

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
REMOTE MEETING  
THURSDAY, JANUARY 28, 2021, 7:30 PM**

**CALL TO ORDER** by Chair Sherr at 7:30 PM

**ATTENDANCE**

PRESENT:	TONY SHERR	[X]
	BOB ANDORN	[X]
	MICHELLE GREENAWALT	[X]
	MICHAEL HOLSONBACK	[X]
	LEE KOCH	[X]

1. Reorganization – Mr. Koch motioned to appoint Tony Sherr as Chair, second by Ms. Greenawalt. By unanimous vote the motion was approved.

Mr. Koch motioned to appoint Michelle Greenawalt as Vice Chair, second by Mr. Holsonback. By unanimous vote the motion was approved.

Ms. Greenawalt motioned to appoint Lee Koch as Secretary, second by Mr. Koch. By unanimous vote the motion was approved.

2. December 10 Meeting Minutes – Ms. Greenawalt motioned to approve the December 10, 2020 meeting minutes. There was no public comment. Mr. Koch seconded the motion. By unanimous vote the motion was approved.

3. Gunsalus Tract – (LD 2020-04) – Rolph Graf, Engineer for the applicant, provided an overview of the revisions of the plan for the proposed subdivision.

Chair Sherr commented on the requested waivers.

Joe Nolan, Township Engineer, commented on the requested waivers and fees in lieu of.

Rolph Graf noted the applicant was agreeable to pay a fee in lieu of for the road widening and curb installation.

Mr. Sherr motioned to recommend preliminary/final plan approval, along with the requested waivers, to the Board of Supervisors, conditioned upon the applicant complying with the items addressed in the review letters, and paying a fee in lieu of for the road widening and curb installation, second by Mr. Holsonback. By unanimous vote the motion was approved.

4. 2625 Skippack Pike – (LD 2020-06) – Joseph Hanna, Engineer for the applicant, provided an overview of the proposed subdivision.

Joe Nolan provided an overview of his review letter.

Mr. Koch recused himself from the matter.

Mr. Holsonback commented on the plans being revised prior to any approvals.

Joseph Hanna noted the applicant would revise the plans.

5. Environmental Ordinance Review – Chair Sherr commented on the curative amendment approved by the Board of Supervisors.

Andrew Raquet, Codes Director, provided an overview of a curative amendment.

Brian Olszak, MCPC, provided an overview of his memo.

Chair Sherr commented on the planting requirements.

Chair Sherr and Ms. Greenawalt commented on the codification of planting requirements.

Brian Olszak provided an overview of buffer requirements.

Chair Sherr commented on environmental protections and invasive species plantings.

Mr. Andorn commented on property owner rights, discrepancies within the code, and bamboo.

Ms. Greenawalt commented on conservation resources and drainage swales.

Chair Sherr commented on codification updates.

6. February 25, Planning Commission Meeting Agenda – At its February 25 meeting the Planning Commission may review existing township ordinances, subdivision application LD 20-06 and sketch plan SK 2021-A.

## **PUBLIC COMMENT**

- There was no public comment.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Chair Sherr adjourned the meeting at 8:39 PM.

Respectfully Submitted:

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Andrew R. Raquet  
Codes Director



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

www.cksengineers.com  
215.340.0600

RECEIVED  
DEC. 16 2020

December 14, 2020  
Ref: # 7545

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

Attention: Tommy Ryan, Township Manager

Reference: 2625 Skippack Pike - Minor Subdivision

Dear Mr. Ryan:

I am in receipt of the Township's memorandum dated December 4, 2020 requesting my review of the proposed preliminary/final plan subdivision for 2625 Skippack Pike. This plan has been submitted as a minor subdivision plan in conformance with Section 130-35.1, "Minor Plan Submission" of the Township Subdivision and Land Development Ordinance. The plan consists of one (1) sheet, has been prepared by Chambers Associates, Inc., and is dated December 1, 2020. The plan has been prepared for the Bethel Development Associates LP, of Worcester Township.

The plan proposes the subdivision of an existing parcel containing 195,202 square feet (net) into two (2) lots. Lot 1 will contain the existing dwelling on the property. Lot 2 is proposed to be a future building lot. This property is in the R-175 Residential Zoning District as set forth in Worcester Township Code. I have reviewed this plan for conformance with the code requirements and offer the following comments:

1. The proposed lot line to subdivide the existing property has created a zoning violation for the existing garage. Section 150-177A(2) states that either attached or detached garages in the zoning district shall be located within the building envelope. The existing garage is only 13.8' from the proposed subdivision line. Based on the zoning ordinance, this distance must be at least 35'. The applicant should determine how it wishes to address this violation.
2. Lot 1 contains a "proposed 25' utility and access easement". It is assumed that the access easement is being provided for a shared driveway with proposed Lot 2. If that is the case, then there will need to be an agreement between Lots 1 and 2 in conjunction with maintaining the common drive area.

December 14, 2020

Ref: # 7545

Page 2

3. The applicant should consider relocating the common drive to line up with the existing exit road from the reserve at Worcester project directly across the street. This would eliminate the offset in the existing driveway and improve traffic flow.
4. The applicant should also add the required site distance triangle on the plans. There appears to be landscaping at the front of the property that could inhibit site distance onto Skippack Pike.
5. The plans show an existing sewer lateral that was constructed as part of the Reserve at Worcester project. This lateral is shown crossing through proposed Lot 2 with a proposed sanitary sewer easement, and connecting to the existing stone house. The plans also show a stub and cap for future connection of the sewer lateral for Lot 2. Since two (2) lots will be utilizing the same lateral, there should be a written agreement to address the joint maintenance responsibilities of the lateral.
6. This project will be provided with both public water and public sewer. Public sewer shall be from Worcester Township, and public water shall be from the North Penn Water Authority . The applicant will need to obtain a letter indicating willingness to serve from the North Penn Water Authority.
7. The plan as proposed shows no improvements on Lot 2. It is anticipated that this would be used for construction of a future house. In conjunction with that building permit, a full-plot plan of Lot 2 should be prepared to show the proposed location of the house, the grading of the lot, and all associated facilities including utilities, and the access driveway. Also, the applicant should address stormwater in conjunction with the stormwater management ordinance.
8. The plans are showing no public improvements. The applicant will need to request waivers from the Township in conjunction with required improvements for a subdivision. These waivers include road frontage improvements (130-16), sidewalks along all road frontages (130-18.A), curbing along all streets or road frontages (130-18.B), and landscaping requirements (130-28). The Township may want certain Landscaping included as part of this subdivision.

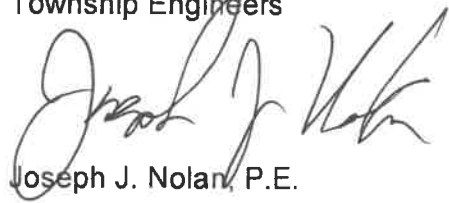
The applicant should request waivers for these improvements and also add the waivers to the subdivision plan.

9. The plans show the proposed placement of concrete monuments at several locations along the property frontage. The monuments must be set prior to plan recording, or an escrow will be required to cover the placement cost. Any landscaping that might be required would also need to be part of that escrow.

December 14, 2020  
Ref: # 7545  
Page 3

The above represents all initial comments on this plan submission. The applicant's engineer should address the comments and resubmit for further review and consideration. Please contact me if you have any questions or need any additional assistance with this subdivision.

Very truly yours,  
CKS ENGINEERS, INC  
Township Engineers

A handwritten signature in black ink, appearing to read "Joseph J. Nolan". The signature is fluid and cursive, written over the typed name below it.

Joseph J. Nolan, P.E.

JJN/paf

cc: Robert Brant, Esq., Township Solicitor  
Joseph Hannah, P.E., Chambers Engineers, Inc.  
Bethel Development Associates, LP  
File



March 8, 2021

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

RE: **Traffic Review #2 – Residential Subdivision Plans**  
2625 Skippack Pike (LD 2020-06)  
Worcester Township, Montgomery County, PA  
McMahon Project No. 820978.11

Dear Tommy:

In response to the Township's request, McMahon Associates, Inc. (McMahon) has completed our second (2<sup>nd</sup>) traffic engineering review of the proposed subdivision, to be located at 2625 Skippack Pike (S.R. 0073) in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision involves subdividing Parcel 67-00-03262-00-1 into two lots (Lots 1 and 2). We understand that the existing single-family home will remain on Lot 1 and there is no plan or development currently proposed for Lot 2. Access to Lot 1, and the future development on Lot 2, is proposed to be provided via the existing driveway to Lot 1 along Skippack Pike (S.R. 0073) which will be widened from 10 feet to 18 feet in width.

The following documents were reviewed and/or referenced in preparation of our traffic review:

- Subdivision Plan for 2625 Skippack Pike, prepared by Chambers Associates, Inc., last revised February 9, 2021.
- Waiver Request Letter for 2625 Skippack Pike, prepared by Chambers Associates, Inc., dated February 16, 2021.
- Response to Comments for 2625 Skippack Pike, prepared by Chambers Associates, Inc., received via email dated March 5, 2021.

Based on our review of the submitted documents noted above, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. The applicant is requesting a deferral from **Section 130-18.A of the Subdivision and Land Development Ordinance**, requiring sidewalk to be provided along the site frontage of Skippack Pike (S.R. 0073). The plan does not show any sidewalk along the site frontage of Skippack Pike (S.R. 0073), thereby not satisfying the ordinance requirement. Due to this being a minor subdivision, the lack of presence of sidewalk along either side of Skippack Pike (S.R. 0073) in the surrounding vicinity of the site, and lack of pedestrian destinations in the surrounding vicinity, we are not opposed to the Board of Supervisors deferring this obligation until such a time as may be required by the Township for these subdivided properties, whether under present or future land ownership, and at no cost to Worcester Township. The applicant should ensure that the site frontage is free and clear of any physical obstructions and graded in such a manner so as to not prohibit the installation of sidewalk in the future.

2. The applicant is requesting a deferral from **Section 130-18.B** of the **Subdivision and Land Development Ordinance**, requiring curbing to be provided along the site frontage of Skippack Pike (S.R. 0073). The plan does not show any curbing along the site frontage of Skippack Pike (S.R. 0073), thereby not satisfying the ordinance requirement. We note for the Board, that there is curbing along the north side of Skippack Pike (S.R. 0073) to the east of the site, near the intersection with Bethel Road, and curbing is also present along the site frontage of the Reserve at Center Square along Skippack Pike, opposite the site. However, it should also be noted that a field view of the site confirms that grading along the subject parcel flows away from the roadway and drains down into an existing swale along the frontage and appears to collect into a stormwater system that drains to the east along Skippack Pike. Given this drainage pattern and given this is a minor subdivision, we are not opposed to the Board of Supervisors deferring this obligation of the applicant and that the curbing would not be contiguous along the site side of Skippack Pike (S.R. 0073) to the east unless curbing is also required along the site frontage of the parcel owned by Peter Loughran (Block 24, Unit 66). If curbing is deferred, it should be until such a time as may be required by the Township for these subdivided properties, whether under present or future land ownership, and at no cost to Worcester Township.
3. As part of the Reserve at Center Square residential development (directly across Skippack Pike from this parcel), a new access road across from the subject parcel was recently constructed. Additionally, Skippack Pike (S.R. 0073) has been widened to provide a separate right-turn lane into the Reserve access and a two-way-center-left-turn lane along Skippack Pike (S.R. 0073) from Berks Road to east of the Reserve at Center Square site. **The applicant's engineer has indicated in their response to comments letter that the landowner/applicant does not want to relocate the driveway at this time; however, the feasibility of relocating this driveway will be evaluated at a future time when Lot 2 is sold for development. We continue to recommend that the existing driveway along Skippack Pike (S.R. 0073) should be designed in order to provide joint access to both Lots 1 and 2 and be shifted further to the east from its existing location in order to improve access management along this section of Skippack Pike (S.R. 0073), provide safer turning movements in this area, and align directly opposite the eastern local road access of the Reserve at Center Square residential development. The decision and timing for this to be accomplished however, we defer to the Township Board of Supervisors. If the joint driveway design is deferred until a later date, we recommend that the plan be modified to add a note that states that the driveway will be redesigned to serve both properties as a joint-use access in the location noted above at the time of land development of Lot 2.**
4. The existing driveway to Lot 1 is currently 10 feet wide and will be widened to 18 feet when a house is constructed on Lot 2. The modified or new access must be constructed in accordance with **Section 130-17.B (3)** of the **Subdivision and Land Development Ordinance** with respect to grades, widths, and radii at the intersection with Skippack Pike (S.R. 0073), as well as satisfy PennDOT minimum use driveway requirements for permitting.
5. Since Skippack Pike (S.R. 0073) is a State Roadway, a minimum use driveway Highway Occupancy Permit (HOP) will be required for any modifications to the existing driveway to Lot 1 and/or for any future modifications within the PennDOT Right-of-Way associated with future construction of Lot 2. Since we are recommending that the future driveway to both Lot 1 and Lot 2 be used as a shared driveway, the owners of both properties will need to apply for a joint driveway HOP permit at the appropriate time and there should be notes on the plan indicating there is an access easement to Lot 1 for use of the shared driveway accessing Skippack Pike. The Township and our office must also be copied on all plan submissions and correspondence between the applicant and PennDOT, and invited to any and all meetings among any of these parties.

6. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on Land Use Code 210 (Single-Family Detached Housing) in the Institute of Transportation Engineers publication, *Trip Generation, 10<sup>th</sup> Edition*, a single-family home on Lot 2 would generate one "new" trip during the weekday afternoon peak hour resulting in a transportation impact fee of \$3,977. However, should the Board of Supervisors consider this use and its peak hour trip generation to be a de minimus traffic-generating application, the transportation impact fee may be waived. To qualify for the exemption, the applicant must place a waiver request on their final plan and submit information to support the request for review and approval by the Board.
7. A more detailed review of the site and all transportation-related engineering elements on the plan can be conducted, as the Township deems necessary, if/when new residential development is proposed on either lot and a land development plan is required and submitted to the Township. Additional comments may follow at that phase of the parcel development.
8. Based on our review, the applicant should address the aforementioned comments, and provide revised plans to the Township and our office for further review and approval recommendations. **The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials, as opposed to general responses.** This will aid in the detailed review and subsequent review timeframes.

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please do not hesitate to contact me.

Sincerely,



Casey A. Moore, P.E.  
Executive Vice President – Corporate Operations

BMJ/CAM

cc: Joseph Nolan, P.E., CKS Engineers (Township Engineer)  
Robert Brant, Esq. (Township Solicitor)  
Francis J. Hanney, PennDOT District 6-0  
Susan LaPenta, PennDOT District 6-0  
Brian Olszak, Montgomery County Planning Commission  
Joseph Hanna, P.E., Chambers Associates, Inc. (Applicant's Engineer)



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



**MONTGOMERY COUNTY  
PLANNING COMMISSION**  
MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
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WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

December 23, 2020

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

Re: MCPC #20-0239-001  
Plan Name: 2625 Skippack Pike  
(1 lot comprising approx. 4.97 acres)  
Situates: Skippack Pike and Bethel Road  
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 7, 2020. We forward this letter as a report of our review.

## BACKGROUND

The Applicant, Bethel Development Associates, LP, is proposing to subdivide an existing 4.97-acre residential lot into two single-family detached residential lots in the R-175 Residential District. The existing dwelling and certain out-buildings will remain on 'Lot 1', while it is anticipated another dwelling will be constructed on 'Lot 2'; both lots will share an access driveway from Skippack Pike. Apart from indicating a building envelope, no improvements appear to be proposed at this time. It appears that the development will be served by public water and sewer.

## RECOMMENDATION

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

## REVIEW COMMENTS

### ZONING AND SALDO

1. Setbacks. As per **§150-77.A.2** of the Zoning ordinance, private garages must adhere to the required setbacks of all principal buildings in the R-175 Residential District. At present, the existing garage on Lot 1, which is proposed to remain, will be within 13.8 feet from the side lot line of Lot 2, less than the 35-foot setback required of the zoning district for principal structures. While the existing dwelling on Lot 1 is a legal nonconformity as it pertains to front yard setback and is permitted to remain, rendering a previously-conforming garage nonconforming through a subdivision is not permitted. The Applicant should alter the proposed lot lines, or otherwise rectify the situation to the satisfaction of the Township.
2. SALDO Waivers. There are several waivers to SALDO requirements which will likely be requested by the Applicant; however, a list of which has not been provided for our review, so it is unclear what waivers are being requested and what requirements have simply not been met. Significant issues such as stormwater management, vegetation removal, and planting cannot be adequately assessed without the Applicant providing them at the time of subdivision approval. The Township should require the Applicant to provide these details or otherwise provide the refined list of requested waivers.

## CONCLUSION

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

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

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

Sincerely,



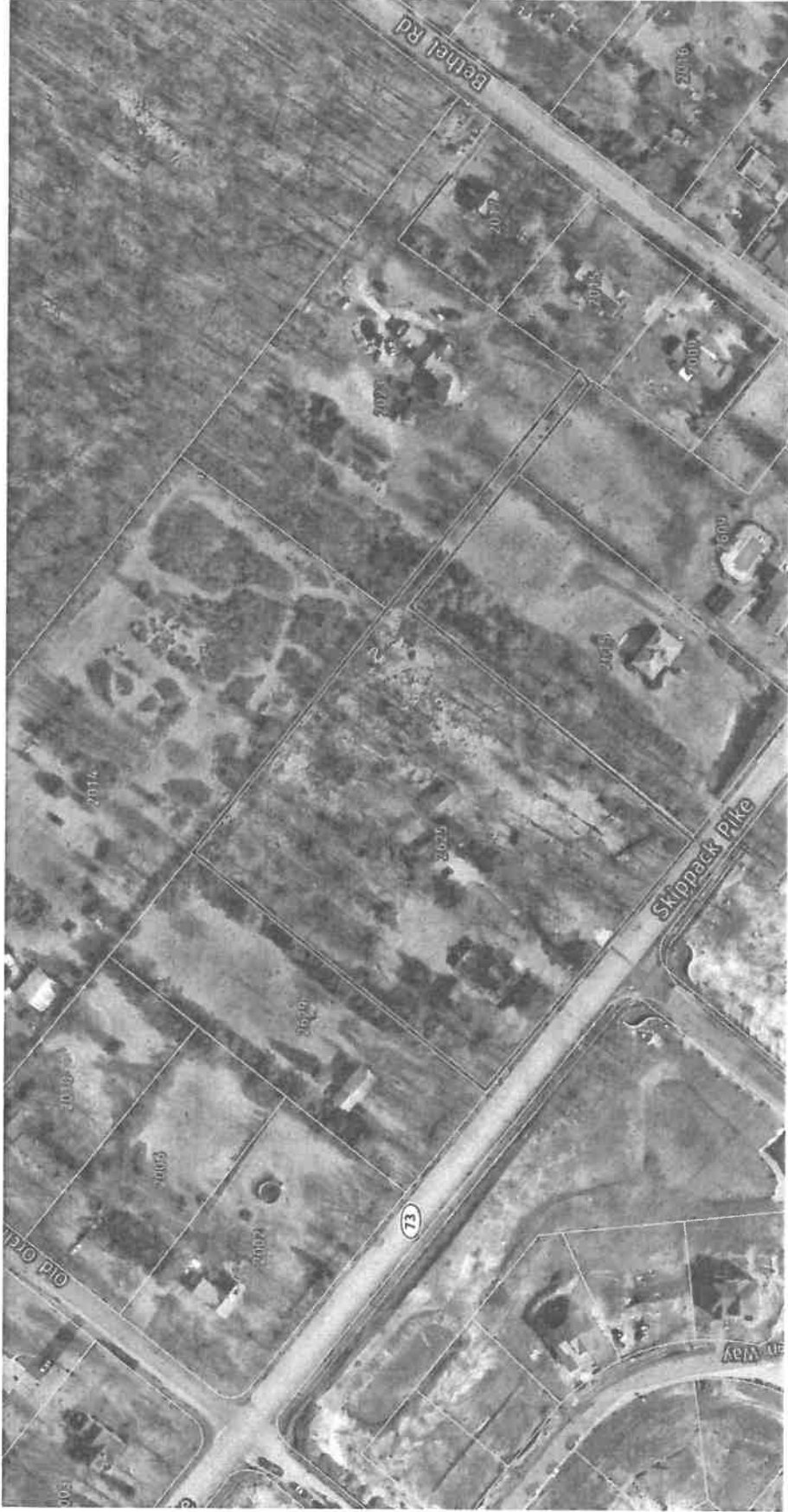
Brian J. Olszak, Senior Planner  
[bolszak@montcopa.org](mailto:bolszak@montcopa.org) - 610-278-3737

c: Bethel Development Associates, LP, Applicant  
Chamber Associates, Inc, Applicant's Representative  
Andrew R. Raquet, Asst. Township Zoning Officer

Attachments: 1. Reduced copy of plan  
2. Aerial Map



**Attachment 2: Aerial Map**





4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

www.cksengineers.com  
215.340.0600

RECEIVED  
FEB 12 2021

January 27, 2021  
Ref: # 7546

Worcester Township  
PO Box 767  
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: Huganir Property - Trooper Road – Subdivision Sketch Plan

Dear Mr. Ryan

I am in receipt of a Township memorandum dated January 21, 2021 requesting my review of a sketch plan of a subdivision proposed for the Huganir Property on Trooper Road. Included with the memorandum was a one (1) sheet plan titled "Concept Plan – Huganir Property" as prepared by Bursich Associates of Pottstown Pennsylvania for Mikelen LLC, of Fairview Village Pennsylvania. The plan proposes the sub-division of an existing 17.79 acre property into nine (9) total parcels. Eight parcels will be building lots conforming to the requirements of the R-100 Zoning District, and one (1) lot will be 5.71 acres and contain the existing dwelling on the property. The eight new building lots will be served with public water and public sewer. There will also be a cul-de-sac extension from Artmar Road which will provide access to the eight (8) new lots. I have reviewed this sketch plan to determine general conformance with the Township code. Based on my review of this sketch plan, I offer the following comments:

1. This property was subject to a previous subdivision plan which was approved by the Township in 2002. That plan was never recorded or constructed. This sketch is a new plan with fewer lots than the original plan.
2. The property is Zoned R-100. The eight (8) lots proposed for building lots have been designed utilizing the criteria for the R-100 District.
3. A new cul-de-sac road will be constructed as part this project. The road shown on the sketch plan provides a 50' right-of-way which meets the requirements of the Township. The plan proposes two (2) flag lots, also with access to the new cul-de-sac road.
4. The plan proposed public water and sewer to serve the eight new building lots. Sewer service will be provided by a low-pressure sanitary sewer system which will connect to the existing sanitary sewer within Artmar Road, which is owned and operated by Worcester Township. Each of the eight (8) building lots will require a grinder pump, which will connect to a common force main. Currently, capacity does exist for accepting wastewater flows from the eight new houses to be constructed by this project. The applicant will be required to purchase capacity from Worcester Township for these new connections.

January 27, 2021

Ref: # 7546

Page 2

4. The Township will need to revise its Act 537 Plan in order to provide public sewer service to this project. The applicant will need to prepare the proper planning module components and the Township will need to revise the 537 Plan by resolution.
5. There is a zoning issue related to the yard setback with the existing house which is to remain on the corner of Artmar and the proposed road. The setback is shown as 20.4', and the setback should be a minimum of 35'. The applicant will need a variance from the Worcester Township Zoning Hearing Board for the road to remain in its current location.
6. Two areas on the plan have been identified as "possible stormwater management facility" locations. The applicant is advised that all stormwater generated by this project must conform to the requirements of the Township's Stormwater Management Ordinance.
7. A preliminary meeting was held between the applicant and the Township to discuss this project. The applicant was made aware that there have been stormwater issues adjacent to this property which will impact their project. The subdivision previously approved for this property did address these issues as part of their plan. In reviewing that plan again, and the current plan, the same solution to address these issues can be implemented. In addition, there is a swale which runs onto the subject property from Valley Forge Road, which will need to be controlled and routed through the stormwater system to protect the new lot for this project. The applicant's engineer is aware of these issues and will address them during the design phase of the project.
8. The applicant will be required to go through the full subdivision and land development process subsequent to this sketch plan phase. All applicable sections of Township code must be adhered to, and the subsequent plans will be reviewed by the Township, the Township Engineer, and the Township Traffic Consultant.

The above represents my initial comments on this sketch plan submission. Please contact me if you have any questions or need 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  
Andrew Raquet, Codes Director and Zoning Officer  
Nick Feola, Bursich Associates, Inc.  
Mike Clement, Mikelen, LLC.  
File



February 17, 2021

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

RE: **Traffic Review #1 – Sketch Plan**  
Huganir Property – Proposed Residential 8-Lot Subdivision  
Worcester Township, Montgomery County, PA  
McMahon Project No. 821068.11

Dear Tommy:

In response to the Township's request, McMahon Associates, Inc. (McMahon) has completed our initial traffic engineering review of the proposed sketch plan for the subdivision of the Huganir property to allow for additional residential development in the R-100 Residential Zoning District located along the northern side of Artmar Road between Nicole Drive and Ethel Avenue in Worcester Township, Montgomery County, PA. It is our understanding that subdividing the existing property into minimum 30,000 square-foot lots may yield a future land development of 8 single-family home lots. Access to Lots 1 to 8 will be provided via a proposed cul-de-sac road intersecting Artmar Road west of Ethel Avenue.

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

- **Sketch Plan for Huganir Property**, prepared by Bursich Associates, dated January 11, 2021.

Based on our review of the submitted document noted above, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. Adequate sight distance measurements must be provided on the plan for the proposed cul-de-sac road at its intersection with Artmar Road as required by **Section 130-16.E(5) of the Subdivision and Land Development Ordinance**. Specifically, vehicular egress sight distances looking in both directions must be adequate and the information provided on the plan, as well as the sight distance for the ingressing left-turn vehicle sight distance to the front and rear.
2. There is only one road, Artmar Road, that accesses Valley Forge Road (S.R. 0363) and serves approximately 30 homes today. The proposed development adds additional homes and a new cul-de-sac driveway to the existing internal roadway network, bringing the total to 38 homes served by a single point of access to an adjacent roadway network. It does not appear that the proposed 8-lot subdivision proposes to provide an emergency access to a neighboring street. Mapping seems to indicate that a right-of-way may extend from the termination of Windy Hill Road northerly to the Huganir property line

and be a connection ultimately to Germantown Pike. The possible utilization of this right-of-way for secondary or emergency access warrants further review by the applicant and changes to the plan accordingly. The Township fire marshal should also consider this in their review of the sketch plan.

3. Since Artmar Road provides the single point of egress to the main roadway system, the additional 8 lots will need to have adequate safe stopping sight distance at the intersection of Artmar Road and Valley Forge Road (S.R. 0363). To this end, similar to comment #1 above, vehicle sight distances must be provided on the plan for a vehicle exiting Artmar Road and looking in both directions at 10 feet back from the closest travel lane edge on Valley Forge Road (S.R. 0363). It appears that the egressing sight distance and looking to the left may be restricted due to a dense line of bushes. The sight distances must be confirmed and if it is physically prohibited due to the vegetation, we recommend that it be resolved to meet at least the minimum safe stopping sight distances for the posted speed in this area.
4. It is recommended that the narrow throat of Artmar Road at Valley Forge Road (S.R. 0363) be examined to be made wider than 19 feet and with adequate radii onto and from the heavily-trafficked state highway with the addition of homes to this area.
5. According to **Section 130-16.C(1)[4]** of the **Subdivision and Land Development Ordinance**, Artmar Road should have a minimum cartway width of 32 feet along the site frontage. The plan currently shows an approximate 19-foot cartway width along the site frontage of Artmar Road with no line striping, thereby not satisfying the ordinance requirement. Ideally the plan should be revised to show wider cartway width along the site frontage of Artmar Road similar to what was completed for Nicole Drive, or a waiver must be requested from this ordinance requirement. Since the applicant does not control anything but one property along Artmar Road in between Ethel Avenue and Nicole Drive the length of widening appears to be limited.
6. The proposed cul-de-sac road must be designed in accordance with **Section 130-16.C(1)[5]** of the **Subdivision and Land Development Ordinance**.
7. According to **Section 130-18.A** of the **Subdivision and Land Development Ordinance**, sidewalk should be provided along the site frontage of Artmar Road. The plan does not show any sidewalk along the site frontage of Artmar Road, thereby not satisfying the ordinance requirement. Since there is currently no sidewalk along either side of Artmar Road in the vicinity of the site, nor on Nicole Drive or Ethel Avenue, we recommend to the Board of Supervisors to consider deferring this obligation that is required of the applicant until such a time as may be required by the Township for these properties, whether under present or future land ownership, and at no cost to Worcester Township. However, should this project proceed to land development, we recommend that sidewalk is considered along the new cul-de-sac road.
8. According to **Section 130-18.B** of the **Subdivision and Land Development Ordinance**, curbing should be provided along the site frontage of Artmar Road. The plan does not show any curbing along the site frontage of Artmar Road, thereby not satisfying the ordinance requirement. Since there is currently no curbing along either side of Artmar Road in the vicinity of the site, we recommend to the Board of Supervisors to consider deferring this obligation that is required of the applicant until such a time as



may be required by the Township for these properties, whether under present or future land ownership, and at no cost to Worcester Township.

9. Details for the proposed driveways to each lot must be added to the plan. The driveways must be in accordance with **Section 130-17.B (3)** of the **Subdivision and Land Development Ordinance** with respect to grades, widths, and radii at their respective intersections with the proposed cul-de-sac road. As mentioned previously, this community is served by a single access to the abutting roadway system, and the new cul-de-sac would add 8 new homes with long driveways to proposed Lot 5 and Lot 8 from the cul-de-sac road. The Board and Planning Commission should consider these things when reviewing the sketch plan.
10. Turning templates should be provided demonstrating the ability of emergency vehicles to maneuver into and out of Artmar Road at its intersection with Valley Forge Road (S.R. 0363) as well as along the entire lengths of Artmar Road, Ethel Avenue, and Nicole Drive.
11. The eastern radius of the proposed cul-de-sac road at Artmar Road does not appear to be designed with a radius to ease right-turning movements into the cul-de-sac road. The applicant's engineer should review and explain this design.
12. The plan must be signed and sealed by a Professional Engineer and Surveyor licensed to practice in the Commonwealth of Pennsylvania.
13. 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, 10<sup>th</sup> Edition*, a single-family home on Lots 1 to 8 would generate eight "new" trips during the weekday afternoon peak hour resulting in a **transportation impact fee of \$25,000**.
14. A more detailed review of the site and all transportation-related engineering elements on the plan can be conducted, as the Township deems necessary, if/when land development is proposed on Lots 1 to 8 and a detailed, engineered land development plan is submitted to the Township. Additional comments may be raised at that point, as well as how the comments herein are satisfied.
15. Based on our review, the applicant should address the aforementioned comments, and provide revised plans to the Township and our office for further review and approval recommendations. **The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials, as opposed to general responses.** This will aid in the detailed review and subsequent review timeframes.

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

Sincerely,



Casey A. Moore, P.E  
Executive Vice President – Corporate Operations

BMJ/MEE/CAM

cc:

Joseph Nolan, P.E., CKS Engineers (Township Engineer)  
Robert Brant, Esq. (Township Solicitor)  
Nick Feola, P.E. - Bursich Associates (Applicant's Engineer)

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



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

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

February 19, 2021

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

Re: MCPC #21-0025-001  
Plan Name: Hujanir Property  
(1 lot comprising approx. 17.4 acres)  
Situate: Artmar Road and Nicole Drive  
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced sketch plan as you requested on January 25, 2021. We forward this letter as a report of our ideas and recommendations.

## BACKGROUND

The Applicant, Mikelen LLC, is proposing to develop 8 single-family detached units and one remainder, undeveloped lot on a 17.4-acre property in the R-100 Residential Zoning District. The property is entirely wooded at present, with steep slopes and riparian areas to the east of the property. The proposal includes an access road, on which the eight lots will front, through an existing single-family house lot on Artmar Road. It appears that the development would be served by public sewer and water.

## RECOMMENDATION

As this application is a tentative sketch plan, the Montgomery County Planning Commission (MCPC) generally does not issue a formal recommendation. However, in the course of our review we have identified issues which the Township may wish to consider prior to final approval. Our comments are as follows:

**REVIEW COMMENTS****A. SITE PLANNING**

1. **Road Access.** As stated above, the Applicant proposes an access road to the Property, which currently does not have road frontage, through an existing house lot. However, there are several issues with the placement of the road. The proposed access road's proximity to the right-angle turn south in Artmar Road is not ideal, and may induce sight-distance issues. Moving the access road to the other side of the existing house may improve this. Additionally, adding more housing units onto Artmar Road will ultimately add more units to a neighborhood with only a single means of egress, which could be problematic—having a second means of egress, or different means of access entirely, may be preferable.

Judging from tax parcel maps, it appears that Windy Hill Road's right-of-way runs up the 17-acre parcel and up to the proposed Lot 8. Even if this right-of-way is abandoned, a new access road could be developed by extending Windy Hill Road up the parcel to service the new units.

2. **Cluster.** We acknowledge that the existing zoning of the site does not permit a cluster-type development. However, the Township may have an interest in limiting disturbance of the dense vegetation and steep slopes on the site. If one were to assume that the property was zoned AGR Agricultural zoning (the same as adjacent parcels to the north), using Option 1 of the Conservation Subdivision provisions in the Zoning could yield roughly the same unit count to what is being proposed here.
3. **Plan Artifacts.** There appears to be a number of items on the plan for which more explanation would be needed—for example, a large square within Lot 5 has an illegible description. These should be described more fully.

**B. ZONING**

1. **Front Yard.** As currently proposed, the creation of the access road to the development diminishes the size of the existing housing lot on Artmar Road, and effectively makes this interior lot a corner lot, with two front yards. The second front yard setback created by the new road creates a zoning nonconformity where none previously existed. To continue with the development in this manner would require either a variance for the front yard setback or, alternatively, the removal of the existing house.
2. **Steep Slopes.** The plan indicates steep slopes on the site according to the SALDO thresholds of 10% and 18% grades. However, the Zoning Ordinances defines steep slopes by the thresholds of 15% and 25% grades. This should be added to the plan.
3. **Riparian Corridor and Wetlands.** Though faint, there also appears to have been existing wetlands delineated on the plan to the north—these should be described more fully, and appropriate setbacks should be illustrated on the plan. There may also be an unmapped stream which runs northwest through Lot 5 northwest (through the wetlands described above), connecting with the larger stream to the north, which may also require a riparian setback.

## CONCLUSION

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

Sincerely,



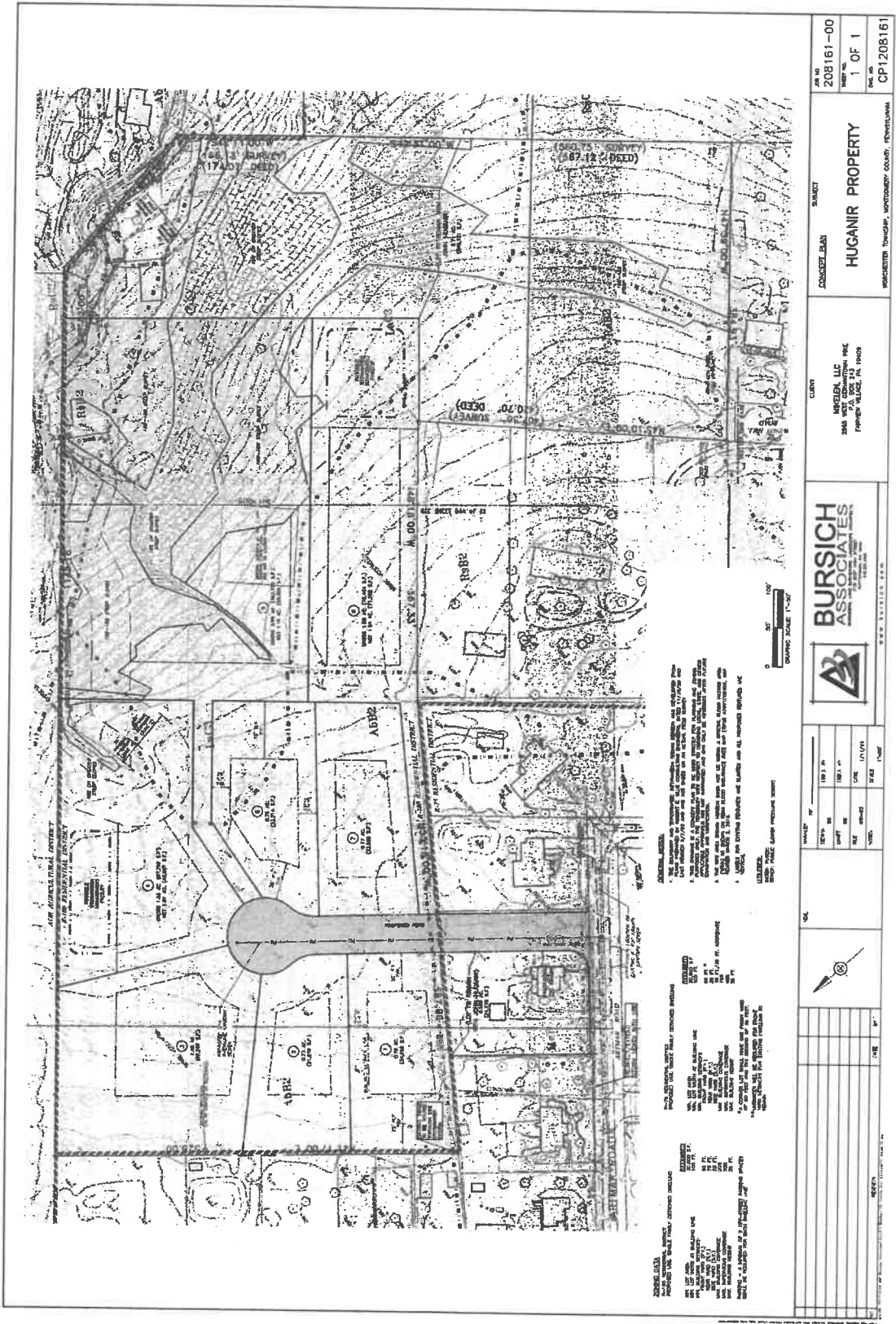
Brian J. Olszak, Senior Planner  
[bolszak@montcopa.org](mailto:bolszak@montcopa.org) - 610-278-3737

c: Mikelen, LLC, Applicant  
Nick Feola, PE, Applicant's Representative  
Stacey Crandall, Asst. Township Manager

Attachments: 1. Reduced copy of plan  
2. Aerial Map

APPENDIX

Attachment 1: Reduced Copy of Plan



Attachment 2: Aerial Map





4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

www.cksengineers.com  
215.340.0600

RECEIVED  
MAR 10 2021

March 4, 2021  
Ref: # 7542

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

Attention: Tommy Ryan, Township Manager

Reference: 3205 Skippack Pike - Meadowood Memory Care Facility - Final Plans

Dear Mr. Ryan:

I am in receipt of the Township's memorandum dated February 16, 2021 requesting my review of the Final Land Development Plans for the new memory care facility at the Meadowood Senior Living Development at 3205 Skippack Pike. The plans consists of 25 sheets, are dated July 13, 2020, last revised February 8, 2021 and have been prepared by Woodrow & Associates, Inc., for Meadowood. The plans propose the construction of a memory care building which will consist of 20 units, and additional area for support staff. The plans also show the construction of a new parking lot adjacent to the Victory Garden area and a trail and new pedestrian bridge to access the Victory Garden. Also included with the submission is a Post Construction Stormwater Management Report dated July 2020, revised February 2021, also prepared by Woodrow & Associates and an Erosion and Sediment Control Report, dated July 2020, revised February 2021, prepared by Woodrow & Associates.

I have reviewed the plans and supporting documents as requested by the Township, and offer the following comments:

### Zoning/Conditional Use

1. Conditional Use Approval from the Board of Supervisor's for the pedestrian bridge crossing of the riparian corridor was received on September 16, 2020.
2. The applicant has requested nine (9) waivers in conjunction with this project. These are as follows:
  - a. Section 129-16.B Requirement for the one year / 24 hour storm event shall take a minimum of 24 hours to drain from BMPS - to permit the basins to be designed to meet the latest requirements of the PADEP NPDES permit process.
  - b. Section 128-18.H(3)(a) Partial waiver to permit a maximum basin depth of 30 inches in the two-year and ten-year storm event.
  - c. Section 129-18.c(12) Requirement to permit two storm pipe runs to provide 1.25 feet of cover.



- d. Section 129-18.(15) A partial waiver to permit six inches of freeboard for basin spillways;
- e. Section 129-18.H(21) & Section 129-18.L(1)(j) To permit building walls within the 100-year water surface and basin berm.
- f. Section 130-17.D(11) Parking Lot Design - to allow proposed parking spaces to be 9' x 18', and to allow 22' wide parking lot access drive.
- g. Section 130-28.E.1 Tree Survey Plan - to permit the submitted aerial photograph showing the existing vegetation, trees and other green space improvements in lieu of a whole site existing tree survey.
- h. Section 130-28.G.4 Street trees - to permit recently installed trees, combined with existing trees to fulfill the requirements, pursuant to correspondence from Woodrow & Associates, Inc., dated September 19, 2020.
- i. Section 130-33.C Show existing features within 400' - to allow the aerial photograph of the campus submitted with the application to fulfill the requirement of this Section.

The applicant received approval of the above waivers from the Board of Supervisors by Preliminary Plan Resolution 2020-17 on October 17, 2020.

- 3. The applicant has received a variance from Section 150-13.B(2) to encroach 20' into the required side-yard setback and from Section 150-146.8 to encroach not more than 40' into the required riparian corridor. These variances were granted by the Zoning Hearing Board at the March 9, 2020 meeting and Zoning Order No. 2020-04.
- 4. The applicant has received the NPDES Permit (PAG0-02) for stormwater management from the Montgomery County Conservation District by letter of February 17, 2021.

#### **Subdivision/Land Development**

- 5. The applicant has obtained all necessary PADEP Permits in conjunction with the installation of the pedestrian bridge. The GP-5 Permit was issued on October 8, 2020.
- 6. The applicant has obtained an exemption letter from the PADEP dated January 22, 2021 which exempts the project from Sewage Facilities Planning. This exception covers the 20 unit memory care facility, plus 4 additional EDU's for the properties at 3031 and 3102 Skippack Pike, also owned by Meadowood. Total sewage flow is 4,200 gallons per day.

March 4, 2021

Ref: # 7542

Page 3

**Stormwater Management**

7. I have reviewed the "Post Construction Stormwater Management Report", last revised February 2021, and the "Erosion and Sedimentation Control Report", last revised February 2021, and both are acceptable. As stated in item No. 4 above, the applicant has obtained the NPDES Permit of this project.
8. The applicant Engineer has provided a construction cost breakdown for this site and utility work for this project. CKS will prepare an escrow spreadsheet for use in the Development Agreement for this report, which will be provided to the Township Solicitor.

The above represents all comments on this final submission. It is anticipated that the Township's Traffic consultant will also provide a separate letter regarding their review of the Final Plans. Please contact me if you have any questions or need additional assistance on these plans.

Very truly yours,  
CKS ENGINEERS, INC  
Township Engineers

  
Joseph J. Nolan, P.E.

JJN/paf

cc: Robert Brant, Esq., Township Solicitor  
Paul Nordeman, The Meadowood Corporation  
Tim Woodrow, Woodrow & Associates, Inc.  
File



March 16, 2021

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

RE: **Traffic Review #2 – Final Land Development Plans**  
Proposed Memory Care Facility @ Meadowood Senior Living  
Worcester Township, Montgomery County, PA  
McMahon Project No. 820367.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this review letter, which summarizes our second (2<sup>nd</sup>) traffic engineering review of the proposed memory care facility to be located along the northern side of the Meadowood Drive at the southeastern end of the property adjacent to the Laurel House and Holly House in Worcester Township, Montgomery County, PA. The proposed development will consist of a 20-unit memory care facility, garden area, and a 125-space parking lot. This will bring the total number of dwelling units at the Meadowood property to 429 units (currently at 409 dwelling units of a few varieties). Access to the proposed memory care facility parking lot will be provided via driveway connection to the Meadowood Drive to the south of the Laurel House and Holly House.

The following documents were reviewed and/or referenced in preparation of our traffic review:

- Final Land Development Plans for the New Memory Care Facility at Meadowood Senior Living, prepared by Woodrow & Associates, Inc., last revised February 8, 2021.
- Response to Comments Letter for the Proposed Memory Care Facility at Meadowood Senior Living, prepared by Woodrow & Associates, Inc., dated September 16, 2020.

Based upon review of the documents noted above, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. The applicant has indicated that an updated traffic study for the entire campus will be provided once the Grove and Memory Care projects are complete and fully occupied, and all COVID-19 restrictions have been lifted. At a minimum, the traffic study must evaluate the access operations and needs of the entire site, including evaluating traffic signal warrants at the Skippack Pike (S.R. 0073) access and Hollow Road and how the intersections are to be aligned and designed. The study will also need to determine the need and viability of providing additional/secondary access to/from the Meadowood community in light of growing traffic demands on the abutting state roadway network along the property. The study must

then confirm the trip generation for the entire site with a snapshot of the occupied vs. vacant units at the time it is conducted. The applicant's traffic engineer is encouraged to contact our office to discuss the scope of this traffic study before it is completed. **We recommend that the Board consider a condition that both an updated traffic study (complete with a signal warrant evaluation and alternatives investigated for possible additional access to/from the property) and the trip generation counts be conducted at the direction of the Township after both The Grove and memory care facility are fully occupied, and after COVID-19 restrictions are lifted. Furthermore, the recommendations for transportation and access-related improvements to be implemented from the conclusions of the study should be the responsibility of the applicant.**

2. Based on historic count data that McMahon has from 2008 at the Meadowood Drive intersection and Skippack Pike (S.R. 0073), there were 50 vehicle trips exiting the site and 23 vehicle trips entering the site during the weekday afternoon commuter peak hour, totaling 73 trips in and out. Based on a letter addressed to McMahon for the Grove at Meadowood, prepared by Woodrow & Associates, Inc., dated February 1, 2018, 344 units were built and occupied at that time, which in applying the trip counts equates to 0.2122/trips per unit for the weekday afternoon peak hour. The addition of 20 units (as we understand would have 22 beds) would thus generate an additional 4 total weekday afternoon peak hour trips (combined in and out); however, with the amount of parking to be added to the site with the new land development, we caution that this calculation is preliminary and may not be accurate. Furthermore, utilizing the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual for a memory care land use for the size proposed yields a trip generation of 5 trips/weekday afternoon peak hour.

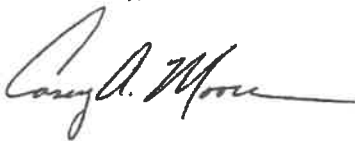
According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based solely on utilizing the higher number of trips above for the existing trip generation rate preliminarily estimated using the volumes and units built in 2008 versus the ITE trip generation rate for this land use, the additional 20 dwelling units will generate approximately 5 total "new" weekday afternoon peak hour trips. **The TSA North impact fee of \$3,977 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$19,885.**

Since our environment is impacted with COVID-19 restrictions for health purposes, especially on facilities such as Meadowood, our typical recommendation of updating the trip generation for the site to update the potential trips per unit, cannot be applied at this time. **Thus, we recommend to the Board that the applicant be assessed a transportation impact fee no less than 5 weekday afternoon peak hour trips, but as a condition be required to complete a post-development and occupancy trip generation study at its driveway(s) over a full three-day (Tues – Thursday) period to confirm the trip generation no sooner than three months after the site is built, occupied and after all COVID-19 restrictions have been lifted. The study should note how many units on the property are occupied, possible changes in staff, services, etc., and the updated information may then be used to confirm the trip generation rate and confirm the impact fee.**

3. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. McMahon has not reviewed the detailed design of any ramps internal to the site.
4. The "Pedestrian Crossing" signs shown on the plans to the east and west of the crosswalk located along Meadowood Drive to the south of the proposed memory care facility should be relocated so they are adjacent to this crosswalk.
5. The applicant has indicated that design details for the proposed pedestrian bridge have not yet been finalized and that once a final product has been chosen a full set of drawings for the proposed pedestrian bridge will be submitted to the Township for review. The Township Engineer and/or our office will review such plans upon submission, and any approval should be conditioned that this review and approval must still be completed.
6. The Township and its engineering consultants must be included in any submissions and meetings with PennDOT and other agencies involving Meadowood with regards to its access(es), signalization, and/or improvements to the adjacent roadways for the Meadowood site.
7. In all subsequent submissions, the applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan sheets, or other materials, as opposed to providing general responses. This will aid in the detailed review and subsequent review timeframes.

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

Sincerely,



Casey A. Moore, P.E.  
Executive Vice President – Corporate Operations

BMJ/MEE/CAM

cc: Joseph Nolan, P.E., CKS Engineers (Township Engineer)  
Robert Brant, Esquire (Township Solicitor)  
Tim Woodrow, P.E. - Applicant's Engineer  
Paul Nordeman – The Meadowood Corporation

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE 2021-284**

**AN ORDINANCE AMENDING VARIOUS  
PROVISIONS OF THE TOWNSHIP CODE**

**WHEREAS**, from time to time, corrections and other revisions are required to be made to Township Code of Worcester Township; and,

**WHEREAS**, the Commonwealth of Pennsylvania mandates that municipalities have published in a newspaper of general circulation all proposed ordinances that make such corrections and revisions, at a great expense to municipalities; and,

**WHEREAS**, Worcester Township consolidates such corrections and revisions into one proposed ordinance, in lieu of individual ordinances, so to minimize the expense incurred by the taxpayers in meeting this unfunded advertisement mandate;

**NOW, THEREFORE**, the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania hereby ordains and enacts as follows:

**SECTION I**

1. Chapter 150, Zoning, Section §150-110.8.B shall be deleted in its entirety.
2. Chapter 150, Zoning, Section §150-110.2.A(3) shall be added, and shall read as follows:

All accessory uses and structures shall comply with accordance with Article XXIV.

3. Chapter 150, Zoning, Section §150-177.A(1) shall be deleted in its entirety, and replaced to read:

In the AGR, R-175, and R-AG-175 Districts, structures accessory to single-family residential uses, except those regulated in Subsection A(2) through (9) below, shall be located in the rear yard or side yard only, and no closer than 15 feet to a property line. In all other districts, and at all properties created pursuant to Option 1 or Option 2, as set forth in Article XVIA, Conservation Subdivisions, structures accessory to single-family residential uses, except those regulated in Subsection A(2) through (9) below, shall be located in the rear yard or side yard only, said accessory structures may be

erected in the rear yard not closer than 10 feet to the rear property line. Unless otherwise permitted below, accessory structures in any zoning district shall not be higher than 15 feet.

4. Chapter 150, Zoning, Section §150-177.A(3) shall be deleted in its entirety, and replaced to read:

Private swimming pools shall be constructed in accordance with the applicable Township ordinances, and shall be located entirely within the rear yard of the lot on which the pool is located and at least 10 feet behind the closest part of the main building. However, in no case shall the distance from the pool to the side or rear property line be less than 25 feet. In the AGR, R-175, and R-AG-175 districts, excluding properties created pursuant to Option 1 or Option 2, as set forth in Article XVIA, Conservation Subdivisions, the distance from the pool to the side and rear property lines shall be not less than 50 feet. The water edge shall be the line for measurement of these setbacks. All filters, heaters and accessory structures incidental thereto shall meet the same setback criteria. Freestanding spas and hot tubs shall be exempt from the requirement to be located at least 10 feet behind the closest part of the main building.

5. Chapter 150, Zoning, Section §150-182.A, shall be deleted in its entirety, and replaced to read:

A fence or wall of any style, excluding a retaining wall as permitted by this chapter and excluding chain link fence, up to 48 inches in height, may be installed up to any side or rear property line in any residential district. A fence or wall of any style, excluding a retaining wall as permitted by this chapter and excluding a chain link fence, up to 60 inches in height, may be installed no closer than three feet to any side or rear property line in any residential district.

6. Chapter 150, Zoning, Section §150-182.B, shall be deleted in its entirety, and replaced to read:

No fence or wall, excluding a retaining wall as permitted by this chapter, shall be installed within the required front yard setback, which shall include any area of overlap with a side or rear yard setback, on any property in any zoning district, provided, however, that (1) decorative walls or fences of any style not exceeding 30 inches in height, and (2) fencing that is completely open post and rail and not exceeding 48 inches in height, shall be permitted in the front yard setback in any residential district.

7. Chapter 150, Zoning, Section §150-182.C, shall be deleted in its entirety, and replaced to read:

A fence or wall of any style up to 72 inches in height, excluding chain link fence, may be installed no closer than five feet to any side or rear property line in any residential district.

8. Chapter 150, Zoning, Section §150-14, shall be deleted in its entirety, and replaced to read:

A. Building coverage. Ten percent shall be the maximum total building coverage at each lot.

B. Impervious coverage. Twenty percent shall be the maximum total impervious coverage at each residential, municipal or agricultural lot. Forty percent shall be the maximum total impervious coverage at all other lots.

9. Chapter 130, Subdivision and Land Development, Section §130-26.B.2.c shall be deleted in its entirety, and replaced to read:

The “useable area” for sewage disposal shall be shown on the preliminary plan for each lot. The “useable area” shall be situated beyond the radius of the water supply well and shall conform to all rules and regulations or future amendments thereto of the Pennsylvania Department of Environmental Protection and the Township of Worcester. No portion of an on-site sewage disposal system at any property shall be located within a required front yard, or within the area between ten feet and thirty feet of any property line, unless it is demonstrated to the satisfaction of the Township Engineer that no other location for such system is practical, in the sole discretion of the Township Engineer. In addition, no portion of an on-site sewage disposal system at any property may be located within ten feet of any property line without a waiver being granted by the Board of Supervisors, and no waiver shall be granted unless it is demonstrated to the satisfaction of the Board of Supervisors that no other location for such system is practical, in the sole discretion of the Board of Supervisors.

10. Chapter 78, Garage and Yard Sales, shall be deleted in its entirety.



11. Chapter 41, Fire Prevention, shall be added, and shall read as follows:

§ 41-1 Emergency entry key boxes. Emergency entry key boxes shall be installed on premise at any of the following occupancy classifications, as defined in the 2015 International Building Code, and any successor code or regulation thereto: A-2, A-3, B, E, F, H, I-4, M, and S. Emergency entry key boxes shall likewise be required to be installed at the entrance feature to a gated community, development or property, if required by the Worcester Township Fire Marshal.

- A. The make and model of emergency entry key boxes, and the location each box is to be installed, shall be determined by the Worcester Township Fire Marshal.
- B. Emergency entry key boxes shall contain the following items, as may be applicable, all of which shall be clearly identified:
  - i. keys to locked points of egress, whether on the structure interior or exterior;
  - ii. keys to locked mechanical rooms;
  - iii. keys to locked elevator rooms;
  - iv. keys to elevator controls;
  - v. keys to any fenced or secured areas;
  - vi. a floor plan of the rooms within the structure;
  - vii. an emergency contact list;
  - viii. Material Safety Data Sheets (MSDS); and,
  - ix. any other keys or item required by the Fire Marshal.

§ 41-2 Truss construction identification. The developer or owner of a non-residential structure, a mixed-use structure, or a multifamily structure that includes more than two dwelling units and that contains truss construction, shall install and maintain a truss emblem to the left of the main entrance at each structure, at a height of not less than five feet above the floor level. The developer or owner of a residential subdivision with dwellings that contain truss construction shall install a truss emblem at a location at or near the entry point to the development, if required by the Worcester Township Fire Marshal. The make and model of the truss emblem, and the location each emblem is to be installed, shall be approved by the Worcester Township Fire Marshal.

§ 41-3 Address identification. Structures shall possess address identification as follows.

- A. All non-residential, mixed-used and multifamily structures shall display the numeric street address and, if any, the name of establishment, at both the front door and rear door of the structure.
- B. In structures with internal service corridors all doors accessing a corridor shall display the street address, unit number, and, if any, the name of the establishment on or adjacent to the door. The Worcester Township Fire Marshal may likewise require signage at any other door that accesses an internal corridor including, but not limited to, doors that access mechanical rooms, restrooms, sprinkler rooms, common areas, fire alarm panel controls, and utility closets.
- C. All other structures shall display the numeric street address on the structure or property at a location that is viewable from the street. All individual numbers and letters shall be legible, and a minimum of four inches in height.

§ 41-4 Violations and penalties. Any person, partnership or corporation, including but not limited to the owner, general agent, contractor, lessee or tenant, who or which shall violate or permit a violation of any provision of this chapter or any other person who commits or takes part or assists in any such violation shall be liable for a judgment of not more than \$500 per violation, plus all court costs, including reasonable attorney's fees incurred by the Township as a result thereof in a civil enforcement proceeding initiated by a Township official on behalf of the Township before a District Justice. Each day that a violation is continued after notice thereof shall constitute a separate offense, unless the District Justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating this chapter to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of the violation by the District Justice, and thereafter, each day that a violation continues shall constitute a separate violation. Nothing contained in this section shall limit or restrict the power and authority of the Township to pursue remedies for violation of this chapter in civil proceedings before the Court of Common Pleas.

12. Chapter 122, Sewer Rates and Charges, Section §122-11.C, Uniform rates and charges, shall be deleted in its entirety, and replaced to read:

Nothing herein contained shall be deemed to prohibit the Township from entering into separate agreements with owners with respect to sewer rates and charges to be imposed in those cases where, due to unusual circumstances, the sewer rates and charges set forth herein shall be deemed by the Township to be unfair or inequitable. In addition, the Township may assess a fee for the actual volume discharge to the sewer system for properties at which stormwater infiltrates sewer system, and after giving the property owner written notice to correct the condition, and after the property owner has failed to correct the condition within ninety days of said notice.

13. Chapter 122, Sewer Rates and Charges, Section §122-39, shall be retitled “Residential and commercial connections and discharge”.

14. Chapter 122, Sewer Rates and Charges, Section §122-39.E shall be added, and shall read as follows:

Tank waste and waste from portable restrooms (Porta-Potties).

15. Chapter 122, Sewer Rates and Charges, Section §122-39.F shall be added, and shall read as follows:

No commercial connection shall discharge waste which exceed the characteristics of typical residential wastewater as defined below:

<u>Sewage Component</u>	<u>Concentration (mg/l)</u>
BOD-5	250
Suspended Solids	250
Total Phosphorus	10
Ammonia (NH3)	20

16. Chapter 122, Sewer Rates and Charges, Section §122-40, shall be deleted in its entirety, and replaced to read:

Violations and penalties. Any person, partnership or corporation, including but not limited to the owner, general agent, contractor, lessee or tenant, who or which shall violate or permit a violation of any provision of this chapter or any other person who commits or takes part or assists in any such violation shall be liable for a judgment of not more than \$500 per violation, plus all court costs, including reasonable attorney's fees incurred by the Township as a result thereof in a civil enforcement proceeding initiated by a Township official on behalf of the Township before a District Justice. Each day that a violation is continued after notice thereof shall constitute a separate offense, unless the District Justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating this chapter to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of the violation by the District Justice, and thereafter, each day that a violation continues shall constitute a separate violation. Nothing contained in this section shall limit or restrict the power and authority of the Township to pursue remedies for violation of this chapter in civil proceedings before the Court of Common Pleas.

## SECTION II

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 19<sup>th</sup> day of May, 2021.

**FOR WORCESTER TOWNSHIP**

By: \_\_\_\_\_  
Richard DeLello, Chair  
Board of Supervisors

Attest: \_\_\_\_\_  
Tommy Ryan, Secretary

## MEMO

**to:** Board of Supervisors  
**from:** Andrew Raquet, Codes Director  
**cc:** Tommy Ryan, Township Manager  
Stacy Crandell, Assistant Township Manager  
**date:** February 11, 2021  
**re:** Codification Updates

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Below find a brief summary of the proposed code changes and updates.

1. 150-177.A.1 - Amended to allow for accessory structures to be located at least 10 feet away from side & rear property lines in all zoning districts, including options 1 & 2 of conservation subdivisions, but excluding AGR, R-175 & R-AG-175.
2. 150-177A.3 - Amended to allow pools constructed on properties that were apart of options 1 & 2 of conservation subdivisions to be at least 25' away from side and rear property lines. In most cases, conservation subdivisions have side and rear yards that would not be possible to fit a pool.
3. 150-182.A - Amended to allow fences of all types, up to four feet in height, to be installed on the property line. Moreover, it also allows fences of all types, up to five feet in height, to be installed at least three feet away from property lines. Current code only allows for open style fences to be installed with the above-mentioned setbacks.
4. 150-182.B - Amended to correct language deficiencies and set a maximum fence height allowed in the front yard of 48 inches.
5. 150-182.C - Amended to allow fences of any style, up to six feet in height, to be installed at least five feet from side and rear property lines. Currently, fences that are six feet in height have to be at least 15' away from side and rear property lines.
6. 150-14 - Amended to include a catchall for impervious coverage. This allows all other lots not already noted in this section to have a total impervious coverage of 40%. There currently is nothing in this section that would restrict another use's impervious coverage, such as a commercial use.

7. 130-26.B.2.c - Amended to give the Township Engineer the ability to issue waivers for any on-lot sewage disposal system located between ten and thirty feet of any property line. If the proposed is less than ten feet from a property line, the Board will be the one to grant a waiver. Currently the Board reviews these waiver requests in conjunction with the Township Engineer's review.
8. Chapter 78, garage and yard sales is being removed.
9. Chapter 41, Fire Prevention - Added to require entry key boxes on nearly all building types, except residential. This allows access for first responders during emergencies when owner/occupant is not present. It is also requiring that any commercial, mixed-use, or multifamily structure that is truss construction, to possess a truss emblem. This lets firefighters know it is truss construction in the event of a fire. Section 41-3 is being added to require all structures to have a clear and visible numeric street address. This helps first responders find a building in the event of an emergency. Lastly, section 41-4 is being added to include violation and penalty language, which is also found throughout our code.