAGEMENT:							
001-446-313-000	Stormwater Management- Engineering	0.00	0.00	0.00	0.00	0.00	0.00	0
		29,591.96	60,000.00	1,914.00	21,385.82	0.00	38,614.18	36
	Segment 3 Total	29,591.96	60,000.00	1,914.00	21,385.82	0.00	38,614.18	36
001-451-000-000	RECREATION- ADMINISTRATION:							
001-451-140-000	Recreation- Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0
001-451-150-000	Recreation- Benefits	43,894.59	32,500.00	0.00	32,750.00	0.00	250.00-	101
001-451-326-000	Recreation- Mobile Phone	25,513.89	16,331.00	0.00	26,873.69	0.00	10,542.69-	165
		0.00	408.00	0.00	0.00	0.00	408.00	0
	Segment 3 Total	69,408.48	49,239.00	0.00	59,623.69	0.00	10,384.69-	121
001-452-000-000	PARTICIPANT RECREATION:							
001-452-247-000	Discounted Tickets (PRPS)	0.00	0.00	0.00	0.00	0.00	0.00	0
001-452-248-000	Camps & Sport Leagues	8,013.00	7,750.00	0.00	5,639.00	0.00	2,111.00	73
001-452-249-000	Bus Trips	26,399.25	27,000.00	0.00	18,475.99	0.00	8,524.01	68
		6,685.01	6,500.00	1,450.00	9,481.34	0.00	2,981.34-	146

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-452-520-000	Library	6,000.00	6,000.00	0.00	6,000.00	0.00	0.00	100
	Segment 3 Total	47,097.26	47,250.00	1,450.00	39,596.33	0.00	7,653.67	84
001-454-000-000	PARKS:							
001-454-337-000	Park Auto/Mileage	0.00	0.00	0.00	0.00	0.00	0.00	0
001-454-436-000	Heebner Park- Utilities	200.78	500.00	0.00	373.10	0.00	126.90	75
001-454-437-001	Heebner Park- Athletic Fields	2,429.31	3,000.00	156.29	2,716.57	0.00	283.43	91
001-454-437-002	Heebner Park- Expenses	15,127.57	15,000.00	247.00	8,101.52	0.00	6,898.48	54
001-454-438-001	Mount Kirk Park- Athletic Fields	9,901.69	20,000.00	490.74	9,229.84	0.00	10,770.16	46
001-454-438-002	Mount Kirk Park- Expenses	1,275.17	5,000.00	0.00	1,352.89	0.00	3,647.11	27
001-454-439-001	Sunny Brook Park- Athletic Fields	487.61	500.00	0.00	392.81	0.00	107.19	79
001-454-439-002	Sunny Brook Park- Expenses	3,626.41	4,000.00	0.00	2,330.22	0.00	1,669.78	58
001-454-440-000	Trail Expenses	1,204.57	2,400.00	145.14	1,504.05	0.00	895.95	63
001-454-446-000	Sunny Brook Park- Utilities	850.15	5,000.00	0.00	4,246.88	0.00	753.12	85
001-454-450-000	Nike Park Expense	1,310.51	1,200.00	67.66	726.54	0.00	473.46	61
001-454-460-000	Parks- Seminars & Meetings	0.00	500.00	0.00	48.58	0.00	451.42	10
001-454-470-000	Heyser Park- Horse Ring	836.74	1,000.00	0.00	1,095.04	0.00	95.04-	110
001-454-471-000	Heyser Park- Expenses	0.00	500.00	0.00	0.00	0.00	500.00	0
001-454-480-000	Trail Expenses	0.00	2,000.00	0.00	0.00	0.00	2,000.00	0
001-454-701-000	WIP- Resurface Tennis Courts	0.00	2,000.00	0.00	0.00	0.00	2,000.00	0
001-454-702-000	WIP- Heebner Park Soccer Field	0.00	20,000.00	0.00	18,041.69	0.00	1,958.31	90
001-454-703-000	WIP- Defford Road Park	0.00	120,000.00	6,437.81	153,436.44	0.00	33,436.44-	128
	Segment 3 Total	37,250.51	202,600.00	7,544.64	204,842.67	0.00	2,242.67-	101
001-459-000-000	PUBLIC RELATIONS:							
001-459-340-000	Public Relations- Community Newsletter	0.00	0.00	0.00	0.00	0.00	0.00	0
001-459-430-000	Public Relations	11,857.22	20,000.00	0.00	9,277.81	0.00	10,722.19	46
	Segment 3 Total	11,857.22	20,250.00	0.00	9,457.80	0.00	10,792.20	47
001-461-000-000	CONSERVATION OF NATURAL RESOURCES:							
001-461-710-000	Nat'L Res/Open Space Land Acquisition	0.00	0.00	0.00	0.00	0.00	0.00	0
001-461-711-000	North Penn Lra Acquisition	17.00	1,624.00	0.00	0.00	0.00	1,624.00	0
	Segment 3 Total	17,419.33	80,500.00	590.13	18,703.48	0.00	61,796.52	23
001-481-000-000	EMPLOYER PAID BENEFITS AND WITHHOLDING I							
001-481-430-000	Inter Gov- Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	307.80	6,000.00	2,816.52-	0.00	0.00	6,000.00	0

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	Segment 3 Total	307.80	6,000.00	2,816.52-	0.00	0.00	6,000.00	0
001-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-486-350-000	Insurances	112,344.80	110,000.00	1,541.00	103,876.38	0.00	6,123.62	94
	Segment 3 Total	<u>112,344.80</u>	<u>110,000.00</u>	<u>1,541.00</u>	<u>103,876.38</u>	<u>0.00</u>	<u>6,123.62</u>	<u>94</u>
	Expend Total	<u>3,090,704.47</u>	<u>4,013,238.00</u>	<u>129,982.17</u>	<u>3,337,357.06</u>	<u>0.00</u>	<u>675,880.94</u>	<u>83</u>

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
008-341-000-000	Interest Earnings	2,459.09	187.00	31.52	616.85	0.00	429.85	330
008-341-100-000	Interest- Special District	0.00	13,763.00	0.00	0.00	0.00	13,763.00-	0
	Segment 3 Total	2,459.09	13,950.00	31.52	616.85	0.00	13,333.15-	4
008-364-110-000	Tapping Fees	0.00	17,500.00	8,152.66	498,792.04	0.00	481,292.04	***
008-364-114-000	Sewer Expansion Hickory Hill	0.00	71,130.00	0.00	0.00	0.00	71,130.00-	0
008-364-120-000	Sewer Fees- Residential	382,338.80	425,592.00	13,901.32	420,183.61	0.00	5,408.39-	99
008-364-130-000	Sewer Fees- Commercial	144,877.95	155,536.00	15,762.26	149,186.27	0.00	6,349.73-	96
008-364-140-000	Late Fees	4,749.95	5,200.00	961.47	6,603.04	0.00	1,403.04	127
008-364-150-000	Certification Fees	1,025.00	1,200.00	80.00	1,060.00	0.00	140.00-	88
008-364-190-000	Liens	60.00	280.00	0.00	376.00	0.00	96.00	134
	Segment 3 Total	533,051.70	676,438.00	38,857.71	1,076,200.96	0.00	399,762.96	159
008-392-300-000	Transfer from Capital Fund	0.00	142,043.00	0.00	0.00	0.00	142,043.00-	0
	Segment 3 Total	0.00	142,043.00	0.00	0.00	0.00	142,043.00-	0
008-393-130-000	Proceeds-Gen Obligation Note	0.00	140,823.00	0.00	0.00	0.00	140,823.00-	0
	Segment 3 Total	0.00	140,823.00	0.00	0.00	0.00	140,823.00-	0
008-395-000-000	Refund of Prior Year Expenditures	0.00	0.00	0.00	32.55	0.00	32.55	0
	Segment 3 Total	0.00	0.00	0.00	32.55	0.00	32.55	0
	Revenue Total	535,510.79	973,254.00	38,889.23	1,076,850.36	0.00	103,596.36	111

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
008-402-000-000	WASTE WATER FINANCIAL ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-402-470-000	Financial / CD Fees	63.19-	0.00	0.00	10.00	0.00	10.00-	0
	Segment 3 Total	63.19-	0.00	0.00	10.00	0.00	10.00-	0
008-405-000-000	WASEWATER CLERICAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-405-150-000	Administrative Staff Costs	52,836.82	47,154.00	0.00	23,576.36	0.00	23,577.64	50

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	Segment 3 Total	52,836.82	47,154.00	0.00	23,576.36	0.00	23,577.64	50
008-429-000-000	WASTEWATER COLLECTION AND TREATMENT:							
008-429-242-000	Alarm Services	0.00	0.00	0.00	0.00	0.00	0.00	0
008-429-300-000	Other Expenses	862.98	1,200.00	0.00	932.10	0.00	267.90	78
008-429-313-000	Engineering	581.25-	6,000.00	15.00	24,882.77	0.00	18,882.77-	415
008-429-314-000	Legal	9,375.88	12,000.00	0.00	10,630.91	0.00	1,369.09	89
008-429-316-000	Plant Operations	1,333.00	5,000.00	0.00	330.23	0.00	4,669.77	7
008-429-321-000	Telephone	167,428.12	173,196.00	13,916.61	152,357.41	0.00	20,838.59	88
008-429-361-000	Utilities	817.02	850.00	68.10	758.67	0.00	91.33	89
008-429-366-000	Water	109,844.09	109,940.00	7,798.70	103,961.37	0.00	5,978.63	95
008-429-374-000	Equipment & Repairs	268.06	400.00	0.00	389.14	0.00	10.86	97
008-429-421-001	Center Point- Operations	20,550.99	16,000.00	1,761.86	13,940.14	0.00	2,059.86	87
008-429-421-002	Center Point- Utilities & Repairs	10,734.46	11,011.00	978.06	10,396.01	0.00	614.99	94
008-429-422-001	Meadowood- Operations	3,644.18	4,000.00	986.42	6,237.65	0.00	2,237.65-	156
008-429-422-002	Meadowood- Utilities & Repairs	20,420.89	21,907.00	1,562.29	17,018.56	0.00	4,888.44	78
008-429-423-001	Heritage Village- Operations	3,150.74	350.00	34.23	508.58	0.00	158.58-	145
008-429-423-002	Heritage Village- Utilities & Repairs	9,543.59	10,297.00	877.60	9,290.95	0.00	1,006.05	90
008-429-424-001	Fawn Creek- Operations	3,165.18	2,500.00	169.20	3,122.69	0.00	622.69-	125
008-429-424-002	Fawn Creek- Utilities & Repairs	10,038.06	9,790.00	919.31	9,941.23	0.00	151.23-	102
008-429-425-001	Chadwick Place- Operations	7,780.98	2,700.00	259.00	2,573.68	0.00	126.32	95
008-429-425-002	Chadwick Place- Utilities & Repairs	10,191.61	10,460.00	930.98	10,046.52	0.00	413.48	96
008-429-426-001	Adair Pump- Operations	3,722.57	3,500.00	565.69	3,471.36	0.00	28.64	99
008-429-426-002	Adair Pump- Utilities & Repairs	7,867.46	8,070.00	2,459.65	9,559.05	0.00	1,489.05-	118
008-429-670-000	WIP- Valley Green Upgrade	5,438.51	4,000.00	122.39	4,556.35	0.00	556.35-	114
008-429-671-000	WIP- Hickory Hill Expansion	0.00	0.00	0.00	845.49	0.00	845.49-	0
008-429-700-000	Capital Improvements	0.00	200,000.00	0.00	204,792.66	0.00	4,792.66-	102
008-429-800-000	Depreciation	258,200.00	170,200.00	0.00	0.00	0.00	170,200.00	0
	Segment 3 Total	663,797.12	783,371.00	33,425.09	600,543.52	0.00	182,827.48	77
008-471-000-000	DEBT PRINCIPAL:							
008-471-200-000	General Obligation Bond- Principal	0.00	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	0.00	90,868.00	0.00	0.00	0.00	90,868.00	0
008-472-000-000	DEBT INTEREST:							
008-472-200-000	General Obligation Bond- Interest	0.00	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	50,134.08	48,728.00	0.00	24,947.38	0.00	23,780.62	51
	Segment 3 Total	50,134.08	48,728.00	0.00	24,947.38	0.00	23,780.62	51

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
008-475-000-000	Fiscal Agent Fees- 2016 Bond	0.00	0.00	0.00	74,471.67	0.00	74,471.67-	0
	Segment 3 Total	0.00	0.00	0.00	74,471.67	0.00	74,471.67-	0
008-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-486-350-000	Insurance Expense	3,243.20	3,134.00	0.00	1,567.20	0.00	1,566.80	50
	Segment 3 Total	3,243.20	3,134.00	0.00	1,567.20	0.00	1,566.80	50
	Expend Total	<u>769,948.03</u>	<u>973,255.00</u>	<u>33,425.09</u>	<u>775,116.13</u>	<u>0.00</u>	<u>248,138.87</u>	<u>74</u>

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
030-341-000-000	Interest Earnings	9,662.11	6,629.00	4,920.17	10,932.13	0.00	4,303.13	165
	Segment 3 Total	9,662.11	6,629.00	4,920.17	10,932.13	0.00	4,303.13	165
030-392-040-000	Transfer from Revolving Fund	0.00	0.00	0.00	349,823.02	0.00	349,823.02	0
	Segment 3 Total	0.00	0.00	0.00	349,823.02	0.00	349,823.02	0
	Revenue Total	9,662.11	6,629.00	4,920.17	360,755.15	0.00	354,126.15	***

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
030-402-000-000	FINANCE ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-402-470-000	Investing/CD Fees	1,646.14	750.00	0.00	645.68	0.00	104.32	86
	Segment 3 Total	1,646.14	750.00	0.00	645.68	0.00	104.32	86
030-409-000-000	GOVERNMENT BUILDINGS & PLANTS:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-492-010-000	Transfer to General Fund	0.00	383,872.00	0.00	383,872.00	0.00	0.00	100
	Segment 3 Total	0.00	383,872.00	0.00	383,872.00	0.00	0.00	100
	Expend Total	1,646.14	384,622.00	0.00	384,517.68	0.00	104.32	100

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
035-341-000-000	Interest Earnings	251.21	198.00	0.57	838.06	0.00	640.06	423
	Segment 3 Total	251.21	198.00	0.57	838.06	0.00	640.06	423
035-355-020-000	Liquid Fuel Funds	277,220.69	315,332.00	0.00	325,426.98	0.00	10,094.98	103
	Segment 3 Total	277,220.69	315,332.00	0.00	325,426.98	0.00	10,094.98	103
	Revenue Total	<u>277,471.90</u>	<u>315,530.00</u>	<u>0.57</u>	<u>326,265.04</u>	<u>0.00</u>	<u>10,735.04</u>	<u>103</u>

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
035-432-000-000	WINTER MAINTENANCE- SNOW REMOVAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
035-432-250-000	Snow & Ice Removal	48,064.82	40,000.00	0.00	41,281.07	0.00	1,281.07-	103
	Segment 3 Total	48,064.82	40,000.00	0.00	41,281.07	0.00	1,281.07-	103
035-438-000-000	ROADS & BRIDGES:	0.00	0.00	0.00	0.00	0.00	0.00	0
035-438-370-000	Road Maintenance Contractor	275,000.00	275,530.00	0.00	344,000.00	0.00	68,470.00-	125
	Segment 3 Total	275,000.00	275,530.00	0.00	344,000.00	0.00	68,470.00-	125
	Expend Total	<u>323,064.82</u>	<u>315,530.00</u>	<u>0.00</u>	<u>385,281.07</u>	<u>0.00</u>	<u>69,751.07-</u>	<u>122</u>

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

Board of Supervisors:
SUSAN G. CAUGHLAN, CHAIR
STEPHEN C. QUIGLEY, VICE CHAIR
ARTHUR C. BUSTARD, MEMBER

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

Planning, Zoning, Parks & Grants Report
November 2016

Planning Commission (November 10)

- Whitehall Estates (LD 2015-03) – completed review of a Preliminary Plan for a 39-lot subdivision at Whitehall Road; motioned to Board of Supervisors
- Spang (LD 2016-04) – completed review of Preliminary/Final Plan of lot line change at Green Hill Road; motioned to Board of Supervisors
- Sparango Construction Co. (LD 2016-05) – reviewed a Preliminary Plan for an 8-lot subdivision at Berks Road
- Sparango Land Partnership II, LP (LD 2016-06) – completed review of a Preliminary Plan for a 2-lot subdivision at Skippack Pike; motioned to Board of Supervisors

Zoning Hearing Board (November 22)

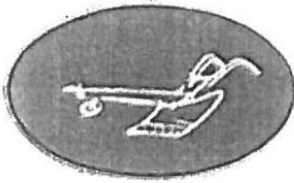
- Hayes (ZHB 16-08) – conducted and completed hearing to install a pool in a side yard at Fisher Road; approved
- Whelan (ZHB 16-09) – conducted and completed hearing to install a deck in a rear yard setback at Keyser Road; approved
- Horgan (ZHB 16-10) – conducted hearing to create a lot with less than minimum lot width; to be continued on December 27

Park Updates

- Heebner Park will be the event site of Worcester Township's First Annual Community Day on Saturday, May 13, 2017 (Rain Date: May 14).
 - Sponsorships received to date total \$4,250.
- The Public Works Department aerated soil surrounding Heebner Park's gazebo in preparation for plantings next spring for local Girl Scout project.

Grant Updates

- PECO Green Region Grant: Not due until 12/31/16 – seeking support letters from various community groups, in addition to quotes for improvements made to Heyser Field/Community Hall area (e.g. small playground).



WORCESTER TOWNSHIP
Building and Codes Department
November 2016

Report Dates: 11/1/2016 - 11/30/2016

Item	Count / Fee		
Total Issued Permits	25 / \$10,163.40		
Issued Permits			
Fee Item	No. Permits	Construction Value	Permit Fee
Building			
1 Accessory Structure	1	\$18,460.00	\$0.00
2 Fire Prevention	2	\$53,000.00	\$1,228.00
3 Garage	1	\$51,264.00	\$159.00
4 General Construction	1	\$75,000.00	\$284.00
5 Generator	3	\$34,285.00	\$342.00
6 Residential Addition	1	\$20,000.00	\$227.40
7 Residential Alterations	4	\$69,654.00	\$706.00
8 SEWER CONNECTION	3	\$46,700.00	\$6,162.00
9 STUCCO	1	\$31,000.00	\$44.00
Electrical			
10 New Electrical Work	1	\$7,820.00	\$54.00
Mechanical			
11 New Mechanical	2	\$16,623.00	\$288.00
Plumbing			
12 Plumbing Repairs And Alterations	1	\$4,000.00	\$54.00
Zoning			
13 Accessory Structure	1	\$0.00	\$0.00
14 Fence	1	\$3,000.00	\$65.00
15 Grading	2	\$126,264.00	\$550.00
TOTALS:	25	\$557,070.00	\$10,163.40

Other Fees Collected

State Fee	\$80.00
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Public Works Department Report

November 2016

1) Road Maintenance

- A. Cleared inlets and drains throughout the Township
- B. Filled potholes throughout the Township
- C. Straightened and pruned around roadway signage throughout the Township
- D. Cleaned edge of roadway swales throughout the Township
- E. Pruned edge of roadway vegetation

2) Storm Maintenance

- A. No significant storm events impaction Township Roadways in November
- B. Prepped and tested all vehicles in preparation for upcoming winter events

3) Parks

- A. Twice weekly cleaning of public restrooms, emptying trash receptacles, and filling dog bag stations
- B. Repairing washouts and general trail maintenance
- C. Final mowing and trimming of all Township Properties
- D. Detailed all park pavilions
- E. Winterized all drinking fountains and pavilions
- F. Core aerated all soccer fields
- G. Applied Fall fertilizer
- H. Fall cleanup and leaf removal

4) Vehicle Maintenance

- A. Performed weekly maintenance of all Township vehicles
- B. Detailed all vehicle exteriors
- C. Inspection performed on 64-42 and 64-28

5) Miscellaneous

- A. Set and cleaned the Community Hall for all Township events and rentals
- B. Installed new ramp to office of the Farmers Union Hall
- C. Fabricated and installed sound panels at the Defford treatment plant
- D. Painted Administrative office rest rooms
- E. Repaired squeaking floor in Administrative office reception area
- F. Hosted Flagger Certification training at the Community Hall
- G. Installed plastic on Administrative office windows

November 2016 Fire Marshal Report to Board of Supervisors

1/ Fire Marshal investigations on 5 dispatches.

2/ No Fire damage for the month

3/ Continued work on 2750 Morris Road new business occupancies and sprinkler system and fire load.

Respectfully Submitted,

David Cornish
Fire Marshal

MEMORANDUM

TO: Worcester Township Board of Supervisors
FROM: Joseph J. Nolan, P.E., Township Engineer
DATE: December 1, 2016
SUBJECT: Engineering Report - Project Status

This memorandum will provide an update and status report on the various projects that are ongoing within the Township as of December 1, 2016.

1. Heebner Road Soccer Field

The project is complete. Final payment will be made at the December Board of Supervisors Meeting. The one-year Maintenance Bond period will then start.

2. Meadowood Pumping Station Generator Replacement.

The project is nearing completion. The generator has been installed and startup is scheduled for December 6, 2016. Once startup is complete, the project will be 100% complete.

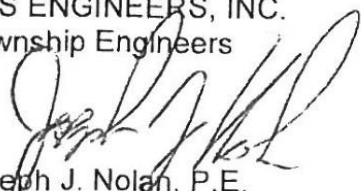
3. Miscellaneous Items

- a. CKS Engineers assisted the Township on numerous zoning and land development related issues as requested during the month.
- b. CKS Engineers performed various site inspections in conjunction with finalizing Use & Occupancy Permits during the month.
- c. CKS reviewed numerous grading permit applications for the Township during the month.
- d. CKS Engineers provided office hours at the Township on Wednesday afternoons during the month as requested.

- e. CKS Engineers, Inc. continued to provide inspection services in conjunction with all ongoing land development and subdivision projects throughout the Township. This also included verifying completion of items and preparation of escrow releases for these projects.
- f. CKS is reviewing numerous subdivisions submitted to the Township. These include Whitehall Estates, 2044 Berks Road, 3130 Skippack Pike, and the Coughlin Tract.

The above represents a status report on the projects and services currently being performed by CKS Engineers, Inc. Please contact me if you have any questions on any of these items.

Respectfully submitted,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/mdm

cc: Tommy Ryan, Township Manager
File

November 2016 WORCESTER VOLUNTEER FIRE DEPARTMENT REPORT

WORCESTER TOWNSHIP

MUTUAL AID

TYPE	NUMBER OF CALLS	TYPE	LOCATION	NUMBER OF CALLS
Automatic Fire Alarm	5	Building	Lower Providence	1
Accident With Injuries	1	Building	Skippack	1
Building	1	Relocate	Norristown	1
Vehicle Rescue	1	Relocate	West Norriton	1
Vehicle Fire	1	Vehicle	Upper Gwynedd	1
CO Alarm	1		Total Out of Town	5
TOTAL WORCESTER TOWNSHIP	10			
TOTAL CALLS	15	FIRE POLICE		
AVERAGE MANPOWER PER CALL	14.47	Accident w/Injuries	4	
HOURS IN SERVICE	14 hr 47 min	Total Calls	4	
DRILLS FOR THE MONTH	4	Average Manpower per Call	4	
HOURS IN SERVICE FOR DRILLS	7.5 hr	Hours in Service	26 hr 52 min	
AVERAGE MANPOWER PER DRILL	19.75	Department Totals		
FIRE LOSS		Man Hours in service on fire calls	220 hr 38 min	
LOSS AMOUNT	\$0.00	Man Hours in Service for Fire Police	26 hr 52 min	
		Man Hours in Service for Officers only	0	
		Man Hours in Service on Drills	154 hr 5 min	
		Total for Month	401 hr 35 min	
		PROPERTY VALUE		

PENNSYLVANIA STATE POLICE
CALL INFORMATION

Date Report Run : Thu, 2016-Dec-01

SEARCH CRITERIA: cc_data.date added between '11/01/2016' and '11/30/2016' and cc_data.municipality='46226' and cc_summ ary.final_case_type<>'IS'

DATE	TIME	CALL #	TYPE OF CALL	LOCATION	REPORT EXPECT	FOUND	CLEARED BY
2016-Nov-01	03:50	PA16-805559	ALRMF ALARM FALSE FAULT		NO	YES	CLOSED CAD
2016-Nov-01	07:14	PA16-805758	MVCRNI MVC - REPORTABLE, NO INJU		YES	YES	TRACS CRAS
2016-Nov-01	08:26	PA16-806010	ALRMF ALARM FALSE FAULT		NO	YES	CLOSED CAD
2016-Nov-01	08:40	PA16-806078	CANCEL CANCELLED BY COMPLAINANT		NO	YES	CANCELLED
2016-Nov-01	12:32	PA16-807092	CANCEL CANCELLED BY COMPLAINANT		NO	YES	CLOSED CAD
2016-Nov-01	12:44	PA16-807141	SUSPV SUSPICIOUS VEHICLE		NO	YES	CLOSED CAD
2016-Nov-01	14:45	PA16-807518	BURG BURGULARY OR ATTEMPTED BUR		YES	YES	PAPER REPO
2016-Nov-01	15:52	PA16-807678	BURG BURGULARY OR ATTEMPTED BUR		YES	YES	PAPER REPO
2016-Nov-01	16:17	PA16-807774	SUSPV SUSPICIOUS VEHICLE		YES	YES	GENERAL OF
2016-Nov-02	00:02	PA16-808953	ROAD ROAD HAZARD - ANIMAL - DE		NO	YES	CLOSED CAD
2016-Nov-02	06:05	PA16-809259	ROAD ROAD HAZARD - ANIMAL - DE		NO	YES	CLOSED CAD
2016-Nov-02	08:37	PA16-809698	DISM DISABLED MOTORIST		NO	YES	CLOSED CAD
2016-Nov-02	12:47	PA16-810942	MOTCAS MOTOR CARRIER SAFETY		NO	YES	CLOSED CAD
2016-Nov-02	13:44	PA16-811197	DSCHK DOMESTIC SECURITY CHECK		NO	YES	CLOSED CAD
2016-Nov-02	15:33	PA16-811585	CHR CRIMINAL MISCHIEF		NO	YES	CLOSED CAD
2016-Nov-03	07:45	PA16-813570	DISM DISABLED MOTORIST		YES	YES	PAPER REPO
2016-Nov-03	12:15	PA16-814449	CANCEL CANCELLED BY COMPLAINANT		NO	YES	CLOSED CAD
2016-Nov-03	18:15	PA16-815501	SEEOF SEE OFFICER GO		NO	YES	CANCELLED
2016-Nov-03	21:21	PA16-816004	REFER REFER TO OTHER AGENCY -- P		YES	YES	GENERAL OF
2016-Nov-04	13:11	PA16-818104	ILNZN INTERSTATE HIGHWAY - CLEA		NO	YES	REFER
2016-Nov-04	14:13	PA16-818316	FOUND FOUND ITEM		NO	YES	CLOSED CAD
2016-Nov-04	15:18	PA16-818464	HOUSCK HOUSE CHECK		YES	YES	GENERAL OF
2016-Nov-04	17:22	PA16-818925	CANCEL CANCELLED BY COMPLAINANT		NO	YES	CLOSED CAD
2016-Nov-04	19:00	PA16-819250	ROAD ROAD HAZARD - ANIMAL - DE		NO	YES	CANCELLED
2016-Nov-04	19:07	PA16-819273	SEEOF SEE OFFICER GO		NO	YES	CLOSED CAD
2016-Nov-04	20:01	PA16-819434	HARASS HARASSMENT - COMH - STALK		YES	YES	GENERAL OF
2016-Nov-04	22:20	PA16-819852	ROAD ROAD HAZARD - ANIMAL - DE		NO	YES	CLOSED CAD
2016-Nov-05	12:58	PA16-821742	DISM DISABLED MOTORIST		NO	YES	CLOSED CAD
2016-Nov-05	13:50	PA16-821889	DOGLAW DOG LAW VIOLATION		NO	YES	CLOSED CAD
2016-Nov-05	16:41	PA16-822339	MVCI MVC - INJURIES		YES	YES	PAPER REPO
2016-Nov-05	18:21	PA16-822674	INFORM POLICE INFORMATION		YES	YES	TRACS CRAS
2016-Nov-05	21:53	PA16-823277	DIST DISTURBANCE/NOISE COMPLAI		NO	YES	CLOSED CAD
2016-Nov-05	22:30	PA16-823350	ALRMF ALARM FALSE FAULT		YES	YES	GENERAL OF
2016-Nov-06	22:26	PA16-826423	ALRMF ALARM FALSE FAULT		NO	YES	CLOSED CAD
2016-Nov-07	08:55	PA16-827356	ALRMF ALARM FALSE FAULT		NO	YES	CLOSED CAD
2016-Nov-07	13:52	PA16-828607	SEEOF SEE OFFICER GO		NO	YES	CLOSED CAD
2016-Nov-07	17:51	PA16-829410	ANIMAL ANIMAL LOST - FOUND		YES	YES	GENERAL OF
2016-Nov-07	19:40	PA16-829733	MVCNR MVC - NON-REPORTABLE		NO	YES	CLOSED CAD
2016-Nov-08	11:02	PA16-831787	MVCRNI MVC - REPORTABLE, NO INJU		YES	YES	TRACS CRAS
2016-Nov-08	16:54	PA16-833146	INFORM POLICE INFORMATION		YES	YES	TRACS CRAS
2016-Nov-08	17:32	PA16-833284	MVCNR MVC - NON-REPORTABLE		NO	YES	CLOSED CAD
2016-Nov-08	18:30	PA16-833466	REFER REFER TO OTHER AGENCY - P		YES	YES	TRACS CRAS
2016-Nov-08	19:54	PA16-833660	MVCNR MVC - NON-REPORTABLE		NO	YES	CLOSED CAD
2016-Nov-08	20:22	PA16-833733	ALRMF ALARM FALSE FAULT		YES	YES	TRACS CRAS
2016-Nov-09	08:07	PA16-834552	ALRMF ALARM FALSE FAULT		NO	YES	CLOSED CAD
2016-Nov-09	12:30	PA16-835352	ALRMF ALARM FALSE FAULT		NO	YES	CLOSED CAD
2016-Nov-09	15:28	PA16-835801	THEFTF THEFT - FRAUD/FORGERY		YES	YES	GENERAL OF
2016-Nov-09	16:55	PA16-836038	DISMT DISABLED MOTORIST ON ROAD		NO	YES	CLOSED CAD
2016-Nov-10	07:48	PA16-837438	DSCHK DOMESTIC SECURITY CHECK		NO	YES	CLOSED CAD
2016-Nov-10	08:24	PA16-837565	MVCNR MVC - NON-REPORTABLE		YES	YES	TRACS CRAS
2016-Nov-10	09:59	PA16-837878	CANCEL CANCELLED BY COMPLAINANT		NO	YES	CANCELLED

PENNSYLVANIA STATE POLICE
 CALL INFORMATION

Date Report Run : Thu, 2016-Dec-01

DISP	DESCRIPTION	DATE	TIME	OFFICER	STATUS	REASON	NO	YES	CLOSED CAD
DISH	DISABLED MOTORIST	2016-Nov-11	08:09	PA16-840930					
HVCNR	MVC - NON-REPORTABLE	2016-Nov-11	11:13	PA16-841511					TRACS CRAS
ANIMAL	ANIMAL LOST - FOUND	2016-Nov-11	13:16	PA16-841868					CLOSED CAD
CANCEL	CANCELLED BY COMPLAINANT	2016-Nov-11	13:43	PA16-841946					CANCELLED
DISH	DISABLED MOTORIST	2016-Nov-11	14:47	PA16-842080					CLOSED CAD
ROAD	ROAD HAZARD - ANIMAL - DE	2016-Nov-11	15:19	PA16-842130					CLOSED CAD
HVCNR	MVC - NON-REPORTABLE	2016-Nov-11	17:33	PA16-842540					TRACS CRAS
MVCI	MVC - INJURIES	2016-Nov-11	18:21	PA16-842682					TRACS CRAS
ALRMF	ALARM FALSE FAULT	2016-Nov-11	19:55	PA16-842950					CLOSED CAD
MISSP	MISSING PERSON	2016-Nov-11	20:45	PA16-843075					PAPER REPO
MVCI	MVC - INJURIES	2016-Nov-12	12:42	PA16-845056					TRACS CRAS
DISH	DISABLED MOTORIST	2016-Nov-12	13:54	PA16-845215					CLOSED CAD
INFORM	POLICE INFORMATION	2016-Nov-12	16:12	PA16-845513					CLOSED CAD
CANCEL	CANCELLED BY COMPLAINANT	2016-Nov-13	05:39	PA16-847329					CANCELLED
HVCNR	MVC - NON-REPORTABLE	2016-Nov-13	07:39	PA16-847413					TRACS CRAS
HVCNR	MVC - INJURIES	2016-Nov-13	14:15	PA16-848402					TRACS CRAS
HVCNR	MVC - REPORTABLE, NO INJU	2016-Nov-14	06:46	PA16-850079					TRACS CRAS
ROAD	ROAD HAZARD - ANIMAL - DE	2016-Nov-14	11:25	PA16-851261					CLOSED CAD
ALRMF	ALARM FALSE FAULT	2016-Nov-14	11:24	PA16-851266					CLOSED CAD
LOST	LOST ITEM - NON NCIC	2016-Nov-14	14:08	PA16-851967					GENERAL OF
DISH	DISABLED MOTORIST	2016-Nov-14	20:43	PA16-853345					CLOSED CAD
CANCEL	CANCELLED BY COMPLAINANT	2016-Nov-15	10:22	PA16-855101					CANCELLED
IDTHFT	IDENTITY THEFT	2016-Nov-15	12:53	PA16-855910					PAPER REPO
RAPD	REQUEST ASSIST - LOCAL PD	2016-Nov-15	15:50	PA16-856633					CLOSED CAD
CANCEL	CANCELLED BY COMPLAINANT	2016-Nov-15	21:47	PA16-857725					CLOSED CAD
ALRMF	ALARM FALSE FAULT	2016-Nov-15	22:32	PA16-857793					CLOSED CAD
DIST	DISTURBANCE/NOISE COMPLAI	2016-Nov-15	22:34	PA16-857797					GENERAL OF
ISTAT	INTERSTATE HIGHWAY - STAT	2016-Nov-16	00:34	PA16-857962					CLOSED CAD
INFORM	POLICE INFORMATION	2016-Nov-16	10:50	PA16-859684					CLOSED CAD
CANCEL	CANCELLED BY COMPLAINANT	2016-Nov-16	11:09	PA16-859783					CLOSED CAD
NOTCAS	MOTOR CARRIER SAFETY	2016-Nov-16	13:24	PA16-860401					CANCELLED
911	911 HANG UP CALL	2016-Nov-16	14:17	PA16-860630					CLOSED CAD
911	911 HANG UP CALL	2016-Nov-16	15:03	PA16-860801					CLOSED CAD
RDCOND	ROAD CONDITIONS - ALERT C	2016-Nov-16	19:16	PA16-861851					DUPLICATE
DOMO	DOMESTIC - OTHER	2016-Nov-16	22:11	PA16-862369					CLOSED CAD
RAO	REQUEST ASSIST - OTHER AG	2016-Nov-17	08:27	PA16-863185					GENERAL OF
ALRMF	ALARM FALSE FAULT	2016-Nov-17	16:10	PA16-864823					CLOSED CAD
LOCKC	LOCK OUT - CHILD INSIDE	2016-Nov-17	17:01	PA16-865029					CLOSED CAD
ALRMF	ALARM FALSE FAULT	2016-Nov-18	11:27	PA16-867596					CLOSED CAD
RAPD	REQUEST ASSIST - LOCAL PD	2016-Nov-18	11:43	PA16-867648					CLOSED CAD
MVCDHR	MVC - DUI - HIT AND RUN	2016-Nov-18	11:56	PA16-867692					CLOSED CAD
ALRMF	ALARM FALSE FAULT	2016-Nov-18	14:01	PA16-868327					TRACS CRAS
INFORM	POLICE INFORMATION	2016-Nov-18	15:20	PA16-868644					CLOSED CAD
MVCDHR	MVC - NON-REPORTABLE	2016-Nov-18	18:18	PA16-869423					TRACS CRAS
INFORM	ALARM FALSE FAULT	2016-Nov-19	10:55	PA16-871702					CLOSED CAD
INFORM	POLICE INFORMATION	2016-Nov-19	13:13	PA16-872109					CLOSED CAD
PATCHK	PATROL CHECK	2016-Nov-19	17:15	PA16-872811					CLOSED CAD
ROAD	ROAD HAZARD - ANIMAL - DE	2016-Nov-19	17:49	PA16-872919					CLOSED CAD
ALRMF	ALARM FALSE FAULT	2016-Nov-19	19:38	PA16-873219					TRACS CRAS
HVCNR	MVC - REPORTABLE, NO INJU	2016-Nov-20	07:51	PA16-874469					PAPER REPO
THEFT	THEFT	2016-Nov-20	08:38	PA16-874577					TRACS CRAS
ROAD	ROAD HAZARD - ANIMAL - DE	2016-Nov-20	09:40	PA16-874763					CLOSED CAD
ALRMF	ALARM FALSE FAULT	2016-Nov-20	09:55	PA16-874835					CLOSED CAD
RAO	REQUEST ASSIST - OTHER AG	2016-Nov-20	09:59	PA16-874851					CLOSED CAD
DISH	DISABLED MOTORIST	2016-Nov-20	15:24	PA16-875677					CLOSED CAD

PENNSYLVANIA STATE POLICE
CALL INFORMATION

Date Report Run : Thu, 2016--Dec-01

2016-Nov-22 09:37	PA16-881724	CANCEL	CANCELLED BY COMPLAINANT	NO	YES	CANCELLED
2016-Nov-22 10:03	PA16-881864	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2016-Nov-22 13:02	PA16-882697	MVCNR	MVC - NON-REPORTABLE	YES	YES	TRACS CRAS
2016-Nov-22 17:47	PA16-884007	MVCNR	MVC - NON-REPORTABLE	YES	YES	TRACS CRAS
2016-Nov-22 20:02	PA16-884453	MVCNR	MVC - NON-REPORTABLE	YES	YES	TRACS CRAS
2016-Nov-23 06:32	PA16-885567	MVCNR	MVC - NON-REPORTABLE	YES	YES	TRACS CRAS
2016-Nov-23 14:28	PA16-889804	THEFT	THEFT	YES	YES	PAPER REPO
2016-Nov-23 19:27	PA16-892244	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2016-Nov-24 18:09	PA16-897138	MVCNRNI	MVC - REPORTABLE, NO INJU	YES	YES	TRACS CRAS
2016-Nov-24 18:29	PA16-897187	MVCSP	MVC - PSP VEHICLE, NO INJ	YES	YES	TRACS CRAS
2016-Nov-24 20:03	PA16-897466	DISM	DISABLED MOTORIST	NO	YES	CLOSED CAD
2016-Nov-25 10:50	PA16-900548	MVCHR	MVC - HIT AND RUN, NO INJ	YES	YES	TRACS CRAS
2016-Nov-25 15:31	PA16-903084	911	911 HANG UP CALL	NO	YES	CLOSED CAD
2016-Nov-25 15:50	PA16-903248	ALRMF	ALARM FALSE FAULT	NO	YES	CLOSED CAD
2016-Nov-25 19:08	PA16-904876	INFORM	POLICE INFORMATION	NO	YES	CLOSED CAD
2016-Nov-26 07:35	PA16-907748	MVCNRNI	CANCEL CANCELLED BY COMPLAINANT	NO	YES	CLOSED CAD
2016-Nov-26 17:34	PA16-912114	MVCNRNI	MVC - REPORTABLE, NO INJU	NO	YES	CLOSED CAD
2016-Nov-26 17:40	PA16-912150	INFORM	POLICE INFORMATION	YES	YES	TRACS CRAS
2016-Nov-26 23:35	PA16-913884	TRADUI	TRAF VIOL-DUI ALCOHOL	NO	YES	CLOSED CAD
2016-Nov-27 04:47	PA16-914699	INFORM	POLICE INFORMATION	NO	YES	PAPER REPO
2016-Nov-27 08:24	PA16-915143	CANCEL	CANCELLED BY COMPLAINANT	NO	YES	CLOSED CAD
2016-Nov-27 15:02	PA16-917461	DISM	DISABLED MOTORIST	NO	YES	CLOSED CAD
2016-Nov-27 17:34	PA16-918420	DIST	DISTURBANCE/NOISE COMPLAI	YES	YES	GENERAL OF
2016-Nov-28 07:20	PA16-920176	911	911 HANG UP CALL	NO	YES	CLOSED CAD
2016-Nov-28 08:19	PA16-920277	MVCNR	MVC - NON-REPORTABLE	NO	YES	TRACS CRAS
2016-Nov-28 10:09	PA16-920625	DISMT	DISABLED MOTORIST ON ROAD	YES	YES	PAPER REPO
2016-Nov-28 13:01	PA16-921194	THEFT	THEFT	NO	YES	CLOSED CAD
2016-Nov-28 16:55	PA16-921848	MVCNR	MVC - NON-REPORTABLE	NO	YES	TRACS CRAS
2016-Nov-29 16:12	PA16-924625	ABNVEH	ABANDONED VEHICLE	YES	YES	GENERAL OF
2016-Nov-29 20:57	PA16-925298	DISHT	DISABLED MOTORIST ON ROAD	NO	YES	CLOSED CAD
2016-Nov-29 22:33	PA16-925459	ALRMF	ALARM FALSE FAULT	YES	YES	CLOSED CAD
2016-Nov-29 22:50	PA16-925479	RAO	REQUEST ASSIST - OTHER AG	NO	YES	CLOSED CAD
2016-Nov-30 09:36	PA16-926368	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2016-Nov-30 09:39	PA16-926378	DSCHK	DOMESTIC SECURITY CHECK	NO	YES	CLOSED CAD
2016-Nov-30 12:23	PA16-926896	DRUGP	DRUG - POSSESSION	NO	YES	DUPLICATE
2016-Nov-30 14:12	PA16-927217	THEFT	THEFT	NO	YES	PAPER REPO
2016-Nov-30 15:00	PA16-927334	THEFT	THEFT	YES	YES	GENERAL OF
2016-Nov-30 15:54	PA16-927438	DISM	DISABLED MOTORIST	YES	YES	PAPER REPO
2016-Nov-30 18:03	PA16-927824	MVCI	MVC - INJURIES	NO	YES	CLOSED CAD
				YES	YES	TRACS CRAS

* END OF SYNOPSIS REPORT *

2016-Nov-10 12:06 PA16-838311 DSCHK DOMESTIC SECURITY CHECK
 2016-Nov-10 15:18 PA16-838879 REFER REFER TO OTHER AGENCY - P
 2016-Nov-10 15:44 PA16-838959 REFER REFER TO OTHER AGENCY - P
 2016-Nov-10 16:40 PA16-839140 INFORM POLICE INFORMATION
 2016-Nov-10 17:53 PA16-839386 MVCNR MVC - REPORTABLE, NO INJU
 2016-Nov-10 18:48 PA16-839551 MVCNR MVC - NON-REPORTABLE
 2016-Nov-10 22:56 PA16-840125 ROAD ROAD HAZARD - ANIMAL - DE

2016-Nov-20 15:53 PA16-875758 ROAD ROAD HAZARD - ANIMAL - DE
 2016-Nov-20 21:05 PA16-876549 TRADUI TRAF VIOL-DUI ALCOHOL
 2016-Nov-21 04:53 PA16-877105 MVCNR MVC - REPORTABLE, NO INJU
 2016-Nov-21 11:29 PA16-878325 DISM DISABLED MOTORIST
 2016-Nov-21 12:56 PA16-878695 MVCNR MVC - REPORTABLE, NO INJU
 2016-Nov-21 15:53 PA16-879376 MVCNR MVC - NON-REPORTABLE
 2016-Nov-21 22:21 PA16-880526 DISM DISABLED MOTORIST
 2016-Nov-22 08:05 PA16-881282 TROTH TRAF VIOL OTHER
 2016-Nov-22 08:28 PA16-881392 MVCDD MVC - DUI - DRUGS

NO YES CLOSED CAD
 NO YES REFER
 NO YES CLOSED CAD
 NO YES CLOSED CAD
 YES YES TRACS CRAS
 YES YES TRACS CRAS
 NO YES CLOSED CAD

IO YES CLOSED CAD
 YES YES PAPER REPO
 YES YES TRACS CRAS
 IO YES CLOSED CAD
 YES YES TRACS CRAS
 YES YES TRACS CRAS
 YES YES TRACS CRAS
 IO YES CLOSED CAD
 IO YES CLOSED CAD
 YES YES TRACS CRAS

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, NOVEMBER 16, 2016 – 6:00 PM**

CALL TO ORDER by Chair Caughlan at 6:00 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: SUSAN G. CAUGHLAN [X]
STEPHEN C. QUIGLEY [X]
ARTHUR C. BUSTARD [X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced that the Board of Supervisors had met in Executive Session on October 24 to discuss the following issues: a matter of real estate, in specific the consideration of an offer received to purchase property; a matter of real estate, in specific the consideration of a potential property purchase; and, a matter of litigation, in specific Mollick v. the Worcester Township Board of Supervisors and individual Board members, Montgomery County Court of Common Pleas socket number 15-13760. No decisions on these matters will be made at this evening's Business Meeting.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the public comment period permitted at public meetings, underground storage tanks at the North Penn Army Reserve Base property, the Township's capital reserve fund for the possible acquisition of the North Penn Army Reserve Base, and deposits made to the Township's capital reserve fund for the possible acquisition of the North Penn Army Reserve Base.
- David Toddes, Worcester, commented on increased traffic volumes generated by future development in Center Point Village.

PRESENTATIONS

- a) Center Point Village Zoning Ordinance – Brandon Rudd, Montgomery County Planning Commission, provided an overview of the development of the proposed Center Point Village Zoning Ordinance. Mr. Rudd commented on ordinance objectives.

Mr. Rudd commented on current and proposed uses, permitted housing types, and the utilization of transfer development rights. Mr. Rudd commented on the proposed density bonus, open space requirement, mixed-use provisions, and dimensional and design standards.

Mr. Rudd commented on parking requirements, driveway standards, pedestrian amenities, and outdoor storage and debris collection areas.

Mr. Rudd noted the proposed uses are permitted by conditional use approval of the Board of Supervisors.

Chair Caughlan commented on the conversion of existing homes. Mr. Rudd noted ordinance provisions that provide for pre-1940 structures to be converted to multi-family dwelling units. Mr. Rudd noted the ordinance language will be clarified so to confirm that subdivisions and land developments must comply with the ordinance.

Supervisor Bustard commented on permitting uses by conditional use approval or by right. Mr. Rudd stated the Planning Commission preferred permitting uses by conditional use approval, but he noted the Board may select either option.

Robert Hayes, Worcester, commented on the Montgomery County Planning Commission's role in developing the ordinance, the proposed development of the Palmer property, uses permitted by the ordinance, the Planning Commission's recommendation to the Board of Supervisors, and the Board of Supervisors consideration of the proposed ordinance.

Mr. Toddes, Worcester, commented on increased traffic volumes generated by future development in Center Point Village, walkability in the Village, Board of Supervisors consideration of the proposed ordinance, pedestrian connections to Heebner Park and neighboring developments, and mass transit alternatives. Supervisor Bustard commented on transportation planning set forth in the Worcester Township Act 209 Transportation Capital Improvement Plan.

Arlene Valtino, Worcester, commented on the public comment of Dr. Mollick.

Jim Phelan, Worcester, commented on walkability in the Village, commercial uses permitted by the ordinance, open spaces in the Village, and pedestrian connections to neighboring developments.

Ken David, Worcester, commented on the ordinance's gas station canopy and building footprint regulations, and the integration of residential and commercial uses.

Bob Andorn, Worcester, commented on the public comment period permitted at public meetings, uses permitted by the ordinance, and the subjectivity of conditions and criteria applicable to uses permitted by the ordinance.

Bob Curtis, Worcester, commented on traffic volumes in the Village, and traffic studies for future development in the Village.

Pam Cherry, Worcester, commented on existing parks in the Village area, traffic volumes in the Village, existing commercial development in the Village, and other commercial properties in the Village to be developed.

Chair Caughlan noted the Board of Supervisors would not vote on the ordinance at this evening's Business Meeting.

OTHER BUSINESS

- There was no other business discussed at this evening's Work Session.

ADJOURNMENT

There being no further business brought before the Board, Chair Caughlan adjourned the Work Session Meeting at 7:28 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, NOVEMBER 16, 2016 – 7:30 PM**

CALL TO ORDER by Chair Caughlan at 7:39 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: SUSAN G. CAUGHLAN [X]
STEPHEN C. QUIGLEY [X]
ARTHUR C. BUSTARD [X]

INFORMATIONAL ITEMS

- Bob Brant, Township Solicitor, announced that the Board of Supervisors had met in Executive Session prior to this evening's meeting to discuss a matter of real estate, in specific the possible acquisition of the North Penn Army Reserve Base. No decision on this matter will be made at this evening's Business Meeting.

PUBLIC COMMENT

- Kim McClintock, Worcester, commented on deer crossing signage at North Wales Road. Tommy Ryan, Township Manager, will address this matter.
- Jim Mollick, Worcester, commented on current litigation, and Township expenses for current litigation.

OFFICIAL ACTION ITEMS

- a) Consent Agenda – Chair Caughlan asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

Supervisor Bustard made a motion to approve a consent agenda that includes (a) the Treasurer's Report and other Monthly Reports for October 2016, (b) bill payment for October 2016 in the amount of \$267,442.13; (c) the October 19, 2016 Work Session minutes; and, (d) the October 19, 2016 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

Bob Andorn, Worcester, commented on the availability of meeting information before the meeting. Dr. Mollick commented on the availability of meeting information before the meeting, fees billed by Township Counsel for the Cutler litigation, and fees billed by the Township Solicitor.

By unanimous vote the Board adopted the motion to approve.

- b) Resolution 2016-35 – Mr. Ryan provided an overview of a Preliminary/Final Plan of subdivision for a lot line change at 1853 Green Hill Road.

Supervisor Bustard made a motion approve Resolution 2016-35, to approve a Preliminary/Final Plan of subdivision for a lot line change at 1853 Green Hill Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- c) Resolution 2016-36 – Mr. Ryan provided an overview of a Preliminary Plan of subdivision for two lots at 3130 Skippack Pike.

Chair Caughlan commented on potential future subdivisions of the parcels, and the need for a variance to allow the proposed lot width at one lot. Mr. Brant noted approval is conditioned upon the Applicant obtaining a variance before the submission of a Final Plan.

Supervisor Quigley made a motion approve Resolution 2016-36, to approve a Preliminary Plan of subdivision for two lots at 3130 Skippack Pike. The motion was seconded by Supervisor Bustard.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) Resolution 2016-37 – Carl Weiner, Attorney for the Applicant, provided an overview of Preliminary Plan of subdivision for a 39 lots at Whitehall Road.

Rolph Graf, Engineer for the Applicant, commented on proposed open space and stream and perimeter buffers.

Mr. Weiner stated the Applicant will comply with all comments in the Township Engineer's November 7 review letter.

Chair Caughlan commented on a trail connection to Berks Road. Mr. Graf stated this easement will be added to the Final Plan.

Chair Caughlan commented on existing structures at the property. Mr. Graf stated the dwellings at Lot 1 and Lot 21 will be retained, and the remaining dwellings razed.

Supervisor Bustard made a motion approve Resolution 2016-37, to approve a Preliminary Plan of subdivision for a 39 lots at Whitehall Road. The motion was seconded by Supervisor Quigley.

Eileen Ghenn, President of the Stony Creek Farms Homeowners Association, stated the HOA is not opposed to approval of the Preliminary Plan, and stated the Applicant must continue to work with the Township and the HOA to fully address all outstanding issues. Dr. Mollick commented on a conflict of interest for the Members, contributions made to a political organization by the property owner and the Attorney for the Applicant, the treatment of sanitary sewer flows from the proposed development at the Center Square Golf Course, and comments made by the Chairman of the Planning Commission Chairman relative to the Planning Module and the treatment of sanitary sewer flows from the proposed development at the Center Square Golf Course. Bill Goulding, Worcester, commented on Preliminary Plan approval procedure, and Applicant expenditures during the approval process. Michael Bale, Worcester, noted the Applicant must to continue to work with the Township to fully address all outstanding issues.

By unanimous vote the Board adopted the motion to approve.

- e) 2017 Budget – Mr. Ryan provided an overview of the draft 2017 Budget. Mr. Ryan commented on current and proposed staffing, receipt and expenditure trends, taxes and fees, and public services. Mr. Ryan noted the Budget does not propose the hire of additional employees, does not include new taxes, and does not propose an increase to existing taxes. Mr. Ryan noted the Budget proposes a 2.4% increase to residential and commercial sanitary sewer service fees, an increase of \$1 per month for residential customers.

Mr. Ryan commented on the budget document; he noted the document format was revised to include narratives, graphics and exhibits.

Supervisor Quigley commented on the budget document format.

Chair Caughlan commented on potential improvements at Mount Kirk Park. It was the consensus of the Members to direct staff to prepare a plan of proposed capital expenses for all Township parks in the coming year.

Supervisor Bustard made a motion to authorize advertisement of the draft 2017 Budget for public inspection. The motion was seconded by Supervisor Quigley.

Tim Creelman, Worcester, commented on proposed transfers, Capital Fund receipts and expenditures, and Capital Fund reserve accounts. Mr. Andorn thanked Township staff for their work on the Budget and the Budget materials provided. Dr. Mollick commented on the Capital Fund reserve account for the possible acquisition of the North Penn Army Reserve Base, Right-to-Know Law expenditures, Right-to-Know Law compliance efforts of Township staff, legal expenditures, and conditional use expenditures.

By unanimous vote the Board adopted the motion to approve.

- f) settlement agreement – Mr. Brant provided an overview of a proposed property assessment settlement agreement as to Mullen, et. al. v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket #14-31021, with payment to the Plaintiff in the amount of \$34.

Supervisor Bustard made a motion approve a settlement agreement as to Mullen, et. al. v. Montgomery County Board of Assessment Appeals, et al., Montgomery County Court of Common Pleas Docket #14-31021, with payment to the Plaintiff in the amount of \$34. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

OTHER BUSINESS

- There was no other business discussed at this evening's meeting.

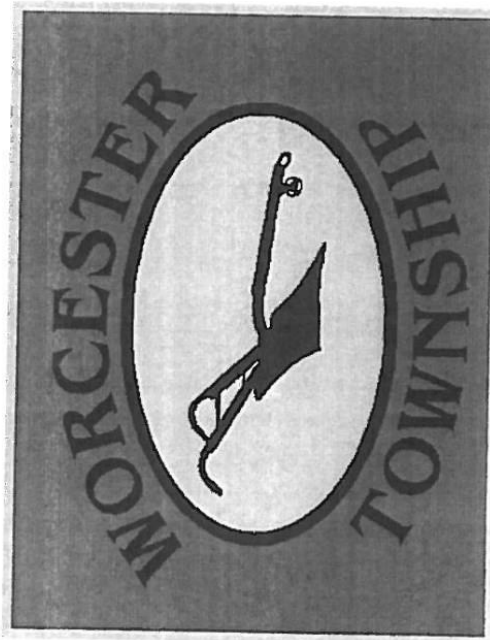
ADJOURNMENT

There being no further business brought before the Board, Chair Caughlan adjourned the regularly scheduled meeting at 8:55 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

2017 Budget



December 21, 2016

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ERECTED INTO A TOWNSHIP IN 1753
TOWNSHIP OF WORCESTER
 AT THE CENTER POINT OF MONTGOMERY COUNTY
 PENNSYLVANIA

December 21, 2016

The Honorable Board of Supervisors
 Township of Worcester Township
 1721 Valley Forge Road, Post Office Box 767
 Worcester, PA 19490

Dear Board of Supervisors,

On behalf of the employees of Worcester Township, I am pleased to submit the proposed 2017 Budget for our community, to be considered at this evening's Business Meeting. The Budget sets forth a financial plan for our Township during the next twelve months. And it calls to attention those trends, opportunities and challenges that we are likely to face in the years to come.

- General Fund

The 2017 Budget does not include new taxes, and does not increase existing taxes. Worcester Township's real estate tax rate, at 0.05 mills, is the second lowest among the 67 municipalities in Montgomery County.

The Budget is conservative in that it assumes revenues from the Township's four primary receipts – the earned income tax, real estate transfer tax, cable television franchise fees and building permit fees – will not exceed that amount projected to be collected in 2016. Revenue from the Township's largest receipt, the earned income tax, is assumed to remain steady, at approximately \$2.53 million. This is thanks in large measure to the diversity of employment among Township residents.

The Budget anticipates a slow-down in new housing construction as development at the Preserve at Worcester and Applewood Estates subdivisions draw to a close. And while a limited number of homes may be constructed at smaller subdivisions in the coming year, the Budget does not assume that this will occur. As such, the Budget reflects a 28% decrease in real estate transfer tax receipts and a 30% decrease in building permit fees in 2017.

The Budget does not propose the hire of additional full-time employees. During the previous two years, Township employees have worked to assume new duties, and as a result of their hard efforts the number of full-time employees has decreased from fourteen to twelve since 2015.

While the hire of additional employees in the Administration Department is not anticipated in the coming years, it is likely that one Public Works Laborer will be hired in 2018 or 2019. This will be done in order to properly maintain the Township's expanding roadway and parks networks.

The Township's participation in a multi-municipal health care cooperative has helped to control the rising cost of this insurance. Premiums for most fully-funded insurance plans have increased by 15% or more during the previous twelve months. In 2017, Township medical and dental

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insurance premiums will increase by 2% and 3% respectively, which follows a year in which there was no increase to either premium.

Unfunded mandates continue to challenge the Township's financial position. If not revised or repealed, stormwater regulations imposed by the US Environmental Protection Agency and the Pennsylvania Department of Environmental Protection will cost Worcester taxpayers hundreds of thousands of dollars in the coming decade. The Township is working with neighboring municipalities to develop a sensible stormwater management program that protects our natural resources at a price our community can afford.

Lastly, the Budget continues in its strong support of organizations that help to protect and preserve a higher quality of life in Worcester Township... including the Worcester Township Volunteer Fire Department and the Norristown Public Library, our community's public library. We provide financial assistance to these important organizations because we know that, by working together today, we can best address the challenges of tomorrow.

- Capital Fund

The Budget includes \$475,000 for the 2017 Road Program. In addition, the State Fund (below) provides an additional \$340,000 in road improvement dollars for next year's Road Program. This significant investment reflects the Township's commitment to maintain a safe and sound infrastructure network.

The Budget provides for the purchase of one large dump truck, one tractor and two mowers. All purchases replace existing equipment that has reached the end of its useful life. The Township takes great pride in maintaining its equipment so to maximize its useful life.

The Budget provides for the replacement of four computer workstations and one server. This investment will allow the Township to utilize the technologies needed to deliver services in a cost-effective manner.

Lastly, the Budget funds construction of a parking lot to serve the recently-constructed soccer field at Heebner Park, and also funds open space acquisition projects, including the possible acquisition of the former North Penn Army Reserve Base.

- Sewer Fund

The Budget includes a 2.4% increase to the residential and commercial sewer service fee. For a single-family home this translates to an increase of \$1 per month.

The Valley Green Wastewater Treatment Plant, one of two Township-owned wastewater treatment plants, possesses significant capacity for new connections. The plant serves the Village of Center Point Village, an area at which growth is anticipated in the coming years. But until this development breaks ground the Budget will assume few additional connections will be made to the sanitary sewer system. Six connections are projected to be made in the coming year.

The Budget provides \$90,000 for capital improvements to the sanitary sewer system. As the system ages, the Township will remain committed to providing required preventative maintenance and improvements. This will ensure the system operates properly, and as efficiently as possible.

- State Fund

Unlike many other municipalities, Worcester Township does not restrict road improvement projects to that which can be funded by the Commonwealth's annual Liquid Fuel ("gas tax") allocation. And unlike many other municipalities, Worcester Township does not use any portion of this allocation to pay employee salaries or to purchase supplies and equipment. This is because the Township recognizes that Liquid Fuel funding is insufficient to meet our roadway maintenance demands, and the Township is committed to providing those funds needed to properly maintain our community's 53-mile roadway network. Therefore, Worcester Township dedicates every Liquid Fuel dollar received for roadway construction, and the Township budgets significant supplemental construction and engineering funding from the General Fund and Capital Fund.

On January 1, 2017 the Commonwealth will assess the third and final increase to the wholesale gas tax as was authorized under the 2013 transportation reform law. The Budget does not assume these additional dollars will be received in 2017; if any funding "bump" materializes, Pennsylvania municipalities are likely to receive these dollars in 2018.

Sincerely,



Tommy Ryan,
Township Manager.

GENERAL FUND

Taxes

The **earned income tax** is Worcester's primary revenue source. This tax is assessed on all earned income – such as wages, salaries and commissions – and this tax is proposed to remain assessed at the rate of one-half of one percent (0.5%). There is no proposed change to this tax in 2017. The tax is not assessed on Social Security benefits, pension payments, retirement fund distributions, investment earnings or unemployment compensation. Beginning in 2010 the State required the collection of the earned income tax to be undertaken on a county-wide basis. This receipt is projected to remain relatively flat in the coming year.

A **real estate transfer tax**, at the rate of one-half of one percent (0.5%), is assessed on the sale of real property. There is no proposed change to this tax in 2017. This receipt fluctuates with the number and price of properties sold in the Township. 2017 will likely see the end of sales at the Applewood and Preserve at Worcester developments, and no sizable residential development is expected to generate new home sales during the coming year. As such, the Budget assumes an approximate 28% decrease in this receipt from 2016 projected revenues, to \$245,000 from \$345,000. Based on previous year receipts the budgeted amount represents a "base" real estate transfer tax, which would encompass the annual sale of existing homes only, under average real estate market conditions.

Worcester Township boasts the second lowest **property tax** in Montgomery County. The Township's property tax is levied at 0.05 mills, and there is no proposed change to this tax in 2017. The owner of a property in Worcester Township that is assessed at \$400,000 pays \$20 in property tax to the Township. This same owner pays \$1,383 in property tax to Montgomery County (3.459 mills), and \$11,496 in property tax to the Methuen School District (28.74 mills).

Worcester collects an annual **per capita tax** at the rate of \$1 per adult residing in the Township. The Methuen School District collects this same tax at the rate of \$15 per adult residing in the Township.

Beginning in 2017 the Township will book the receipt of **impact fees** to the Capital Fund. At this time the Township collects a Traffic Impact Fee that is assessed against new development. Traffic Impact Fees are used to construct improvements to the community's roadway network so to meet the demands that future development will place on this critical infrastructure.

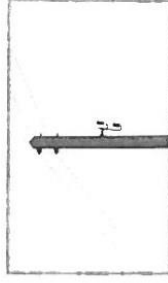
Taxes	Code	2016 Budget	2016 Projected	2017 Budget
property, current	301-100	\$ 47,337.00	\$ 47,300.00	\$ 47,200.00
property, financed	301-500	\$ 600.00	\$ 790.00	\$ 770.00
property, interim	301-600	\$ 250.00	\$ 270.00	\$ 260.00
per capita, current	310-010	\$ 5,000.00	\$ 4,800.00	\$ 4,755.00
per capita, delinquent	310-030	\$ 750.00	\$ 1,025.00	\$ 1,010.00
real estate transfer	310-100	\$ 250,000.00	\$ 354,770.00	\$ 245,000.00
earned income	310-210	\$ 2,400,000.00	\$ 2,550,000.00	\$ 2,535,000.00
earned income, prior year	310-220	\$ 100.00	\$ -	\$ 100.00
impact fees	310-900	\$ 56,776.00	\$ 32,040.00	\$ -
		\$ 2,760,813.00	\$ 2,980,995.00	\$ 2,834,095.00

GENERAL FUND

Licenses & Permits

In past years the Township collected a modest fee from companies that provide waste removal services in the community. In 2015 the Pennsylvania Department of Environmental Protection notified the Township that it could no longer collect these trash hauler fees.

As permitted by Federal Law, the Township assesses a 5% tax on the gross receipts of cable television companies that have installed transmission lines within public rights-of-way. At this time two companies, Comcast and Verizon, pay this **franchise fee** to the Township. The franchise fee is paid on a quarterly basis, and while the Township has seen modest increases in this receipt in recent years, the Budget assumes this revenue will remain flat in the coming year.



A **road opening permit** is required whenever a public street is opened to service a utility line or for any other reason. This permit fee provides for the administrative expense to issue the permit, and any inspection costs are paid by an escrow posted by the individual or company doing the work.

Modest receipts are generated by **sign permits**, **yard sale permits** and **solicitation permits**. These permits are required to help maintain our community's higher quality of life.

Licenses & Permits	code	2016 Budget	2016 Projected	2017 Budget
trash hauler fees	321-340	\$ -	\$ -	\$ -
franchise fees	321-800	\$ 220,000.00	\$ 229,985.00	\$ 220,000.00
road opening permits	322-820	\$ 750.00	\$ 500.00	\$ 500.00
sign permits	322-900	\$ 200.00	\$ 125.00	\$ 250.00
yard sale permits	322-910	\$ 175.00	\$ 200.00	\$ 140.00
solicitation permits	322-920	\$ 100.00	\$ 900.00	\$ 250.00
		\$ 221,225.00	\$ 231,710.00	\$ 221,140.00

GENERAL FUND

Fines & Forfeits

The District Magistrate collects court fines for citations issued by the Pennsylvania State Police and the Worcester Township Codes Department. This revenue is projected to remain flat in 2017.

In 2012, the Commonwealth adopted a law that eliminated the sharing of vehicle code violation revenues with municipalities that utilize Pennsylvania State Police services. This revenue source is not expected to be restored in the foreseeable future.



Fines & Forfeits	code	2016 Budget	2016 Projected	2017 Budget
ordinance violations	331-120	\$ 2,500.00	\$ 1,510.00	\$ 1,000.00
		\$ 2,500.00	\$ 1,510.00	\$ 1,000.00

Interest & Rents

The Township invests its funds in interest-bearing instruments and accounts, in accordance with State Law and best management practices. Earnings fluctuate upon the interest rate received, a rate that is governed by many factors. Interest rates are presently at historic lows, and are projected to remain at this level throughout 2017. Beginning in 2017 the Township will include its reserves in the Capital Fund, and the General Fund will provide for day-to-day receipts and operating expenses only. As such most of the interest receipt will be booked to the Capital Fund in the coming year.



Rents and royalties include receipts from the rental of the Township's Community Hall and a Township-owned single-family home on Hollow Road.

The Township owns two properties on which cell towers are constructed. Tower owners lease the ground from the Township, and the also pay to the Township a portion of the rent paid by the owners of communication arrays that are mounted on the towers.

Interest & Rents	code	2016 Budget	2016 Projected	2017 Budget
interest	341-000	\$ 20,000.00	\$ 36,650.00	\$ 1,000.00
rents & royalties	342-000	\$ 25,000.00	\$ 15,600.00	\$ 17,681.00
cell tower rental	342-120	\$ 130,764.00	\$ 132,600.00	\$ 140,632.32
		\$ 175,764.00	\$ 184,850.00	\$ 159,313.32

GENERAL FUND

Intergovernmental Revenue

The General Fund includes revenue from grants for operating projects only, and only after the grants have been awarded. The revenue from grants for capital projects, such as park and trail acquisition and development, are booked to the Capital Fund. In 2017 Worcester will receive a \$4,275 grant to fund preventative maintenance services at thirteen traffic signals throughout the Township.



The Township receives fees for each of the four liquor licenses issued in Worcester, and additional fees upon a license transfer. The 2017 Budget assumes no change to either the alcohol license fee rate or the number of licenses issued in the Township.

The Commonwealth assesses a foreign fire insurance tax on certain insurance policies, and earmarks a portion of these funds to support volunteer fire company relief associations. The funds are remitted to the Township, and the Township is required to forward all dollars received to the local fire relief association, which in our community is the Worcester Volunteer Fire Department Relief Association. The 2017 Budget assumes the same level of assistance as that received in 2016.

The Commonwealth likewise assesses a foreign casualty insurance tax on certain insurance policies, and earmarks a portion of these funds to support public employee pension plans. The 2017 Budget assumes the same level of assistance as that received in 2016.

Intergov. Revenue	code	2016 Budget	2016 Projected	2017 Budget
grants	354-090	\$ 10,000.00	\$ -	\$ 4,275.00
utility realty tax	355-010	\$ 3,050.00	\$ 2,823.00	\$ 2,823.00
alcohol license fees	355-040	\$ 800.00	\$ 1,000.00	\$ 1,000.00
foreign casualty	355-050	\$ 52,000.00	\$ 56,870.32	\$ 56,870.32
foreign fire	355-070	\$ 105,000.00	\$ 101,086.86	\$ 101,086.86
lemis court grant	357-080	\$ 10,000.00	\$ 8,620.00	\$ -
		\$ 180,850.00	\$ 170,600.18	\$ 166,055.18

GENERAL FUND

Charges for Services

The Budget assumes no significant land development applications will be submitted in 2017, and includes **land development fees** for three minor subdivision plans only. The Budget also includes the submission of one **Conditional Use** application, one **zoning amendment** application and six **Zoning Hearing Board** applications.

Building permit fees are budgeted to decrease to \$120,000 from the \$180,000 projected to be received in 2016. The decrease is attributable to (1) the pending build-out of the Applewood and Preserve at Worcester subdivisions, and (2) the assumption that no larger residential or commercial developments will break ground in 2017. Based on previous year receipts, the budgeted amount represents permit fees attributable to existing properties only, and does not include any fees for significant improvements to commercial properties. A similar decrease is budgeted for **zoning permit fees**.

Beginning in 2017 **park cell tower rental** receipts will be booked to the above-noted cell tower rental line item, code 342-120.

The Budget assumes no growth in Pennsylvania Recreation and Park Society (PRPS) **ticket sales, sports & lesson fees** and **park trips** receipts.



Charges for Services	Code	2016 Budget	2016 Projected	2017 Budget
land development fees	361-300	\$ 5,000.00	\$ 7,850.00	\$ 2,250.00
Conditional Use fees	361-330	\$ 1,200.00	\$ -	\$ 2,350.00
Zoning Hearing Board fees	361-340	\$ 1,000.00	\$ 9,000.00	\$ 5,300.00
zoning amendment fees	361-350	\$ -	\$ -	\$ 1,350.00
map & publication sales	361-500	\$ 15.00	\$ 60.00	\$ 50.00
building permit fees	362-410	\$ 200,000.00	\$ 180,000.00	\$ 120,000.00
zoning permit fees	362-420	\$ 10,000.00	\$ 13,900.00	\$ 8,500.00
commercial U&O fees	362-450	\$ 500.00	\$ 775.00	\$ 500.00
driveway permit fees	362-460	\$ 880.00	\$ 600.00	\$ 195.00
park cell tower rental	367-342	\$ 20,820.00	\$ 20,820.00	\$ -
PRPS ticket sales	367-400	\$ 8,000.00	\$ 7,800.00	\$ 8,000.00
sports & lesson fees	367-408	\$ 30,000.00	\$ 20,600.00	\$ 23,000.00
park trips	367-409	\$ 7,500.00	\$ 8,700.00	\$ 7,000.00
		\$ 284,915.00	\$ 270,105.00	\$ 178,495.00

GENERAL FUND

Miscellaneous Revenue

Park miscellaneous revenue includes pavilion and field rental fees. The latter fee was enacted in 2016 to offset a portion of the increased costs to maintain the Township's athletic fields.

A significant portion -- about 85% -- of the budgeted miscellaneous income represents property tax reimbursements paid by the owners of the two cell towers located on Township property. In 2016 miscellaneous income also included a portion of proceeds from the sale of a Township-owned property, a non-recurring transaction.

Service charge fees are collected on payments made by credit card. The fee charged is equal to the actual amount charged by the credit card companies.



Miscellaneous Revenue	code	2016 Budget	2016 Projected	2017 Budget
park miscellaneous	367-420	\$ 1,500.00	\$ 8,100.00	\$ 4,900.00
miscellaneous income	381-000	\$ 1,000.00	\$ 28,300.00	\$ 8,160.00
service charge fees	381-001	\$ -	\$ -	\$ 1,200.00
		\$ 2,500.00	\$ 36,400.00	\$ 14,260.00

Other Financing

Worcester assesses a \$100 **escrow administration** fee for each escrow release processed by Township staff.

In past years the Township included capital expenditures in the General Fund, and provided an **interfund transfer** from the Capital Fund to the General Fund to meet these expenses. Beginning in 2017 the Township will budget capital expenditures to the Capital Fund, thus eliminating this transfer.

Other Financing	code	2016 Budget	2016 Projected	2017 Budget
escrow administration	383-200	\$ 800.00	\$ 900.00	\$ 800.00
interfund transfer	392-300	\$ 383,872.00	\$ 383,872.00	\$ -
		\$ 384,672.00	\$ 384,772.00	\$ 800.00

Legislative

This Department provides for the Worcester Township Board of Supervisors, and related expenses. The Board consists of three Members, each elected to an at-large six-year term at the local election held in odd-numbered years.



The Board of Supervisors establishes policy, sets levels of public services, adopts an annual budget, and enacts tax rates. In addition, the Board of Supervisors leads several important planning efforts and improvement projects, including the development of a parks system and the adoption of a Comprehensive Plan and Open Space Plan.

Each Supervisor receives a \$2,500 annual stipend and **benefits**, which includes health insurance, as permitted by State law. Worcester Township is a member of a multi-municipal non-profit health insurance trust, an arrangement that has helped to control health care expenses in recent years. For example, there was no increase to medical insurance premiums in 2016, and in 2017 there will be two and three percent increases to the health and dental premiums, respectively, which is considerably less than the premium increases of many other health care providers.

Consultant services include the fee paid to the Township's appointed auditor. This also includes planning services provided by the Montgomery County Planning Commission (MCPC). For 2017 the Township renegotiated its contract with the MCPC due to a decrease in land development activities. The new contract saves the Township an approximate \$9,000.

The Supervisors attend educational **meetings and seminars** throughout the year, to discuss issues that affect our community, and to learn about ways to improve our municipal operations. Many of the meetings and seminars are conducted by the Pennsylvania State Association of Township Supervisors (PSATS) and the Montgomery County Association of Township Officials (MCATO).

The Budget also funds membership **dues** to PSATS, MCATO and similar organizations.

Legislative	code	2016 Budget	2016 Projected	2017 Budget
payroll	400-110	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
benefits	400-150	\$ 65,750.00	\$ 65,710.00	\$ 68,917.14
consultant services	400-312	\$ 49,590.00	\$ 38,400.00	\$ 26,100.00
mileage reimbursement	400-337	\$ 250.00	\$ 320.00	\$ 500.00
dues & subscriptions	400-420	\$ 2,500.00	\$ 2,560.00	\$ 5,950.00
meetings & seminars	400-460	\$ 3,500.00	\$ 4,170.00	\$ 4,725.00
		\$ 129,090.00	\$ 118,660.00	\$ 113,692.14

Management

This Department provides for the Office of the Township Manager, which includes one full-time employee, the Township Manager.



The Township Manager is appointed by the Board of Supervisors, and serves as the municipality's chief administrative officer. The Township Manager prepares information for meetings of the Board of Supervisors, Planning Commission and Zoning Hearing Board. The Township Manager drafts the annual Budget, and implements the adopted Budget. The Township Manager's salary is approved by a resolution of the Board of Supervisors.

Previous year budgets booked one-half of the Township Manager's salary in this category, and one-half of the salary to the Codes Department. Beginning in 2017 the Township Manager's entire salary is booked to this Department.

Previous year budgets also included a portion of salary paid to the Assistant Township Manager. The Township eliminated this position in 2016, and reassigned the position's duties to other staff, for an approximate \$80,000 annual savings.

In lieu of the use of a Township vehicle, the Township Manager utilizes a personal vehicle for Township business, and receives a fixed monthly stipend for **mileage reimbursement**, fuel, maintenance and all insurances.

The Township Manager attends educational **meetings and seminars** throughout the year, including those conducted by the Pennsylvania State Association of Township Supervisors, the Montgomery County Association of Township Officials, and the Association of Pennsylvania Municipal Managers.

Management	code	2016 Budget	2016 Projected	2017 Budget
payroll	401-120	\$ 96,250.00	\$ 77,975.00	\$ 139,050.00
benefits	401-150	\$ 46,488.00	\$ 45,616.00	\$ 68,868.99
consultant services	401-312	\$ 10,000.00	\$ 3,565.00	\$ 5,000.00
mobile phone	401-321	\$ 600.00	\$ 600.00	\$ 600.00
mileage reimbursement	401-337	\$ 4,900.00	\$ 4,800.00	\$ 4,800.00
meetings & seminars	401-460	\$ 1,800.00	\$ 900.00	\$ 2,350.00
		\$ 160,038.00	\$ 133,456.00	\$ 220,669.99

GENERAL FUND

Finance

This Department provides for the Office of the Finance Director, which includes one full-time employee, the Finance Director.

The Finance Director is responsible for accounts receivable and payable, the administration of payroll, and the management of various benefit programs. The Finance Director works to identify, implement and maintain sound financial practices, and to ensure an accurate accounting of all public funds at all times. The Finance Director also serves as the Acting Township Manager when the Township Manager is unavailable to address any matter that requires immediate attention.

The community's long-time Finance Director retired in 2016. The 2016 Finance Department's salaries accounted for both the outgoing and incoming Finance Director, which illustrates the higher payroll and benefit expenses in 2016.

The Finance Director attends educational meetings and seminars throughout the year, including that conducted by the Pennsylvania State Association of Township Supervisors and the Delaware Valley Insurance Trust. The Budget provides additional funds for continuing education for this position.



Finance	code	2016 Budget	2016 Projected	2017 Budget
payroll	402-120	\$ 60,391.00	\$ 67,600.00	\$ 63,375.90
benefits	402-150	\$ 23,977.00	\$ 30,300.00	\$ 28,436.27
mobile phone	402-371	\$ 384.00	\$ 20.00	\$ 300.00
mileage reimbursement	402-337	\$ 300.00	\$ 250.00	\$ 300.00
meetings & seminars	402-460	\$ 500.00	\$ 260.00	\$ 1,300.00
		\$ 85,562.00	\$ 98,430.00	\$ 93,712.17

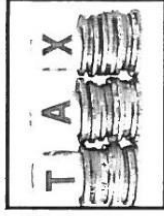
GENERAL FUND

Tax Collection

This Department provides for the elected and appointed tax collectors.

The elected tax collector collects property taxes only, and the Township pays 5% on the amount collected. The Township provides office supplies for the elected tax collector, and also pays a portion of tax bill mailing expenses.

The appointed tax collector collects the earned income tax and the per capita tax. This firm is appointed by the Montgomery County Tax Collection Committee (MCTCC), in which the Township is a member municipality. The MCTCC pays the firm 1.3% on the amount collected (professional services), which is deducted from the funds remitted to the Township. The Township also pays a share of the MCTCC operating budget that is proportional to the Township's receipts relative to the other members.



Because the Township levies a per capita tax at only \$1 per year, the Township does not pay a fee on this amount collected. Instead the fee is paid by the Methacton School District, which levies a per capita tax at \$15 per year.

Tax Collection	code	2016 Budget	2016 Projected	2017 Budget
payroll	403-110	\$ 2,367.00	\$ 2,350.00	\$ 2,411.50
benefits	403-150	\$ 181.00	\$ 182.00	\$ 184.72
office supplies	403-210	\$ 5,000.00	\$ 3,800.00	\$ 4,740.00
professional services	403-310	\$ 42,000.00	\$ 33,150.00	\$ 32,956.30
		\$ 49,548.00	\$ 39,522.00	\$ 40,292.52

GENERAL FUND

Legal

This Department provides for the Township's legal services. The Township Solicitor, appointed by the Board of Supervisors, represents the municipality in most legal matters. Due to the volume of legal assistance required on an average annual basis, the Township contracts for legal services rather than staffing in-house counsel, an arrangement that keeps legal fees as low as practical.

The Solicitor reviews contracts, ordinances and policy documents prior to their adoption, and provides legal advice to the Board of Supervisors and the Township Manager. The Solicitor also supports the Township's Open Records Officer to meet the requirements of the Commonwealth's Right-to-Know (RTK) Law



Legal	code	2016 Budget	2016 Projected	2017 Budget
general services	404-310	\$ 60,000.00	\$ 68,500.00	\$ 69,000.00
RTK services	404-320	\$ 50,000.00	\$ 48,500.00	\$ 12,000.00
		\$ 110,000.00	\$ 117,000.00	\$ 81,000.00

Clerical

This Department provides general clerical support to Township operations, and includes one full-time employee, the Administrative Assistant, and two part-time employees, the Receptionist and the File Clerk.



In 2016 the Receptionist was promoted to Administrative Assistant. At this time the Township assessed the need for a full-time Receptionist and determined the hire was not warranted. Instead, a part-time Receptionist was hired for an approximate \$15,000 savings per year.

In 2016 and 2017 the Administrative Assistant will be trained to serve as a back-up to the Finance Director position. The Budget provides additional funds for this education, in meetings and seminars.

The Budget also provides additional funds to service the Township computer network. The work is needed to update the network, and to maintain a secure network. The Budget also provides for annual software license fees.

The Budget provides for contracted payroll services, and for general office supplies. Budgeted postage funds provide for all mailings that are not sewer bills or the Township newsletter, which are funded by the Sewer Fund and the General Fund line item code 459.340, respectively.

Advertisements include legal ads the Township is required to publish by State Law in advance of select meetings and scheduled actions of the Board of Supervisors. State Law also mandates that the advertisements be published in certain newspapers, and these newspapers, in turn, charge hefty publication fees. To help offset this cost the Township Manager drafts most legal ads, and submits these to the Township Solicitor for edit, in lieu of having the Township Solicitor draft original ads.

Clerical	code	2016 Budget	2016 Projected	2017 Budget
payroll	405-140	\$ 77,980.00	\$ 76,700.00	\$ 80,150.48
benefits	405-150	\$ 45,319.00	\$ 50,900.00	\$ 31,475.85
office supplies	405-210	\$ 8,000.00	\$ 6,180.00	\$ 7,900.00
payroll services	405-310	\$ 13,520.00	\$ 13,800.00	\$ 14,850.00
telephone	405-321	\$ 6,000.00	\$ 5,800.00	\$ 5,085.00
postage	405-325	\$ 4,500.00	\$ 4,400.00	\$ 4,181.00
auto allowance	405-337	\$ 150.00	\$ 140.00	\$ 240.00
advertisement	405-340	\$ 7,000.00	\$ 4,200.00	\$ 9,000.00
meetings & seminars	405-460	\$ 1,000.00	\$ 970.00	\$ 5,150.00
computer expense	405-465	\$ 15,000.00	\$ 20,600.00	\$ 25,589.00
other expense	405-470	\$ 10,000.00	\$ 13,200.00	\$ 16,740.00
		\$ 188,469.00	\$ 196,890.00	\$ 200,361.33

GENERAL FUND

Engineering

This Department provides for the Township's engineering services. The Township Engineer, appointed by the Board of Supervisors, reviews subdivision and land development plans, assesses proposed public improvements, determines the appropriate amount of escrow releases, and provides guidance on the design and construction of Township improvements.

As a service to our community, the Township Engineer hosts weekly office hours at the Township Building. Residents may schedule an appointment to discuss stormwater matters, grading issues, or any property concern that is normally addressed by the Township Engineer. This service is available to Township residents at no cost.

The Budget provides an additional \$5,000 for grant support services. The Township upped its grant writing efforts in 2016, and will continue this in 2017. The Township Engineer's expertise is required for the proper completion of many grant applications.

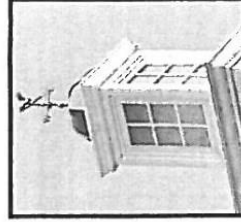


Township Building

This Department provides for the operation of the Township Building. The Township Building was designed to facilitate the efficient delivery of the public services. Proper operation and maintenance of the Township Building is required so to ensure the facilities do not become a burden to taxpayers.

Utilities include electric, water and internet service, as well as heating oil and propane gas, which is used for the back-up generator. In addition to providing for HVAC system preventative maintenance and cleaning services, **maintenance and repairs** fund parking lot light fixes as may be needed.

The **other expenses** line item has been revised to include expenses that were posted to other line items in previous year budgets. As this line item appears in several Budget Departments, the change will help to standardize the posting of these expenses.



Engineering	code	2016 Budget	2016 Projected	2017 Budget
engineering services	408-310	\$ 30,000.00	\$ 29,400.00	\$ 41,500.00
		\$ 30,000.00	\$ 29,400.00	\$ 41,500.00

Township Building	code	2016 Budget	2016 Projected	2017 Budget
utilities	409-136	\$ 10,000.00	\$ 8,900.00	\$ 10,260.00
maintenance & repairs	409-137	\$ 12,500.00	\$ 18,600.00	\$ 16,779.00
alarm service	409-142	\$ 3,500.00	\$ 2,500.00	\$ 3,612.00
other expenses	409-147	\$ 1,000.00	\$ 1,780.00	\$ 2,400.00
		\$ 27,000.00	\$ 31,780.00	\$ 33,051.00

GENERAL FUND

Garage

This Department provides for the operation of the Public Works Garage complex. The complex consists of a small administrative building that includes the office of the Public Works Director, a locker room and a lunch room for the Public Works team. The complex also includes a six-bay building in which vehicles, equipment and tools are stored. There is also a salt storage building that was constructed in 2016.

Utilities include electric, water and internet service, as well as propane gas, which is used for heating. In addition to providing for HVAC system preventative maintenance and cleaning services, **maintenance and repairs** fund trash and recycling services.

The **other expenses** line item has been revised to include expenses that were posted to other line items in previous year budgets. As this line item appears in several Budget Departments, the change will help to standardize the posting of these expenses.

Garage	code	2016 Budget	2016 Projected	2017 Budget
utilities	409-236	\$ 15,000.00	\$ 10,800.00	\$ 12,420.00
maintenance & repairs	409-237	\$ 10,000.00	\$ 9,900.00	\$ 9,464.40
alarm service	409-242	\$ 650.00	\$ 1,100.00	\$ 1,416.00
other expenses	409-247	\$ 250.00	\$ 200.00	\$ 1,500.00
		\$ 25,900.00	\$ 22,000.00	\$ 24,800.40

GENERAL FUND

Community Hall

This Department provides for the operation of the Township's Community Hall, which is located in Fairview Village. Meetings for the Board of Supervisors, Planning Commission and Zoning Hearing Board are held here. The Township allows a local scout troop to utilize the basement level. Township residents, business and organizations are able to rent Community Hall for events for a modest fee.

Utilities include electric, water and telephone service, as well as oil, which is used for heating. In addition to providing for HVAC system preventative maintenance and cleaning services, **maintenance and repairs** funds minor fixes to the property's parking lot and landscaping.

Community Hall	code	2016 Budget	2016 Projected	2017 Budget
utilities	409-436	\$ 5,200.00	\$ 3,900.00	\$ 5,340.00
maintenance & repairs	409-437	\$ 3,000.00	\$ 5,400.00	\$ 5,172.00
other expenses	409-447	\$ 500.00	\$ 475.00	\$ 600.00
		\$ 8,700.00	\$ 9,775.00	\$ 11,112.00



Historical Building

This Department provides for the operation of the Farmers' Union Hall, which is located in Center Point Village. The Township leases this property to the Worcester Historical Society.

Utilities include water and oil, which is used for heating. The Worcester Historical Society pays a portion of the annual oil expense. In addition to providing for HVAC system preventative maintenance, **maintenance and repairs** funds minor fixes to the building.

Historical Building	code	2016 Budget	2016 Projected	2017 Budget
utilities	409-536	\$ 5,000.00	\$ 2,450.00	\$ 3,829.00
maintenance & repairs	409-537	\$ 2,000.00	\$ 3,150.00	\$ 1,699.92
		\$ 7,000.00	\$ 5,600.00	\$ 5,528.92



GENERAL FUND

Hollow Road Rental

This Department provides for the operation of a single-family rental property owned by the Township. The Township currently leases this property.

The tenant pays all utilities; the dollars included in the Budget are for utilities that may need to be maintained during a time of vacancy between tenants. **Maintenance and repairs** funds HVAC system maintenance, and any required capital fixes to the property.



Hollow Road Rental	code	2016 Budget	2016 Projected	2017 Budget
utilities	409-636	\$ 125.00	\$ 250.00	
maintenance & repairs	409-637	\$ 5,000.00	\$ 2,550.00	\$ 4,080.00
		\$ 5,000.00	\$ 2,675.00	\$ 4,330.00

Springhouse

This Department provides for the operation of the Springhouse. The Springhouse is located along the Zacharias Trail, near the intersection of Hollow Road and Heebner Road. The structure is currently vacant.



Maintenance and repairs fund any required fixes to the structure.

Springhouse	code	2016 Budget	2016 Projected	2017 Budget
maintenance & repairs	409-737	\$ 500.00	\$ 350.00	\$ 1,000.00
		\$ 500.00	\$ 350.00	\$ 1,000.00

GENERAL FUND

Fire Protection

This Department provides for Township and State contributions to the Worcester Volunteer Fire Department, our community's all-volunteer emergency service provider.



WVFD contributions include:

- A Township contribution in the amount of \$131,250 for general operating assistance. This amount represents a 5% increase in the operating assistance provided in 2016.
- A Township contribution in the amount of \$75,000 to offset the Fire Company's loan payments on two apparatus – an engine and the ladder truck.
- A Township contribution in the amount of \$8,000 to help provide preventative maintenance services for Fire Department apparatus. Preventative maintenance services include annual tests on ladders, pumps and hoses. This contribution, which will help to prolong the useful life of costly equipment, is new in 2017.
- Pass-through funding received from the Commonwealth's Foreign Fire Insurance Tax. The State levies this tax on certain insurance policies, and earmarks a portion of these funds to volunteer fire company relief associations throughout Pennsylvania. The funds are received by the Township, and the Township remits all dollars to the Worcester Volunteer Fire Department Relief Association. In 2017 the Budget includes approximately \$102,000 in Foreign Fire Insurance Tax receipts.

This Department also funds **hydrant rental** fees charged by the North Penn Water Authority, the Pennsylvania American Water Company and Aqua. These three utilities own and maintain 227 hydrants in the Township.

Fire Protection	code	2016 Budget	2016 Projected	2017 Budget
hydrant rentals	411-380	\$ 25,000.00	\$ 24,000.00	\$ 25,398.00
WVFD contributions	411-540	\$ 305,000.00	\$ 301,286.00	\$ 316,036.86
		\$ 330,000.00	\$ 325,286.00	\$ 341,434.86

Code Enforcement

This Department provides Township and building code enforcement programs, and includes one full-time employee, the Codes Clerk, one part-time employee, the Fire Marshal, and a consultant, the Township's building inspector.

The **Fire Marshal** position is budgeted for twenty hours per week. The Fire Marshal investigates open burning complaints, manages the Township's fire alarm registration program, reviews land development plans to ensure the proper location of fire hydrants and emergency access lanes, and supports various safety-related efforts.

The Codes Clerk manages the permitting process, which includes the administrative review of zoning and building permit applications, the scheduling of required inspections, and the keeping of an accurate record of improvements made to properties in the Township. In past years the Department funded a portion of the Township Manager salary. Beginning in 2017 the Township Manager salary will be booked to General Fund line item code 401.120.

Supplies provides for the Township's annual codification needs. Approximately once each year the Township publishes an update to its Code, which encompasses the legislation enacted subsequent to the previous codification. This approach provides a modest savings over the codification of ordinances at the time each ordinance is adopted.

Consultant services fund the Township's building inspector, a consultant. The Township contracts for this service because the demand for inspections doesn't warrant the hire of a full-time employee, and because this demand fluctuates with the real estate market and the seasons. In 2016 the Township established a truncated building inspection schedule that offers additional inspection hours during peak construction season (summer), and fewer hours when building activity is traditionally slower (winter).

Code Enforcement	code	2016 Budget	2016 Projected	2017 Budget
Fire Marshal payroll	413-110	\$ 8,500.00	\$ 4,900.00	\$ 9,640.80
Fire Marshal benefits	413-110-150	\$ 650.00	\$ 450.00	\$ 942.49
Codes payroll	413-140	\$ 105,750.00	\$ 104,900.00	\$ 43,775.00
Codes benefits	413-150	\$ 61,152.00	\$ 46,700.00	\$ 26,773.33
supplies	413-210	\$ 7,000.00	\$ 3,650.00	\$ 7,855.00
consultant services	413-312	\$ 74,000.00	\$ 64,800.00	\$ 77,880.00
mileage	413-337	\$ 1,050.00	\$ 540.00	\$ 660.00
meetings & seminars	413-460	\$ 500.00	\$ 320.00	\$ 1,000.00
		\$ 258,602.00	\$ 228,260.00	\$ 168,526.61

Zoning Hearing Board

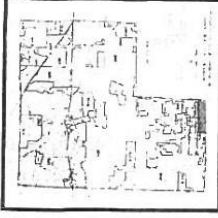
This Department provides for the operation of the Zoning Hearing Board. The Zoning Hearing Board considers appeals from Zoning Ordinance requirements and decisions of the Zoning Officer.

Zoning Hearing Board Members are appointed by the Board of Supervisors. Members are paid a \$50 stipend for each hearing attended.

The Members appoint a Solicitor who provides legal advice and guidance. State Law requires that the Township fund certain Zoning Hearing Board expenses, and this includes the legal fees billed by the Solicitor. If the Township Engineer testifies on behalf of the Township, the Township must also pay these **engineering fees**. Additional **professional services** are provided by a court reporter, and this cost is shared by both the Township and the Applicant appearing before the Zoning Hearing Board.

General support for Zoning Hearing Board operations is provided by Township staff, most notably the Zoning Officer and the Codes Clerk. This support includes drafting legal **advertisements** for the Solicitor's review, and mailing hearing notices.

Litigation regarding a 2015 **conditional use** decision is presently before the Commonwealth Court, and this litigation is expected to conclude in the coming year.



Zoning Hearing Board	code	2016 Budget	2016 Projected	2017 Budget
payroll	414-140	\$ 2,400.00	\$ 1,450.00	\$ 1,600.00
benefits	414-150	\$ 184.00	\$ 111.00	\$ 122.56
professional services	414-310	\$ 4,000.00	\$ 2,515.00	\$ 2,700.00
engineering	414-313	\$ 12,000.00	\$ 3,640.00	\$ 1,500.00
legal	414-314	\$ 15,000.00	\$ 14,200.00	\$ 10,800.00
conditional use	414-315	\$ 15,000.00	\$ 74,200.00	\$ 4,500.00
advertising	414-341	\$ 1,500.00	\$ 2,450.00	\$ 2,750.00
meetings & seminars	414-460	\$ 250.00	\$ 75.00	\$ 200.00
		\$ 50,334.00	\$ 98,641.00	\$ 24,172.56

GENERAL FUND

PA One Call

This Department provides for services associated with the marking of utility lines in advance of construction activities. The **PA One Call** system is a communications network of property owners, designers, excavators, and utility owners, created to prevent damage to underground facilities, and to reduce injuries to contractors.

Much of the expense is attributable to the marking of facilities in and around Township-owned traffic signals.



PA One Call	code	2016 Budget	2016 Projected	2017 Budget
PA One Call	419-242	\$ 600.00	\$ 2,650.00	\$ 3,840.00
		\$ 600.00	\$ 2,650.00	\$ 3,840.00

GENERAL FUND

Public Works

The Public Works Department provides for the maintenance of local roads and municipal-owned properties. The Township maintains about 53 miles of roadways and approximately 270 acres of parks and other lands. The upkeep of these facilities is needed to maintain a higher quality of life for all Worcester families.

The Budget funds **payroll** and **benefits** for seven full-time positions and one part-time position. The Budget also includes funds for three seasonal employees, if these positions are needed.



Public Works employees are provided with Township-issued **uniforms**. In addition, the Public Works Director and the Public Works Foreman are provided with **cell phones**, as these positions are on call to address after-hour problems on roads, in parks and at other Township-owned facilities.

The Budget funds additional training for Public Works employees. In 2016 the employees participated in educational **seminars** on roadside flagging and the safe operation of commercial vehicles.

Public Works	code	2016 Budget	2016 Projected	2017 Budget
payroll	430-140	\$ 370,867.00	\$ 365,100.00	\$ 396,706.44
benefits	430-150	\$ 148,252.00	\$ 160,900.00	\$ 172,336.31
uniform rental	430-238	\$ 6,000.00	\$ 6,900.00	\$ 9,397.00
cell phones	430-326	\$ 3,000.00	\$ 2,475.00	\$ 1,260.00
meetings & seminars	430-460	\$ 1,000.00	\$ 1,600.00	\$ 3,100.00
other expenses	430-470	\$ 1,500.00	\$ 3,100.00	\$ 2,540.00
		\$ 530,619.00	\$ 540,075.00	\$ 585,339.75

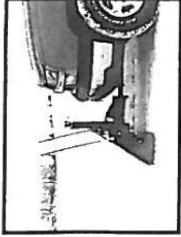
GENERAL FUND

Snow Removal

This Department provides for the winter maintenance of Township roads. And while the Township budgets for a "bad winter" that includes many snow and ice events, actual expenses will depend on weather conditions.

The Budget funds the purchase of approximately 625 tons of anti-skid materials... an amount that does not include a 400-ton stockpile that is currently housed in the Public Works Salt Building. A "normal" 5" snow event requires about 30 tons of salt to treat all Township roads once.

The Township employs a contractor for snow removal services in two subdivisions – Milestone and Sunny Brook Estates – and select roads in the northeast portion of the Township.



Snow Removal	code	2016 Budget	2016 Projected	2017 Budget
materials	432-200	\$ -	\$ -	\$ 44,268.75
contractor	432-450	\$ -	\$ -	\$ 15,000.00
		\$ -	\$ -	\$ 59,268.75

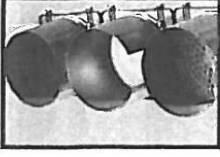
GENERAL FUND

Traffic Signals

This Department provides for the operation and repair of traffic signals. The Township owns and maintains twelve traffic signals. In addition the Township funds a percent of five traffic signals that are located on its municipal borders.

The Township Traffic Engineer provides engineering services on an as-needed basis.

Maintenance services are provided by a contractor who specializes in traffic signal technology and upkeep. The Budget includes grant funds awarded for preventative maintenance services.



Traffic Signals	code	2016 Budget	2016 Projected	2017 Budget
engineering	433-313	\$ 15,000.00	\$ 6,690.00	\$ 6,500.00
electricity	433-361	\$ 4,500.00	\$ 3,600.00	\$ 3,240.00
maintenance	433-374	\$ 20,000.00	\$ 16,900.00	\$ 18,050.00
		\$ 39,500.00	\$ 27,190.00	\$ 27,790.00

GENERAL FUND

Machinery & Tools

This Department provides for the maintenance of Public Works vehicles and equipment. The Township maintains a fleet of nine trucks and various pieces of equipment that are needed to properly maintain our community's roadway network, parks and other Township facilities. Township's philosophy is to maintain its vehicles and equipment until its useful life has been maximized. Replacement vehicles and equipment are bought only when the useful life is extinguished, and a replacement purchase is warranted.

Vehicle maintenance includes the purchase of tires and parts, and repair services.

This Budget also funds the purchase of **small tools** – such as saws, levels and weed-wackers – and any needed **repairs** to these items.



Machinery & Tools	code	2016 Budget	2016 Projected	2017 Budget
vehicle maintenance	437-250	\$ 45,000.00	\$ 44,300.00	\$ 83,064.00
small tools	437-260	\$ 6,000.00	\$ 6,600.00	\$ 6,850.00
small tool repairs	437-370	\$ 500.00	\$ 400.00	\$ 500.00
		\$ 51,500.00	\$ 51,300.00	\$ 90,414.00

GENERAL FUND

Road Maintenance

This Department provides fuels for Public Works vehicles and equipment. The Budget assumes an approximate ten percent increase in **gasoline** and **diesel** prices in the coming year.

This Department also provides for the purchase of **street signs** and associated hardware.

The Budget increases funding for materials (**supplies**) used for roadway improvements made in addition to those included in the Township's annual road program. The improvements include pothole repair and work to roadside swales.



Beginning in 2017 contracted service for **snow** removal is booked in General Fund line item code 432.450.

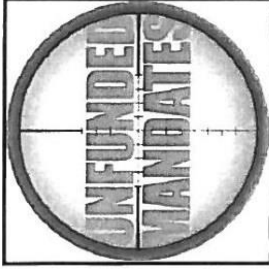
In previous Budgets a portion of the Township's annual **road program** expense was booked to this Department. Beginning in 2017 these dollars will be provided by the Capital Fund. In total, the Budget provides \$815,000 for the 2017 Road Program, an amount which does *not* include **engineering** and inspection services. This is a sizable percentage of the annual Budget, and demonstrates the Township's commitment to keeping the community's infrastructure safe and in good repair.

Road Maintenance	code	2016 Budget	2016 Projected	2017 Budget
gasoline	438-231	\$ 6,000.00	\$ 4,100.00	\$ 5,267.00
diesel	438-232	\$ 25,000.00	\$ 13,200.00	\$ 22,330.00
signs	438-242	\$ 3,000.00	\$ 3,700.00	\$ 3,200.00
supplies	438-245	\$ 25,000.00	\$ 16,400.00	\$ 35,900.00
contractor, snow	438-300	\$ 15,000.00	\$ 7,100.00	\$ -
engineering	438-313	\$ 45,000.00	\$ 64,900.00	\$ 55,000.00
contractor, road program	438-370	\$ 500,000.00	\$ 390,160.00	\$ 15,500.00
		\$ 619,000.00	\$ 489,560.00	\$ 137,197.00

Stormwater Management

New stormwater management regulations are among the most costly unfunded mandates being forced upon local governments today... an expense that is ultimately assumed by Township residents.

The United States Environmental Protection Agency and the Pennsylvania Department of Environmental Protection have mandated that Worcester Township enact extensive regulations (totaling about 100 pages) that affect every property in our community. By these agencies not fully considering the financial impacts of these mandates, a burden has been placed on municipalities and their residents.



While Worcester Township shares the goal of protecting the 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.

The new stormwater regulations are scheduled to be adopted in 2017. The regulations will add significant cost to many improvement projects undertaken by property owners. Residents so affected are encouraged to contact their State Representative, State Senator and Member of Congress to let them know of the cost incurred to meet this Federal and State mandate.

The Budget funds engineering expenses the Township will incur to meet this Federal and State mandate. This ongoing expense is projected to increase in the years to come.

Stormwater Management	code	2016 Budget	2016 Projected	2017 Budget
engineering	446-313	\$ 60,000.00	\$ 25,800.00	\$ 44,500.00
		\$ 60,000.00	\$ 25,800.00	\$ 44,500.00

Recreation Administration

This Department provides for the management of Township parks and recreation programs, and includes one full-time employee, the Parks, Grants & Outreach Manager. This position, which was created in 2016, includes some of the duties assigned to the previous Assistant Township Manager, a position that was eliminated in 2016.

The Parks, Grants & Outreach Manager attends educational meetings and seminars throughout the year, including those conducted by the Pennsylvania Parks and Recreation Society and the Pennsylvania State Association of Township Supervisors.



Recreation Administration	code	2016 Budget	2016 Projected	2017 Budget
payroll	451-140	\$ 32,500.00	\$ 32,750.00	\$ 47,566.00
benefits	451-150	\$ 16,331.00	\$ 26,875.00	\$ 26,861.25
mobile phone	451-326	\$ 409.00	\$ -	\$ -
mileage reimbursement	451-337	\$ 500.00	\$ 390.00	\$ 300.00
meetings & seminars	451-460	\$ 1,000.00	\$ 1,100.00	\$ 1,025.00
		\$ 50,740.00	\$ 61,115.00	\$ 75,772.25

GENERAL FUND

Recreation & Culture

Worcester Township provides a number of recreational programs and community events for residents of all ages.

The Township sells **discounted tickets** for admission to area museums, amusement parks and other attractions, through a program managed by the Pennsylvania Parks and Recreation Society. For each ticket purchased the Township receives a small commission. The program is offered as a service to our residents, and not as a revenue generator.

The Township conducts several popular tennis, basketball and soccer **camps and leagues**, and the Township is a member of a multi-municipal program that sponsors year-round bus trips to venues including Philadelphia, Baltimore and New York City.

The Budget funds a new event in 2017 – **Worcester Community Day**. The event will be held at Heebner Park in the spring, and will offer something for everyone in the family. Stay tuned for more details!

Lastly, the Budget provides for the Township's annual contribution to the Norristown Library, our community's public library. State aid for public libraries has significantly decreased in recent years. Worcester is proud to continue our strong support of our library, and the Budget provides a 5% increase in funding to this important community resource.



GENERAL FUND

Parks

This Department provides for the maintenance of the Township's parks system, which includes 113 acres of both active and passive parklands, and more than 155 acres of natural open spaces.

Heebner Park, our community's signature park (totaling 84 acres) includes a number of athletic fields and courts, walking trails, outdoor rental facilities, and is the site of large-scale events hosted by various organizations throughout the year. The Township's popular Zacharias Trail begins within the walking trails at Heebner Park, and has an end goal to connect to Evansburg State Park.

Mt. Kirk Park boasts one multi-purpose sports field, in addition to a walking trail bordering the field measuring in at a little more than a quarter mile in length. The park itself sits on a total of 7.6 acres, and serves as a convenient walking connection for Township residents residing at the adjacent Chedwick Place residential development.

Sunny Brook Park is home to two softball fields, one multi-purpose field, and a small playground. While this park is located within a residential development, the park is owned and maintained by the Township.

Heyser Field is an equestrian-friendly horse ring located directly behind the Township's Community Hall Building. Community and equestrian events are held at the ring at various times throughout the year, and are well attended. There is also a trail winding through the trees behind the Heyser Ring (700 feet in length) that was constructed by a local Boy Scout Troop.

The Budget includes considerable dollars to maintain the athletic fields, pavilions, trails and site amenities. In 2016 the Township enacted a modest field rental fee to recover a portion of this cost. The fee, which includes a sizable discount for community and youth organizations, recovers approximately 8% of the annual cost to maintain these facilities.

The Budget also funds **utilities** (electric and water) in service at Heebner Park and Sunny Brook Park.



Recreation & Culture	code	2016 Budget	2016 Projected	2017 Budget
discounted tickets	452-247	\$ 7,750.00	\$ 7,700.00	\$ 7,900.00
camps & sport leagues	452-248	\$ 27,000.00	\$ 18,500.00	\$ 22,100.00
trips	452-249	\$ 6,500.00	\$ 8,500.00	\$ 6,800.00
Community Day	452-250	\$ -	\$ -	\$ 6,500.00
library	452-520	\$ 6,000.00	\$ 6,000.00	\$ 6,300.00
		\$ 47,250.00	\$ 40,700.00	\$ 49,600.00

Parks	code	2016 Budget	2016 Projected	2017 Budget
Heebner Park - utilities	454-436	\$ 3,000.00	\$ 3,200.00	\$ 3,180.00
Heebner Park - fields	454-437-001	\$ 15,000.00	\$ 10,500.00	\$ 16,400.00
Heebner Park - expenses	454-437-002	\$ 20,000.00	\$ 9,900.00	\$ 12,000.00
Mt. Kirk Park - fields	454-438-001	\$ 5,000.00	\$ 2,000.00	\$ 3,000.00
Mt. Kirk Park - expenses	454-438-002	\$ 500.00	\$ 500.00	\$ 1,450.00
Sunny Brook Park - fields	454-439-001	\$ 4,000.00	\$ 3,600.00	\$ 4,400.00
Sunny Brook Park - expenses	454-439-002	\$ 2,400.00	\$ 1,800.00	\$ 4,900.00
Sunny Brook Park - utilities	454-446	\$ 1,200.00	\$ 1,100.00	\$ 1,560.00
Heyser Park - horse ring	454-470	\$ 500.00	\$ -	\$ 500.00
Heyser Park - expenses	454-471	\$ 2,000.00	\$ 1,000.00	\$ 1,300.00
trails	454-480	\$ 5,000.00	\$ 5,300.00	\$ 5,600.00
other parks	454-490	\$ 19,624.00	\$ 16,500.00	\$ 4,400.00
		\$ 78,224.00	\$ 55,400.00	\$ 58,690.00

GENERAL FUND

Public Relations

This Department provides for the publication of the Township's award-winning **community newsletter**. The newsletter is published quarterly and mailed to the approximately 3,000 homes and businesses that call Worcester home. Township employees prepare the articles and design the newsletter, which helps to lower production costs.

Township employees also design, publish and distribute an informational packet to new residents.



Public Relations	code	2016 Budget	2016 Projected	2017 Budget
community newsletter	459-340	\$ 20,000.00	\$ 12,480.00	\$ 14,400.00
other communications	459-341	\$ 250.00	\$ 230.00	\$ 1,400.00
		\$ 20,250.00	\$ 12,710.00	\$ 15,800.00

Other

The Township pays **real estate taxes** on portions of two properties that are improved with cell towers. The cell tower companies leasing the property reimburse the Township for the amount paid.

Insurances include premiums paid for property, liability, automotive, inland marine and workers compensation coverages. The Budget also funds a fidelity bond for the Township Manager, as required by Township Code.

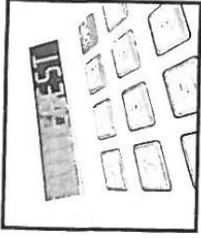
Lastly, the Budget includes a year-end **transfer to the Capital Fund**. The transfer is the Capital Fund's primary receipt, and these dollars are used to purchase vehicles and equipment, improve Township facilities, and provide for other capital expenditures.

Other	code	2016 Budget	2016 Projected	2017 Budget
real estate taxes	481-430	\$ 6,000.00	\$ 6,321.00	\$ 7,160.00
insurances	486-350	\$ 110,000.00	\$ 107,600.00	\$ 119,037.00
transfer to Capital Fund	492-300	\$ 933,823.00	\$ 1,384,796.18	\$ 895,566.25
		\$ 1,049,823.00	\$ 1,498,717.18	\$ 1,021,763.25

CAPITAL FUND

Interest

The Township invests its funds in interest-bearing instruments and accounts, in accordance with State Law and best management practices. Earnings fluctuate upon the interest rate received, which is governed by many factors. **Interest** rates are presently at historic lows, and are projected to remain at this level throughout 2017. Beginning in 2017 the Township will include its reserves in the Capital Fund, and the General Fund will provide for the day-to-day receipts and operating expenses only. As such most of the interest receipt will be booked to the Capital Fund in the coming year.



Interest	code	2016 Budget	2016 Projected	2017 Budget
interest	341-000	\$ 6,629.00	\$ 13,600.00	\$ 17,000.00
		\$ 6,629.00	\$ 13,600.00	\$ 17,000.00

Other Government Levels

The Township seeks to obtain Federal, State, County and other grant funding whenever possible. Grant funding is only included in the Budget when a grant has been awarded. At the time this Budget was prepared, the Township was awaiting funding decisions on grant applications submitted for three capital projects.



Other Government Level	code	2016 Budget	2016 Projected	2017 Budget
grants	354-351	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -

CAPITAL FUND

Fees

The Township assesses a traffic impact fee against most new development. The dollars collected are used to make certain improvements to the community's roadway network so to accommodate future traffic that is attributable to development. The fee is paid at the time a building permit is issued. The Budget includes traffic impact fees to be paid for the final lots to be built at the Preserve at Worcester and Applewood subdivisions, and for an addition to the IBEW training facility that was approved in 2016.

The Budget includes miscellaneous revenue from the auction of used Public Works vehicles and equipment. State Law requires municipalities to sell vehicles and equipment by auction, unless the property is sold to another municipality, a volunteer fire company, school district or select other non-profit organizations.



Fees	code	2016 Budget	2016 Projected	2017 Budget
traffic impact fees	363-100	\$ -	\$ -	\$ 45,857.00
miscellaneous	381-000	\$ -	\$ -	\$ 6,000.00
		\$ -	\$ -	\$ 51,857.00

Transfers In

The Capital Fund's primary receipt is a General Fund transfer. A portion of General Fund revenues are earmarked to fund capital reserve accounts that are needed to meet the Township's capital and other long-term needs. Without adequate reserve accounts, the Township is effectively deferring future obligations to the next generation of Township residents. This approach is not acceptable.

Transfers In	code	2016 Budget	2016 Projected	2017 Budget
General Fund transfer	392-010	\$ -	\$ 1,384,796.18	\$ 895,566.25
		\$ -	\$ 1,384,796.18	\$ 895,566.25

CAPITAL FUND

General Government

The Township maintains a computer network schedule to ensure workstations, servers, switches and other system components are replaced in a timely fashion. The Budget includes funds to replace four workstations and a server (office equipment). The Budget also provides for the purchase of a GIS module that will permit the Township to more effectively manage its infrastructure.

The Budget provides for modest improvements to the Township Building, including the installation of a floor-to-ceiling shelving unit, and the reconfiguration of the front office area. The Budget also funds the installation of block bins in which residents may drop-off branches and holiday trees for chipping, and pick-up mulch. The block bins will be located in the footprint of the former salt storage building.



Lastly, the Budget provides for fencing and additional security cameras at the Public Works garage.

General Government	code	2016 Budget	2016 Projected	2017 Budget
office equipment	405-720	\$ -	\$ -	\$ 29,800.00
investing/CD fees	402-470	\$ 750.00	\$ 1,150.00	\$ -
building improvements	409-600	\$ -	\$ -	\$ 39,700.00
interfund transfer	492-010	\$ 383,872.00	\$ 383,872.00	\$ -
		\$ 384,622.00	\$ 385,022.00	\$ 69,500.00

Public Works

In many municipalities, the annual road maintenance budget is limited to the Liquid Fuel ("gas tax") dollars received from the Commonwealth. However, this allocation alone is not enough to meet the maintenance demands of a community's roadway network. Worcester Township recognizes this fact, and budgets additional dollars to supplement these State funds. The Budget provides \$475,000 in supplemental funds (capital roads) for the Township's 2017 Road Program.



The Budget also funds a study of Township bridges and major culvert crossings. The study will establish an inspection schedule for this critical infrastructure, and help the Township to better plan for future upgrades and replacements.

The Budget provides for the following **equipment purchases**:

- a large dump truck, to replace two trucks, a 1999 dump truck and a 2003 dump truck;
- a utility tractor & mower, to replace a 1999 tractor;
- a 72" mower, to replace a 2008 mower; and,
- a small riding mower, to replace a 2008 mower.

It is important to note that the Township does not look to replace vehicles and equipment when these items mature from their depreciation schedules. Instead, the Township replaces these items only at the end of their useful life, so to maximize value.

Lastly, the Budget provides for the purchase of a third Speed Sentry **traffic sign**, and provides additional funds for unforeseen **traffic signal** repairs.

	code	2016 Budget	2016 Projected	2017 Budget
Public Works				
capital roads	430-600	\$ -	\$ -	\$ 504,000.00
equipment purchase	430-740	\$ -	\$ -	\$ 207,200.00
traffic signs & signals	433-600	\$ -	\$ -	\$ 10,100.00
		\$ -	\$ -	\$ 721,300.00

Parks & Recreation

The Budget provides for the construction of a parking lot at Heebner Park, adjacent to a soccer field that was installed in 2016. The soccer field will become available for use in the spring of 2018.



The Budgets also provides funds for possible **land acquisitions**, including the former North Penn Army Reserve Base on Berks Road.

	code	2016 Budget	2016 Projected	2017 Budget
Parks & Recreation				
parks and trails	454-600	\$ -	\$ -	\$ 77,500.00
land acquisition	454-710	\$ -	\$ -	\$ 80,000.00
		\$ -	\$ -	\$ 157,500.00

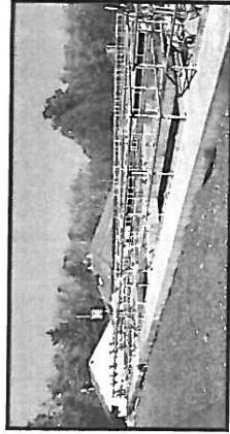
SEWER FUND

Wastewater Receipts

The Township owns and maintains two stream discharge wastewater treatment plants – the Valley Green Wastewater Treatment Plant and the Berwick Wastewater Treatment Plant – and six pumping stations. This sanitary sewer system services approximately 910 residential and commercial customers.

In 2016 the Township installed an extension to the Valley Green system that provides public sewer connections to 72 properties in and around the Worcester Acres neighborhood. Property owners were given the opportunity to pay the improvement assessment over a thirty-year period, but several owners opted to pay the improvement assessment in full in 2016, which explains the significant tapping fee revenue received in 2016. In 2017 the Budget assumes six new connections to the system.

The Budget proposes a 2.4% increase to residential and commercial sewer fees. For each of the previous three years the sewer fee was increased by 10%, a measure that was taken because the Township did not set a fee commensurate with expenses for several years. Moving forward the Township will work to minimize operational expenses where possible, and set a fee that (a) recovers this cost, and (b) funds a sensible capital reserve.



Wastewater	code	2016 Budget	2016 Projected	2017 Budget
interest	341-000	\$ 187.00	\$ 625.00	\$ 600.00
tapping fees	341-100	\$ 13,763.00	\$ -	\$ -
sewer fees, residential	364-110	\$ 17,500.00	\$ 500,700.00	\$ 11,400.00
sewer fees, commercial	364-120	\$ 425,592.00	\$ 431,050.00	\$ 490,104.66
late fees	364-130	\$ 155,536.00	\$ 153,000.00	\$ 151,561.21
certification fees	364-140	\$ 5,200.00	\$ 6,800.00	\$ 6,000.00
liens	364-150	\$ 1,200.00	\$ 1,100.00	\$ 1,080.00
miscellaneous income	364-190	\$ 280.00	\$ 376.00	\$ 100.00
	381-000	\$ 353,996.00	\$ -	\$ 100.00
		\$ 973,254.00	\$ 1,033,651.00	\$ 680,945.87

SEWER FUND

Wastewater Expenditures

The Township's three-year contract for wastewater operator services expires in 2017. At this time the Township will bid for sludge removal and directly contract for testing services (other expenses), in lieu of having the contractor provide these services. The arrangement will save overhead expense that the wastewater operator now charges to the Township.

A share of the wastewater operator service cost is allocated to each of the two wastewater treatment plants and six pumping stations. A new allocation has been calculated for the 2017 Budget, and is included in the operations line item for each facility.

Like many other municipalities, the Township shops electricity providers, so to lower its utility costs. The Township's electricity provider, Constellation, is the selected provider for the Pennsylvania Municipal League's Municipal Utility Alliance Electricity Procurement Program, a multi-municipal cooperative utilized by dozens of municipalities and municipal authorities throughout Pennsylvania.

The Budget provides \$90,000 for capital improvements and for unforeseen repairs to the system.

Wastewater Treatment	code	2016 Budget	2016 Projected	2017 Budget
alarm services	429-242	\$ 1,200.00	\$ 933.00	\$ 982.00
maintenance supplies	429-227	\$ -	\$ -	\$ -
other expenses	429-300	\$ 6,000.00	\$ 24,900.00	\$ 63,570.00
engineering	429-313	\$ 12,000.00	\$ 11,500.00	\$ 10,750.00
legal	429-314	\$ 5,000.00	\$ 11,100.00	\$ 3,900.00
plant operations	429-316	\$ 173,196.00	\$ 166,400.00	\$ 126,512.40
telephone	429-321	\$ 850.00	\$ 840.00	\$ 888.00
utilities	429-361	\$ 109,940.00	\$ 110,200.00	\$ 101,460.00
water	429-366	\$ 400.00	\$ 400.00	\$ -
equipment & repairs	429-374	\$ 16,000.00	\$ 22,900.00	\$ 12,600.00
CPF, operations	429-421-001	\$ 11,011.00	\$ 11,400.00	\$ 9,042.00
CPF, utilities & repairs	429-421-002	\$ 4,000.00	\$ 8,700.00	\$ 4,452.00
MW, operations	429-422-001	\$ 21,907.00	\$ 18,600.00	\$ 9,042.00
MW, utilities & repairs	429-422-002	\$ 350.00	\$ 600.00	\$ 1,752.00
FC, operations	429-424-001	\$ 9,790.00	\$ 10,900.00	\$ 9,042.00
FC, utilities & repairs	429-424-002	\$ 2,700.00	\$ 2,800.00	\$ 3,804.00
HV, operations	429-423-001	\$ 10,297.00	\$ 10,175.00	\$ 9,042.00
HV, utilities & repairs	429-423-002	\$ 2,500.00	\$ 3,600.00	\$ 4,390.00
CP, operations	429-425-001	\$ 10,460.00	\$ 11,000.00	\$ 9,042.00
CP, utilities & repairs	429-425-002	\$ 3,500.00	\$ 3,600.00	\$ 4,488.00
AD, operations	429-426-001	\$ 8,070.00	\$ 9,600.00	\$ 9,042.00
AD, utilities & repairs	429-426-002	\$ 4,000.00	\$ 4,821.00	\$ 3,228.00
capital improvements	429-700	\$ 170,200.00	\$ 48,500.00	\$ 90,000.00
staff costs	405-150	\$ 47,154.00	\$ 47,154.00	\$ -
insurance	489-350	\$ 3,134.00	\$ 3,134.00	\$ 3,095.00
WIP - Valley Green repairs	429-670	\$ -	\$ 850.00	\$ -
WIP - Hickory Hill expansion	429-671	\$ 200,000.00	\$ 204,800.00	\$ -
GOB - principal	471-200	\$ 90,868.00	\$ 37,560.00	\$ 120,000.00
GOB - interest	472-200	\$ 48,728.00	\$ 50,368.00	\$ 50,821.26
		\$ 973,255.00	\$ 837,325.00	\$ 660,934.66

STATE FUND

STATE FUND

Interest

The Township invests its funds in interest-bearing instruments and accounts, in accordance with State Law and best management practices. Earnings fluctuate upon the interest rate received, a rate that is governed by many factors. Interest rates are presently at historic lows, and are projected to remain at this level throughout 2017.

Interest	code	2016 Budget	2016 Projected	2017 Budget
interest	341-000	\$ 198.00	\$ 840.00	\$ 250.00
		\$ 198.00	\$ 840.00	\$ 250.00

Licenses

Each year a portion of the funds generated by a State tax on gasoline and other fuels is distributed to Pennsylvania municipalities based upon each municipality's relative population and road miles. Municipalities, in turn, are permitted to use these **liquid fuel funds** for road maintenance, road construction and related infrastructure activities and purchases only.

In 2013 the Commonwealth enacted transportation legislation that promised to significantly increase the amount of liquid fuel funds distributed to municipalities. Since this time the Township's annual allocation has increased by about 44%. With these additional dollars the Township has expanded its annual road maintenance program, so to maximize the useful life of critical infrastructure.



Licenses	code	2016 Budget	2016 Projected	2017 Budget
Liquid Fuel Funds	355-020	\$ 315,530.00	\$ 325,426.98	\$ 343,000.00
		\$ 315,530.00	\$ 325,426.98	\$ 343,000.00

Public Works

The Budget earmarks almost all liquid fuel funds received for the 2017 Road Program. As previously noted, some municipalities limit their road maintenance program to that able to be funded by the liquid fuel allocation alone. Worcester assumes this State aid, while significant, falls short of that needed to properly maintain our community's roadways. As such all other road maintenance expenses – including the purchase of winter materials and the contracting of snow removal services beginning in 2017 – are provided by the General Fund. This approach allows the Township to establish an honest budget that adequately funds road maintenance needs.



Public Works	code	2016 Budget	2016 Projected	2017 Budget
snow & ice removal	432-250	\$ 40,000.00	\$ 41,290.00	\$ -
road maintenance contractor	438-370	\$ 275,530.00	\$ 344,000.00	\$ 340,000.00
		\$ 315,530.00	\$ 385,290.00	\$ 340,000.00

Appendix A

RECEIPTS AND EXPENDITURES BY FUND

GENERAL FUND

	January 1, 2017 balance		\$	
	2016 Budget	2016 Projected	2017 Budget	2017 Budget
RECEIPTS				
Taxes	\$ 2,760,813.00	\$ 2,990,995.00	\$ 2,834,095.00	\$ 2,834,095.00
Licenses & Permits	\$ 221,225.00	\$ 231,710.00	\$ 221,140.00	\$ 221,140.00
Fines & Forfeits	\$ 2,500.00	\$ 1,510.00	\$ 1,000.00	\$ 1,000.00
Interest & Rents	\$ 175,764.00	\$ 184,850.00	\$ 159,313.32	\$ 159,313.32
Intergovernmental Revenue	\$ 180,850.00	\$ 170,600.18	\$ 166,055.18	\$ 166,055.18
Charges for Services	\$ 284,915.00	\$ 270,105.00	\$ 178,495.00	\$ 178,495.00
Miscellaneous Revenue	\$ 2,500.00	\$ 36,400.00	\$ 14,260.00	\$ 14,260.00
Other Financing	\$ 384,672.00	\$ 384,772.00	\$ 800.00	\$ 800.00
	\$ 4,013,239.00	\$ 4,270,942.18	\$ 3,575,158.50	\$ 3,575,158.50

	2016 Budget	2016 Projected	2017 Budget	2017 Budget
EXPENDITURES				
Legislative	\$ 129,090.00	\$ 118,660.00	\$ 113,692.14	\$ 113,692.14
Management	\$ 160,038.00	\$ 133,456.00	\$ 220,668.99	\$ 220,668.99
Finance	\$ 85,552.00	\$ 98,430.00	\$ 93,712.17	\$ 93,712.17
Tax Collection	\$ 49,548.00	\$ 39,522.00	\$ 40,292.52	\$ 40,292.52
Legal	\$ 110,000.00	\$ 117,000.00	\$ 81,000.00	\$ 81,000.00
Clerical	\$ 188,469.00	\$ 196,890.00	\$ 200,361.33	\$ 200,361.33
Engineering	\$ 30,000.00	\$ 29,400.00	\$ 41,500.00	\$ 41,500.00
Township Building	\$ 27,000.00	\$ 31,780.00	\$ 33,051.00	\$ 33,051.00
Garage	\$ 25,900.00	\$ 22,000.00	\$ 24,800.40	\$ 24,800.40
Community Hall	\$ 8,700.00	\$ 9,775.00	\$ 11,112.00	\$ 11,112.00
Historical Building	\$ 7,000.00	\$ 5,600.00	\$ 5,528.92	\$ 5,528.92
Hollow Road Rental	\$ 5,000.00	\$ 2,675.00	\$ 4,330.00	\$ 4,330.00
Springhouse	\$ 500.00	\$ 350.00	\$ 1,000.00	\$ 1,000.00
Fire Protection	\$ 330,000.00	\$ 325,286.00	\$ 341,434.86	\$ 341,434.86
Code Enforcement	\$ 258,602.00	\$ 226,260.00	\$ 168,526.61	\$ 168,526.61
Zoning Hearing Board	\$ 50,334.00	\$ 98,641.00	\$ 24,172.56	\$ 24,172.56
PA One Call	\$ 600.00	\$ 2,650.00	\$ 3,840.00	\$ 3,840.00
Public Works	\$ 530,619.00	\$ 540,075.00	\$ 585,339.75	\$ 585,339.75
Snow Removal	\$ -	\$ -	\$ 59,268.75	\$ 59,268.75
Traffic Signals	\$ 39,500.00	\$ 27,190.00	\$ 27,790.00	\$ 27,790.00
Machinery & Tools	\$ 51,500.00	\$ 51,300.00	\$ 90,414.00	\$ 90,414.00
Road Maintenance	\$ 619,000.00	\$ 499,560.00	\$ 137,197.00	\$ 137,197.00
Stormwater Management	\$ 60,000.00	\$ 25,800.00	\$ 44,500.00	\$ 44,500.00
Recreation Administration	\$ 50,740.00	\$ 61,115.00	\$ 75,772.25	\$ 75,772.25
Recreation & Culture	\$ 47,250.00	\$ 40,700.00	\$ 49,600.00	\$ 49,600.00
Parks	\$ 78,224.00	\$ 55,400.00	\$ 58,690.00	\$ 58,690.00
Public Relations	\$ 20,250.00	\$ 12,710.00	\$ 15,800.00	\$ 15,800.00
Other	\$ 1,049,823.00	\$ 1,498,717.18	\$ 1,021,763.25	\$ 1,021,763.25
	\$ 4,013,239.00	\$ 4,270,942.18	\$ 3,575,158.50	\$ 3,575,158.50

	December 31, 2017 balance		\$	
	2017 Budget	2017 Budget	2017 Budget	2017 Budget
2017 GENERAL FUND				
	\$ 0.00	\$ 0.00	\$ 250,000.00	\$ 250,000.00

CAPITAL FUND

	January 1, 2017 balance	2016 Budget	2016 Projected	2017 Budget
RECEIPTS				\$ 9,615,200.00
Interest	\$ 6,629.00	\$ 13,600.00	\$ -	\$ 17,000.00
Other Government Levels	\$ -	\$ -	\$ -	\$ -
Fees	\$ -	\$ -	\$ -	\$ 51,857.00
Transfers In	\$ -	\$ 1,384,796.18	\$ 895,566.25	\$ 964,423.25
	\$ 6,629.00	\$ 1,398,396.18	\$ 895,566.25	\$ 964,423.25
EXPENDITURES				
General Government	\$ 384,622.00	\$ 385,022.00	\$ 69,500.00	\$ 69,500.00
Public Works	\$ -	\$ -	\$ 721,300.00	\$ 721,300.00
Parks & Recreation	\$ -	\$ -	\$ 157,500.00	\$ 157,500.00
	\$ 384,622.00	\$ 385,022.00	\$ 948,300.00	\$ 948,300.00

2015 CAPITAL FUND
 December 31, 2017 balance \$ 16,123.25
 December 31, 2017 balance \$ 9,631,323.25

SEWER FUND

	January 1, 2017 balance	2016 Budget	2016 Projected	2017 Budget
RECEIPTS				\$ 336,600.00
Wastewater	\$ 973,254.00	\$ 1,093,651.00	\$ 660,945.87	\$ 660,945.87
	\$ 973,254.00	\$ 1,093,651.00	\$ 660,945.87	\$ 660,945.87
EXPENDITURES				
Wastewater	\$ 973,255.00	\$ 837,325.00	\$ 660,934.66	\$ 660,934.66
	\$ 973,255.00	\$ 837,325.00	\$ 660,934.66	\$ 660,934.66
2015 SEWER FUND				\$ 11.21
	December 31, 2017 balance			\$ 336,611.21

Appendix B

PROPERTY TAX RATES

STATE FUND

January 1, 2017 balance... \$ 24,400.00

	2016 Budget	2016 Projected	2017 Budget
RECEIPTS			
Interest	\$ 198.00	\$ 840.00	\$ 250.00
Licenses	\$ 315,530.00	\$ 325,426.98	\$ 343,000.00
	\$ 315,728.00	\$ 326,266.98	\$ 343,250.00

	2016 Budget	2016 Projected	2017 Budget
EXPENDITURES			
Public Works	\$ 315,530.00	\$ 365,290.00	\$ 340,000.00

2017 STATE FUND \$ 3,250.00

December 31, 2017 balance... \$ 27,650.00

GENERAL FUND RECEIPTS, BY PERCENT

Worcester Township boasts the second lowest property tax in Montgomery County. The Township's property tax is levied at 0.05 mills, and there is no proposed change to this tax in 2017. The owner of a property in Worcester Township that is assessed at \$400,000 pays \$20 in property tax to the Township. This same owner pays \$1,383 in property tax to Montgomery County (3.459 mills), and \$11,496 in property tax to the Methacton School District (28.74 mills).

If you pay property taxes, for every \$1,000 paid...

\$891.28 is paid to the Methacton School District



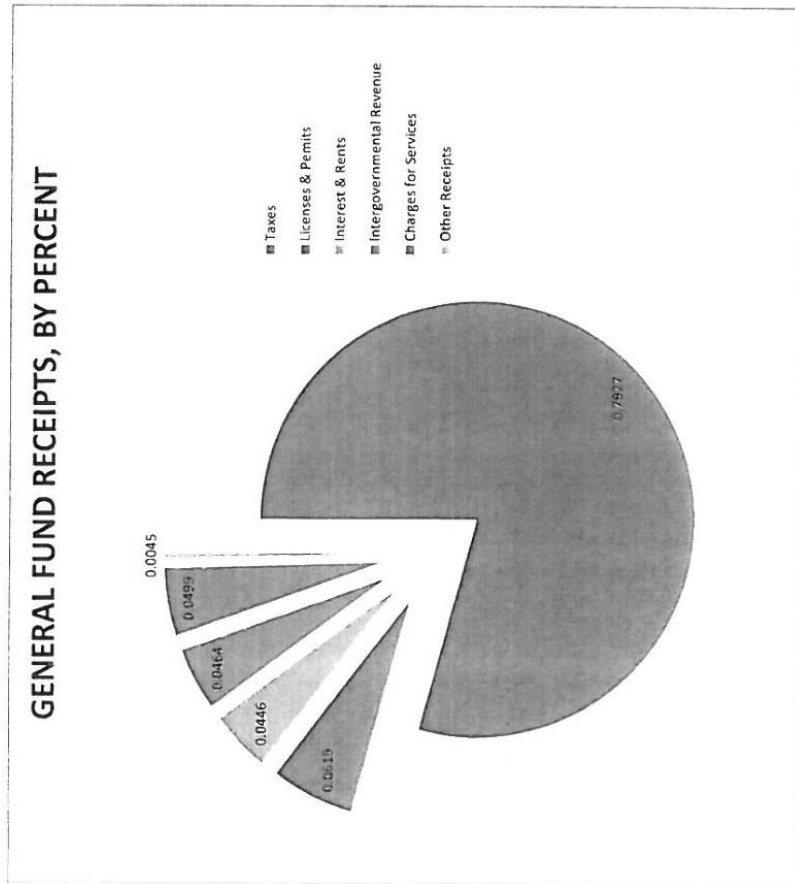
\$107.22 is paid to Montgomery County



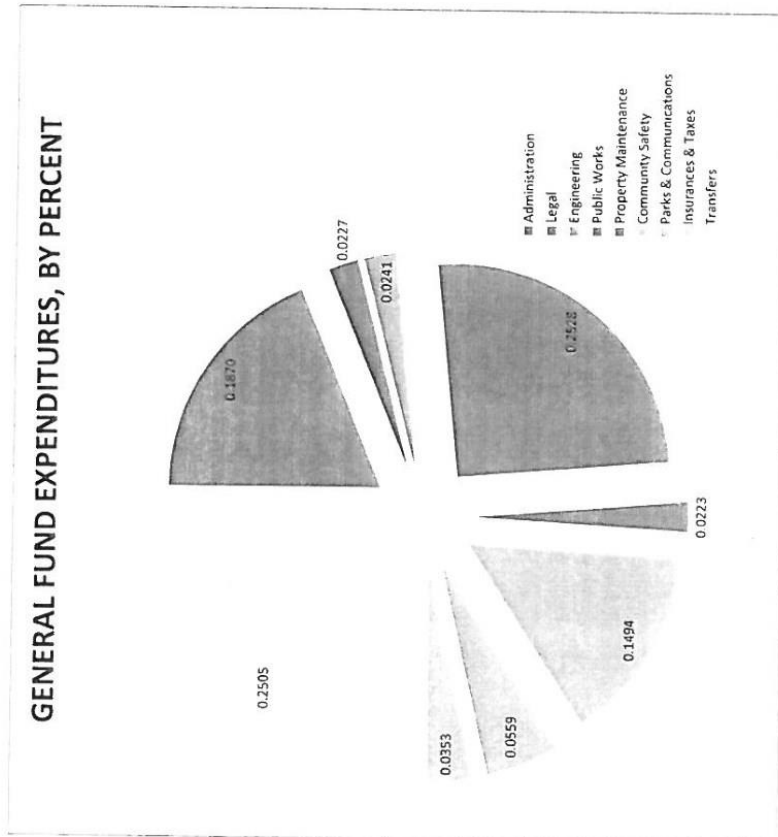
\$1.55 is paid to Worcester Township



GENERAL FUND EXPENDITURES, BY PERCENT



STAFFING LEVELS & ORGANIZATION CHART



STAFFING LEVELS

FULL-TIME POSITIONS

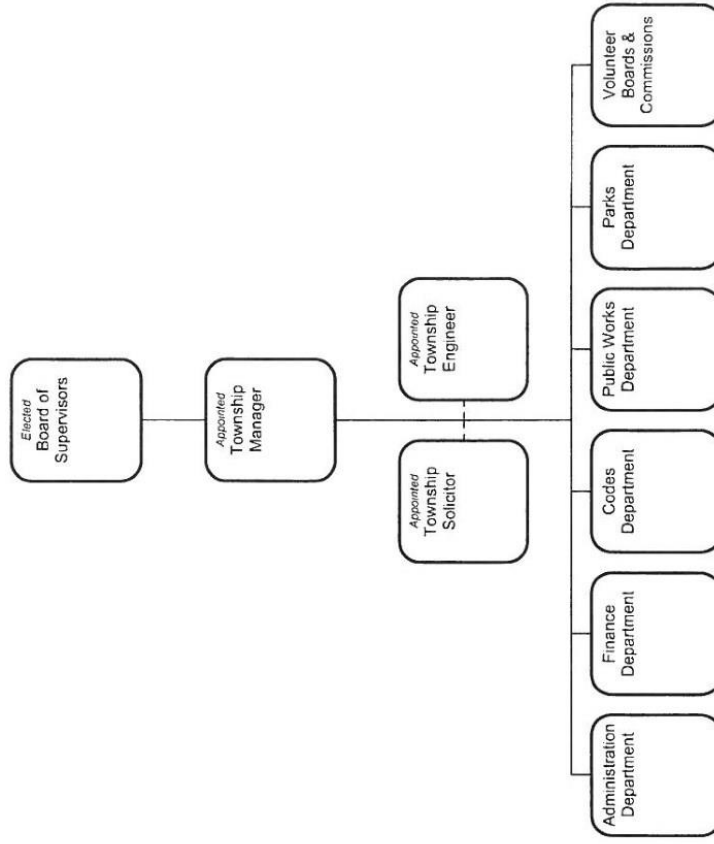
	2017	2016	2015
Township Manager	1	1	1
Assistant Manager (1)	0	1	1
Finance Director	1	1	1
Receptionist	0	1	1
Codes Clerk	1	1	1
Parks Director	1	0	1
Administrative Assistant	1	1	1
Public Works Director	1	1	1
Public Works Foreman	1	1	1
Public Works Laborer	5	5	5
	12	13	14

PART-TIME POSITIONS

	2017	2016	2015
Receptionist	1	0	0
Public Works Laborer	1	1	1
Fire Marshal	1	1	1
File Clerk	1	1	1
	4	3	3

Notes:
 (1) Assistant Manager served as Parks Director in 2016.

ORGANIZATION CHART



2016 GENERAL OBLIGATION BOND DEBT SERVICE SCHEDULE

TOWNSHIP OF WORCESTER
 Montgomery County, Pennsylvania
 General Obligation Bonds, Series of 2016

Debt Service Schedule

Dated: Date of Delivery
 Due: December 1, as shown

Interest Payable: June 1 and December 1
 Commencing: December 1, 2016

Date	Principal	Coupon	Interest	Total P+I
12/01/2016	40,000.00	2.000%	22,942.77	62,942.77
12/01/2017	120,000.00	0.500%	50,821.26	170,821.26
12/01/2018	120,000.00	0.900%	49,861.26	169,861.26
12/01/2019	120,000.00	3.000%	48,781.26	168,781.26
12/01/2020	125,000.00	3.000%	45,181.26	170,181.26
12/01/2021	130,000.00	1.100%	41,431.26	171,431.26
12/01/2022	130,000.00	1.250%	40,001.26	170,001.26
12/01/2023	130,000.00	1.400%	38,376.26	168,376.26
12/01/2024	135,000.00	2.000%	36,556.26	171,556.26
12/01/2025	135,000.00 *	2.000%	33,855.26	168,855.26
12/01/2026	135,000.00	2.000%	31,155.26	166,155.26
12/01/2027	145,000.00	2.000%	28,455.26	173,455.26
12/01/2028	145,000.00 *	2.250%	25,556.26	170,556.26
12/01/2029	150,000.00 *	2.250%	22,293.76	172,293.76
12/01/2030	155,000.00	2.250%	18,918.76	173,918.76
12/01/2031	155,000.00 *	2.375%	15,431.26	170,431.26
12/01/2032	160,000.00	2.375%	11,750.02	171,750.02
12/01/2033	25,000.00 *	3.000%	7,850.00	32,850.00
12/01/2034	25,000.00 *	3.000%	7,200.00	32,200.00
12/01/2035	30,000.00 *	3.000%	6,450.00	36,450.00
12/01/2036	30,000.00 *	3.000%	5,550.00	35,550.00
12/01/2037	30,000.00 *	3.000%	4,650.00	34,650.00
12/01/2038	30,000.00 *	3.000%	3,750.00	33,750.00
12/01/2039	30,000.00 *	3.000%	2,850.00	32,850.00
12/01/2040	30,000.00 *	3.000%	1,950.00	31,950.00
12/01/2041	35,000.00	3.000%	1,050.00	36,050.00
Total	\$2,495,000.00		\$602,771.69	\$3,097,771.69

* Mandatory Redemption.

Appendix G

2017 FEE SCHEDULE

Appendix H

CAPITAL FUND RESERVE BALANCES

to be considered on January 3, 2017

FUND BALANCE POLICY

CAPITAL FUND RESERVE BALANCES

CAPITAL FUND RECEIPTS	
interest	\$ 17,000.00
grants	\$ -
Traffic impact fees	\$ 45,857.00
miscellaneous	\$ 6,000.00
General Fund transfer	\$ 895,566.25
total	\$ 964,423.25

CAPITAL FUND RECEIPTS ALLOCATION	
Operating Reserve Fund	\$ -
Capital Reserve Fund	\$ 918,566.25
Act 209 Fund	\$ 45,857.00
North Penn/ARB/Fund	\$ -
Open Space/Acquisition Fund	\$ -
Park & Trail/Development Fund	\$ -
total	\$ 964,423.25

CAPITAL FUND EXPENDITURES	
office equipment	\$ 29,800.00
investing/CD fees	\$ -
building improvements	\$ 39,700.00
interfund transfer	\$ -
capital roads	\$ 504,000.00
equipment purchase	\$ 207,200.00
traffic signs & signals	\$ 10,100.00
park and trails	\$ 77,500.00
land acquisition	\$ 80,000.00
total	\$ 948,300.00

CAPITAL FUND EXPENDITURES ALLOCATION	
Operating Reserve Fund	\$ -
Capital Reserve Fund	\$ 790,800.00
Act 209 Fund	\$ -
North Penn/ARB/Fund	\$ 60,000.00
Open Space/Acquisition Fund	\$ 20,000.00
Park & Trail/Development Fund	\$ 77,500.00
total	\$ 948,300.00

Operating Reserve Fund	
projected balance 1/1/2017	\$ 875,000.00
receipts	\$ -
expenditures	\$ -
projected balance 12/31/17	\$ 875,000.00

Capital Reserve Fund	
projected balance 1/1/2017	\$ 6,293,185.00
receipts	\$ 918,566.25
expenditures	\$ 790,800.00
projected balance 12/31/17	\$ 6,420,951.25

Act 209 Fund	
projected balance 1/1/2017	\$ 341,565.00
receipts	\$ 45,857.00
expenditures	\$ -
projected balance 12/31/17	\$ 387,422.00

North Penn/ARB/Fund	
projected balance 1/1/2017	\$ 755,450.00
receipts	\$ -
expenditures	\$ 60,000.00
projected balance 12/31/17	\$ 695,450.00

Open Space/Acquisition Fund	
projected balance 1/1/2017	\$ 750,000.00
receipts	\$ -
expenditures	\$ 20,000.00
projected balance 12/31/17	\$ 730,000.00

Park & Trail/Development Fund	
projected balance 1/1/2017	\$ 600,000.00
receipts	\$ -
expenditures	\$ 77,500.00
projected balance 12/31/17	\$ 522,500.00

CAPITAL FUND	
projected balance 1/1/2017	\$ 9,615,200.00
receipts	\$ 964,423.25
expenditures	\$ 948,300.00
projected balance 12/31/17	\$ 9,631,323.25

WORCESTER TOWNSHIP FUND BALANCE POLICY

General Fund

1. Purpose: Primary operating fund for day-to-day revenues and expenditures.
2. Planned use: Unrestricted; ongoing.
3. Minimum: Based on an annual review of the Township's cash flow needs, as well as best management practices, Worcester Township shall carry forward into each Fiscal Year a minimum cash balance of \$250,000. At the end of each Fiscal Year, any amount held in excess of \$250,000 shall be transferred to the Capital Fund.
4. Reserves: None.

Sewer Fund

1. Purpose: Account for the revenue and expenditures related to the operation and maintenance of the Township's sanitary sewer system.
2. Planned use: Restricted by Township policy; ongoing.
3. Minimum: Based on an annual review of the Township's cash flow needs, as well as best management practices, Worcester Township shall carry forward into each Fiscal Year a minimum cash balance of \$100,000.
4. Reserves: The Township shall aim to maintain a \$200,000 capital reserve, which does not include the minimum cash balance.

Capital Fund

1. Purpose: To fund specific capital activities, including projects that will receive grant funding reimbursement; Capital Fund dollars may likewise be utilized for emergency operating funds for the General Fund, as needed.
2. Planned use: Varied; ongoing.
3. Minimum: That required to meet the Township's short and long-term capital obligations.
4. Reserves:
 - Operating Reserve Fund – Up to 25% of annual General Fund receipts; unrestricted.
 - Act 209 Fund – Impact fee to fund certain road projects; restricted by State Law.
 - North Penn Army Reserve Base – Project fund; unrestricted.
 - Open Space Acquisition Fund – Project category fund; unrestricted.
 - Parks & Trails Development Fund – Project category fund; unrestricted.
 - Capital Reserve Fund – Reserves for roads, bridges, vehicle, equipment, apparatus, facilities, and other capital obligations; unrestricted.

State Fund

1. Purpose: To account for state funds received from gas taxes that may be used for permitted roadway improvements.
2. Planned use: State-permitted road projects and related expenses; restricted by State Law.
3. Minimum: Not applicable.
4. Reserves: Not applicable.

Restricted Fund

Funds restricted in use by law or by Township policy.

Unrestricted Fund

Funds earmarked for certain purposes, but may be available for use for any other purpose approved by the Board of Supervisors and permitted by law

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2016-38

**A RESOLUTION TO AUTHORIZE SUBMISSION OF A GRANT APPLICATION
TO THE PECO GREEN REGION OPEN SPACE PROGRAM**

WHEREAS, the Township of Worcester (“Township”) desires to undertake the Heyser Field Improvement Project; and,

WHEREAS, the Township desires to apply to the PECO Green Region Open Space Program for a grant for the purpose of carrying out this project; and,

WHEREAS, the Township has received and the Township understands the 2016 PECO Green Region Open Space Program Guidelines.

THEREFORE, BE IT RESOLVED THAT the Township Board of Supervisors hereby approves this project and authorizes an application be made to the PECO Green Region Open Space Program in the amount of \$10,000; and,

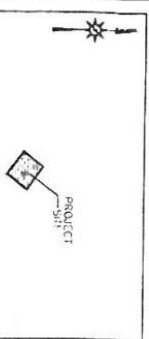
BE IT FURTHER RESOLVED, THAT, if the application is granted, the Township commits to the expenditure of matching funds in the amount of \$10,000 necessary for the project’s success.

RESOLVED THIS 21ST DAY OF DECEMBER, 2016.

FOR WORCESTER TOWNSHIP

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

Attest: _____
Tommy Ryan, Secretary



GENERAL PLAN NOTES

EXISTING PARCEL AREA SCHEDULE
 URSUS 28,000 SQ. FT. (0.64 ACRES)
 NET 27,100 SQ. FT. (0.62 ACRES)
 NET 14,000 SQ. FT. (0.32 ACRES)

EXISTING PARCEL AREA SCHEDULE
 URSUS 28,000 SQ. FT. (0.64 ACRES)
 NET 27,100 SQ. FT. (0.62 ACRES)
 NET 14,000 SQ. FT. (0.32 ACRES)

EXISTING PARCEL AREA SCHEDULE
 URSUS 28,000 SQ. FT. (0.64 ACRES)
 NET 27,100 SQ. FT. (0.62 ACRES)
 NET 14,000 SQ. FT. (0.32 ACRES)

SITE DATA and ZONING SCHEDULE

Zone	Minimum Lot Area (sq. ft.)	Minimum Lot Area (Acres)	Minimum Front Setback (ft.)	Minimum Side Setback (ft.)	Minimum Rear Setback (ft.)	Maximum Building Height (ft.)	Maximum Building Coverage (%)	Maximum Floor Area Ratio (FAR)	Minimum Front Yard (ft.)	Minimum Side Yard (ft.)	Minimum Rear Yard (ft.)
URSUS	28,000	0.64	20	10	10	35	35	0.64	10	10	10
URSUS	28,000	0.64	20	10	10	35	35	0.64	10	10	10
URSUS	28,000	0.64	20	10	10	35	35	0.64	10	10	10

PROJECT WAYERS LIST

Section No.	Description	Stationing	Remarks
1	Water Street Road	0+00 to 0+50	As shown on plan
2	Water Street Road	0+50 to 1+00	As shown on plan
3	Water Street Road	1+00 to 1+50	As shown on plan
4	Water Street Road	1+50 to 2+00	As shown on plan
5	Water Street Road	2+00 to 2+50	As shown on plan
6	Water Street Road	2+50 to 3+00	As shown on plan
7	Water Street Road	3+00 to 3+50	As shown on plan
8	Water Street Road	3+50 to 4+00	As shown on plan
9	Water Street Road	4+00 to 4+50	As shown on plan
10	Water Street Road	4+50 to 5+00	As shown on plan

PLAN LEGEND

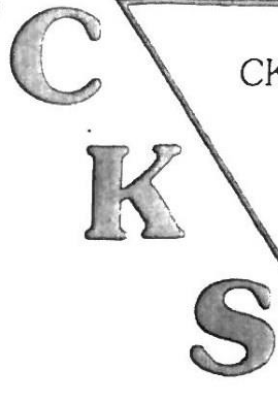
Proposed Lot Line	(Solid line)
Proposed Lot Boundary	(Dashed line)
Proposed Lot Area	(Shaded area)
Proposed Lot Dimensions	(Dimension lines)
Proposed Lot Area Schedule	(Text notes)
Proposed Lot Area Schedule	(Text notes)
Proposed Lot Area Schedule	(Text notes)

PLANNING SCHEDULE

Item	Description	Start Date	End Date
1	Site Plan	08/15/2011	09/15/2011
2	Site Plan	09/15/2011	10/15/2011
3	Site Plan	10/15/2011	11/15/2011
4	Site Plan	11/15/2011	12/15/2011
5	Site Plan	12/15/2011	01/15/2012
6	Site Plan	01/15/2012	02/15/2012
7	Site Plan	02/15/2012	03/15/2012
8	Site Plan	03/15/2012	04/15/2012
9	Site Plan	04/15/2012	05/15/2012
10	Site Plan	05/15/2012	06/15/2012
11	Site Plan	06/15/2012	07/15/2012
12	Site Plan	07/15/2012	08/15/2012
13	Site Plan	08/15/2012	09/15/2012
14	Site Plan	09/15/2012	10/15/2012
15	Site Plan	10/15/2012	11/15/2012
16	Site Plan	11/15/2012	12/15/2012
17	Site Plan	12/15/2012	01/15/2013
18	Site Plan	01/15/2013	02/15/2013
19	Site Plan	02/15/2013	03/15/2013
20	Site Plan	03/15/2013	04/15/2013
21	Site Plan	04/15/2013	05/15/2013
22	Site Plan	05/15/2013	06/15/2013
23	Site Plan	06/15/2013	07/15/2013
24	Site Plan	07/15/2013	08/15/2013
25	Site Plan	08/15/2013	09/15/2013
26	Site Plan	09/15/2013	10/15/2013
27	Site Plan	10/15/2013	11/15/2013
28	Site Plan	11/15/2013	12/15/2013
29	Site Plan	12/15/2013	01/15/2014
30	Site Plan	01/15/2014	02/15/2014
31	Site Plan	02/15/2014	03/15/2014
32	Site Plan	03/15/2014	04/15/2014
33	Site Plan	04/15/2014	05/15/2014
34	Site Plan	05/15/2014	06/15/2014
35	Site Plan	06/15/2014	07/15/2014
36	Site Plan	07/15/2014	08/15/2014
37	Site Plan	08/15/2014	09/15/2014
38	Site Plan	09/15/2014	10/15/2014
39	Site Plan	10/15/2014	11/15/2014
40	Site Plan	11/15/2014	12/15/2014
41	Site Plan	12/15/2014	01/15/2015
42	Site Plan	01/15/2015	02/15/2015
43	Site Plan	02/15/2015	03/15/2015
44	Site Plan	03/15/2015	04/15/2015
45	Site Plan	04/15/2015	05/15/2015
46	Site Plan	05/15/2015	06/15/2015
47	Site Plan	06/15/2015	07/15/2015
48	Site Plan	07/15/2015	08/15/2015
49	Site Plan	08/15/2015	09/15/2015
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54	Site Plan	01/15/2016	02/15/2016
55	Site Plan	02/15/2016	03/15/2016
56	Site Plan	03/15/2016	04/15/2016
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59	Site Plan	06/15/2016	07/15/2016
60	Site Plan	07/15/2016	08/15/2016
61	Site Plan	08/15/2016	09/15/2016
62	Site Plan	09/15/2016	10/15/2016
63	Site Plan	10/15/2016	11/15/2016
64	Site Plan	11/15/2016	12/15/2016
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66	Site Plan	01/15/2017	02/15/2017
67	Site Plan	02/15/2017	03/15/2017
68	Site Plan	03/15/2017	04/15/2017
69	Site Plan	04/15/2017	05/15/2017
70	Site Plan	05/15/2017	06/15/2017
71	Site Plan	06/15/2017	07/15/2017
72	Site Plan	07/15/2017	08/15/2017
73	Site Plan	08/15/2017	09/15/2017
74	Site Plan	09/15/2017	10/15/2017
75	Site Plan	10/15/2017	11/15/2017
76	Site Plan	11/15/2017	12/15/2017
77	Site Plan	12/15/2017	01/15/2018
78	Site Plan	01/15/2018	02/15/2018
79	Site Plan	02/15/2018	03/15/2018
80	Site Plan	03/15/2018	04/15/2018
81	Site Plan	04/15/2018	05/15/2018
82	Site Plan	05/15/2018	06/15/2018
83	Site Plan	06/15/2018	07/15/2018
84	Site Plan	07/15/2018	08/15/2018
85	Site Plan	08/15/2018	09/15/2018
86	Site Plan	09/15/2018	10/15/2018
87	Site Plan	10/15/2018	11/15/2018
88	Site Plan	11/15/2018	12/15/2018
89	Site Plan	12/15/2018	01/15/2019
90	Site Plan	01/15/2019	02/15/2019
91	Site Plan	02/15/2019	03/15/2019
92	Site Plan	03/15/2019	04/15/2019
93	Site Plan	04/15/2019	05/15/2019
94	Site Plan	05/15/2019	06/15/2019
95	Site Plan	06/15/2019	07/15/2019
96	Site Plan	07/15/2019	08/15/2019
97	Site Plan	08/15/2019	09/15/2019
98	Site Plan	09/15/2019	10/15/2019
99	Site Plan	10/15/2019	11/15/2019
100	Site Plan	11/15/2019	12/15/2019

PROJECT SOILS DATA

Soil No.	Soil Name	Soil Description	Soil Color	Soil Texture	Soil Structure	Soil Consistency	Soil Strength	Soil Compaction	Soil Permeability	Soil Shrinkage	Soil Swell	Soil Settlement
1	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
2	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
3	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
4	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
5	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
6	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
7	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
8	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
9	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
10	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
11	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
12	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
13	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
14	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
15	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
16	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
17	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
18	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
19	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
20	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
21	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
22	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS	URSUS
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Michele A. Fountain, P.E.

November 14, 2016
Ref: # 7200-51

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

Attention: Tommy Ryan, Township Manager

Reference: 3330 Water Street Road - Component 1 Planning Module

Dear Tommy:

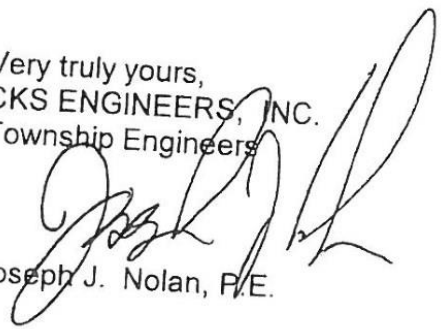
I have reviewed the Component 1 Planning Module submission which was received by the Township on November 10, 2016. This Planning Module Component was forwarded to the Township by VW Consultants, LLC, on behalf of the property owners at 3330 Water Street Road. I have reviewed the Planning Module package for completeness. The information provided included a "Completeness Checklist", a copy of the letter from the Montgomery County Health Department dated October 25, 2016, a completed Component 1, Sewage Facilities Planning Module, Site Investigation and Percolation Test Reports, and a plan entitled "Minor Subdivision Plan" as prepared by Woodrow and Associates Inc., dated September 28, 2015, last revised November 24, 2015. Based on my review, I offer the following comments:

1. The Completeness Checklist needs to be signed and dated by a "Municipal Official". The Township Manager would qualify for this. I have added the PNDI Search, the Planning Agency Signature, and the Zoning Officer Signature as "checked" blocks on the completeness checklist.
2. Page 4, Section I, the block is "checked" indicating that the PNDI review receipt was included with the documentation. The information that I received did not include this receipt. It should therefore be provided to the Township for inclusion in the Planning Module submission.
3. Page 5, Section J, the Township Planning Commission signature needs to be added, and the signature of the Township Zoning Officer needs to be added.
4. Page 6, Section K, the Chairperson of the Board of Supervisors needs to sign the appropriate section, and to include the required information.

November 14, 2016
Ref: # 7200-51
Page 2

Once the planning module package is complete and all signatures are provided, the application, along with the original check can be mailed to the Pennsylvania Department of Environmental Protection. There were two (2) complete sets of information provided, and the same signatures should obtained for the second set of documents. I have marked with pink tabs those sections where signatures and additional information are required. By copy of this letter, I am notifying VW Consultants LLC of my review and request they provide the PNDI search receipt directly to you. I am including all of the information provided to me so that you have a complete set of all submitted documents. Please contact me if you have any questions or need any additional assistance with this Planning Module.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Joseph Valentine, VW Consultants, LLC
File

