

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

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

RECEIVED
NOV 21 2022
RECEIVED
Phone (610) 584-1410
Fax (610) 584-8901

THIS SECTION COMPLETED ONLY BY TOWNSHIP:

APPEAL NO. : 22-20 DATE FILED: _____, 20

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: November 18, 2022

2. Classification of Appeal (Check one or more, if applicable):

- a. Appeal from the Zoning Officer's Determination
- b. Request for Variance
- c. Request for Special Exception
- d. Challenges to the Validity of Zoning Ordinance or Map
- e. Request for Conditional Use Hearing
- f. Request for Amendment to Zoning Map
- g. Request for Zoning Ordinance Amendment
- h. Request for a Curative Amendment
- i. Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code

3. Applicant:

- a. Name: Tom Caro
- b. Mailing address: 2699 Elder Way, Eagleville, PA 19403
- c. Telephone number: (215) 205-8690
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: Owner of Legal Title (REQUIRED)

Please attach Deed to prove ownership, an Agreement of Sale to prove equitable ownership, or an Affidavit allowing Tenant to apply for necessary relief.

4. Applicant's attorney, if any:

- a. Name: Michael A. Luongo, Esq. - High Swartz
- b. Address: 116 East Court Street, Doylestown, PA 18901
- c. Telephone number: (215) 345-8888

5. Property Details:
- a. Present Zoning Classification: R-AG-200
 - b. Present Land Use: Single Residential Home
 - c. Location (Street Address):
2699 Elder Way, Eagleville, PA 19403
 - d. Parcel #: 67-00-03470-68-4
 - e. Lot Dimensions:
 - (1) Area: 18,327 square feet
 - (2) Frontage: 90' & 160' (total = 250')
 - (3) Depth: 105' & 175'
 - f. Circle all that apply in regards to the above specified property:
 - Public Water
 - Public Sewer
 - Private Well
 - Private Septic
 - g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**
RELIEF REQUESTED: Corner Property seeks relief from Section 150-182 Fencing & Walls for the required front yard setback for the second front yard to install a fence around the rear of the property.
6. Proposed Use(s):
- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**
7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)**
RELIEF REQUESTED: Corner Property seeks relief from Section 150-182 Fencing & Walls for the required front yard setback for the second front yard to install a fence around the rear of the property.
8. Has any previous appeal been filed concerning the subject matter of this appeal?
 Yes No
- If yes: specify: **(Please submit as an attachment)**
9. Challenges please list requested issues of fact or interpretation: None
(Please submit as an attachment)
10. Worcester Township to provide the list of names and addresses of properties situated in the vicinity of the subject property as per Township Code Section 150-224

CERTIFICATION

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.


Signature

Michael A. Luongo
Printed Name

Signature

Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF _____ : SS

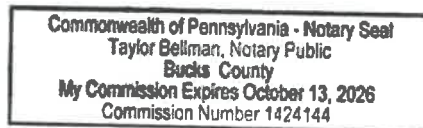
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

M. A. L.
Applicant

Applicant

Sworn to and subscribed before me this 18 day of November, 2022

Taylor Bellman
Notary Public



Date Received: _____

Zoning Officer

EXHIBIT INDEX

- A-1 Deed
- A-2 Reserve at Center Square Community Association, Inc. Approval
- A-3 Relief Requested
- A-4 Site/Plot Plan
- A-5 Parcel Map
- A-6 Site Photos
- A-7 Heritage Fence Company Proposal

EXHIBIT A-1
Deed

Prepared by and return to:
Westminster Abstract Company
1140 Virginia Drive
Fort Washington, PA 19034
800-265-0425

Parcel ID No.: 67-00-03470-68-4

DEED

THIS INDENTURE MADE THE 19th day of *September* in the year two thousand and twenty-two (2022) and delivered on the 29th day of *September*, 2022

BETWEEN

Toll Mid-Atlantic LP Company, Inc., a Delaware corporation

(hereinafter called the Grantor), of the one part, and

Thomas Caro and Katherine Hazelton Caro, married to one another

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor

For and in consideration of the sum of \$1,319,251.00 -- **ONE MILLION THREE HUNDRED NINETEEN THOUSAND TWO HUNDRED FIFTY-ONE and 00/100 DOLLARS**

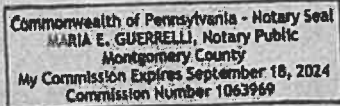
Lawful money of the United States of America, unto it well and truly paid by the said Grantees, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

SEE ATTACHED LEGAL

Commonwealth of Pennsylvania
County of Montgomery

On this, the 10th day of September, 2022, before me Maria E. Guerrelli
the undersigned officer, personally appeared Stacey Rothaus who
acknowledged herself to be the Vice President of Toll Mid-Atlantic LP Company, Inc. a
Delaware corporation, and that she as such Officer, being authorized to do so, executed
the foregoing instrument for the purposes therein contained by the signing the name of the
corporation by herself as Vice President.

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



Notary Public

DEED

Toll Mid-Atlantic LP Company, Inc., a Delaware corporation

To

Thomas Caro and Katherine Hazelton Caro, married to one another

Premises:

Homesite #61 - Reserve at Center Square - The Estates Collection
2699 Elder Way, Worcester Township
Montgomery County, Pennsylvania

The address of the above-named Grantees is

2699 Elder Way
Eagle Hill, PA 19403

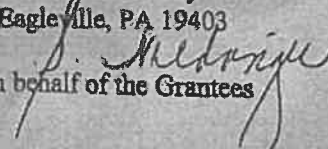

On behalf of the Grantees

EXHIBIT A-2

Reserve at Center Square Community Association, Inc. Approval

Associa Mid-Atlantic
Reserve at Center Square CA
555 Croton Road, Suite 400
King of Prussia, PA 19406

October 11, 2022

Tom and Kate Caro
2699 Elder Way
Eagleville, PA 19403

Re: Architectural Request for Fence
2699 Elder Way

Dear Tom and Kate Caro:

Please be advised that the Board for the Reserve at Center Square Community Association, Inc. reviewed your Architectural Review Request.

We are pleased to inform you that your Request was approved as submitted. This project must be completed as described in your Request. No modifications can be made to your plan without prior written approval.

This approval is subject to these requirements:

1. This project must be completed within one year.
2. This approval does not waive the necessity and responsibility for you to obtain any and all required permits from the municipality.
3. No obstructions are permitted in easements, buffers, and setbacks.
4. You are responsible for repairing any damage to your home/lot, your neighbor's home/lot and any Association components as a result of this work.
5. If any drainage problems or leaks develop as a result of this project, all costs associated with the correction of the problem(s) are your responsibility.
6. You and subsequent owners of your home are responsible for all future repairs, maintenance, and replacement related to this project.

Reserve at Center Square Community Association
555 Croton Road, Suite 400, King of Prussia, PA 19406
Townsq.io
P: 855-399-8917

Architectural and Landscaping Request Form

All proposed exterior additions or alterations, including landscaping, must obtain prior Board approval.

Before completing this form, please refer to the Association's Declaration and By-Laws, as well as adopted Resolutions, to make certain that the request you are submitting follows the stated policies.

NAME: Tom and Kate Caro PHONE: 215/205-8690
ADDRESS: 2699 Elder Way, Eagleville PA 19403 E-MAIL: tjcaro@gmail.com

Description of request: Please state as concisely as possible the nature of the request to be considered: **Want to put a fence around our back yard**

Work to be completed by: Heritage Fence Company
(Contractor's Name)

Listing of items required to complete your request:

- o Completed architectural request form.
- o Plot plan showing location of proposed improvement. **If the plot plan is not included your application will be delayed until it is received.**
- o A brochure or picture of proposed improvement, if applicable.
- o Certificate of Insurance from Contractor performing the work which names the homeowner and Reserve at Center Square Community Association as additional insured.
- o Listing of all materials to be utilized, including size, color, quantity, etc.
- o Plant material (if applicable) – include number, type and size at maturity.

Work is to be completed within 6 months of approval or application must be resubmitted. No contractor signs may be displayed at any time during the completion of this project.

EXHIBIT A-3
Relief Requested

RELIEF REQUESTED

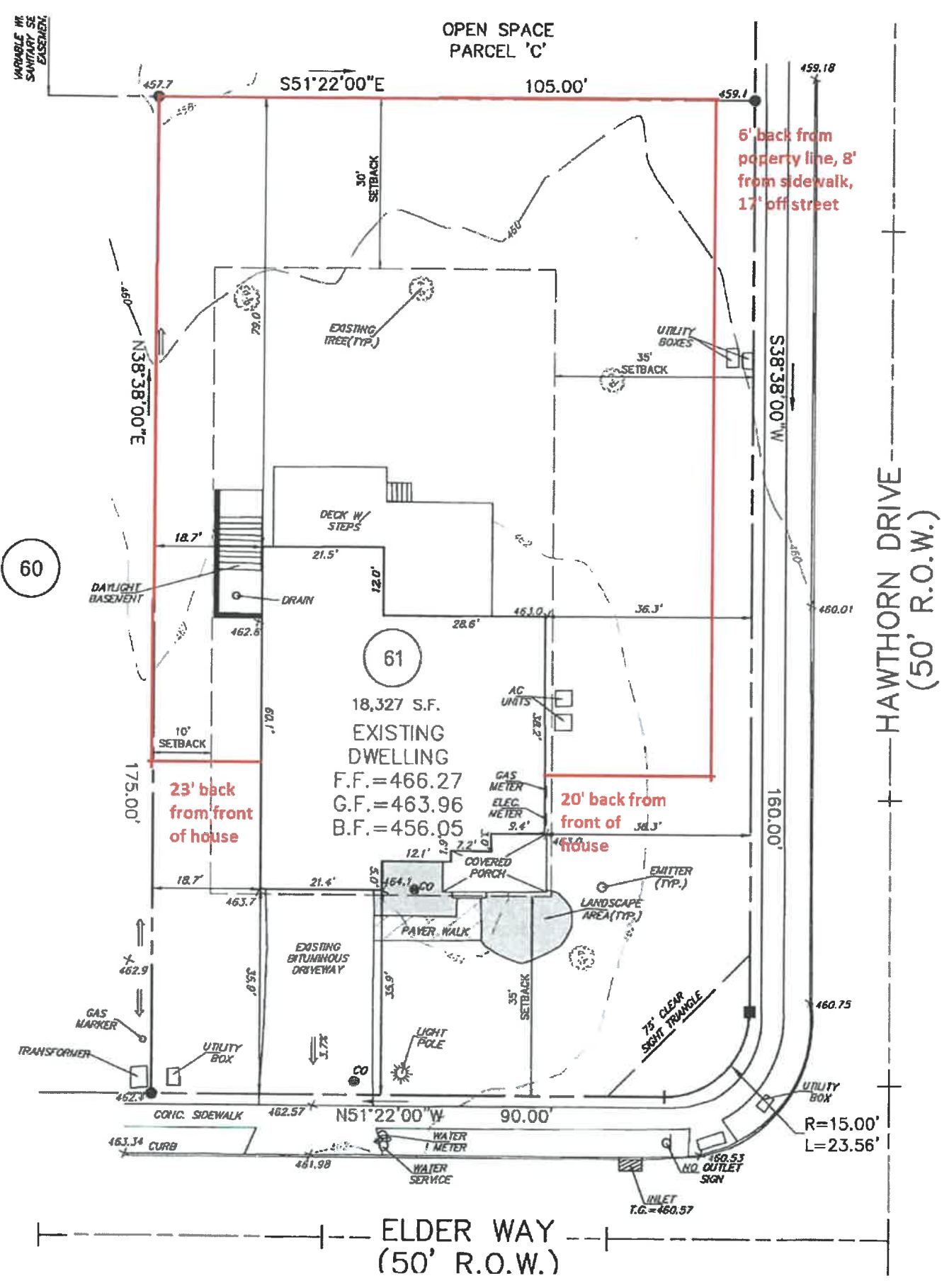
Applicant would like to have a fence installed around the rear of his property. His property is a corner lot and therefore has two front yards. This includes his primary front yard which faces the front of his home and the secondary front yard that faces the side of his house.

To do so, Applicant respectfully seeks relief from Section 150-182(B) Fencing & Walls. Under that Section of the Ordinance, “[n]o 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.”

Applicant seeks a variance from the front yard setback requirement in order to have the fence install in the secondary front yard along the side of his corner property home. Applicant’s fence proposal has already been approved by the Homeowner’s Association as in accordance with the character and design of the community. Applicant’s proposal is similar and consistent to other fences already installed on neighboring properties within the community.

Applicant is willing to comply with any other conditions the board deems necessary.

EXHIBIT A-4
Site/Plot Plan



60

61

23' back from front of house

20' back from front of house

ELDER WAY (50' R.O.W.)

HAWTHORN DRIVE (50' R.O.W.)

EXHIBIT A-5
Parcel Map

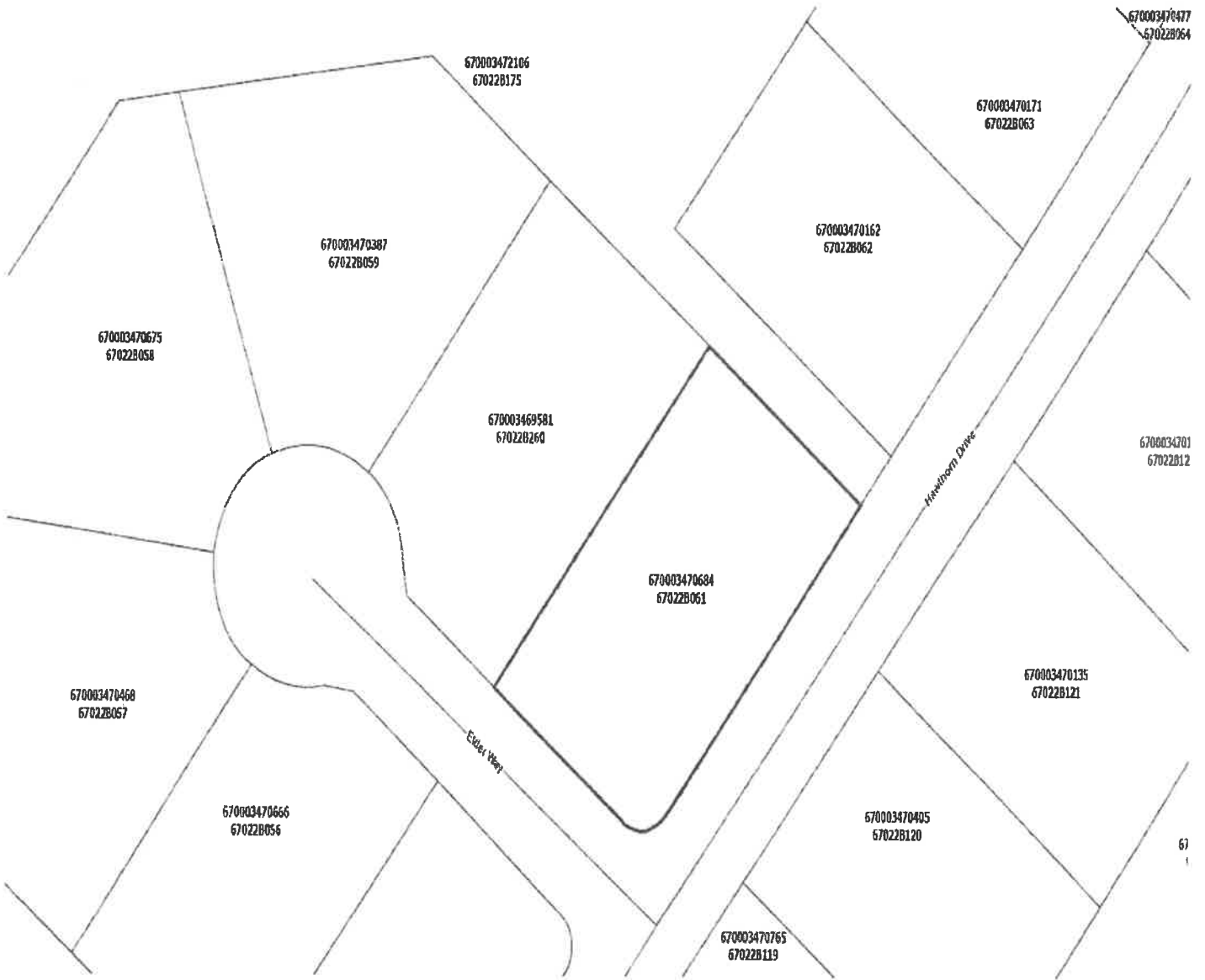


EXHIBIT A-6
Site Photos







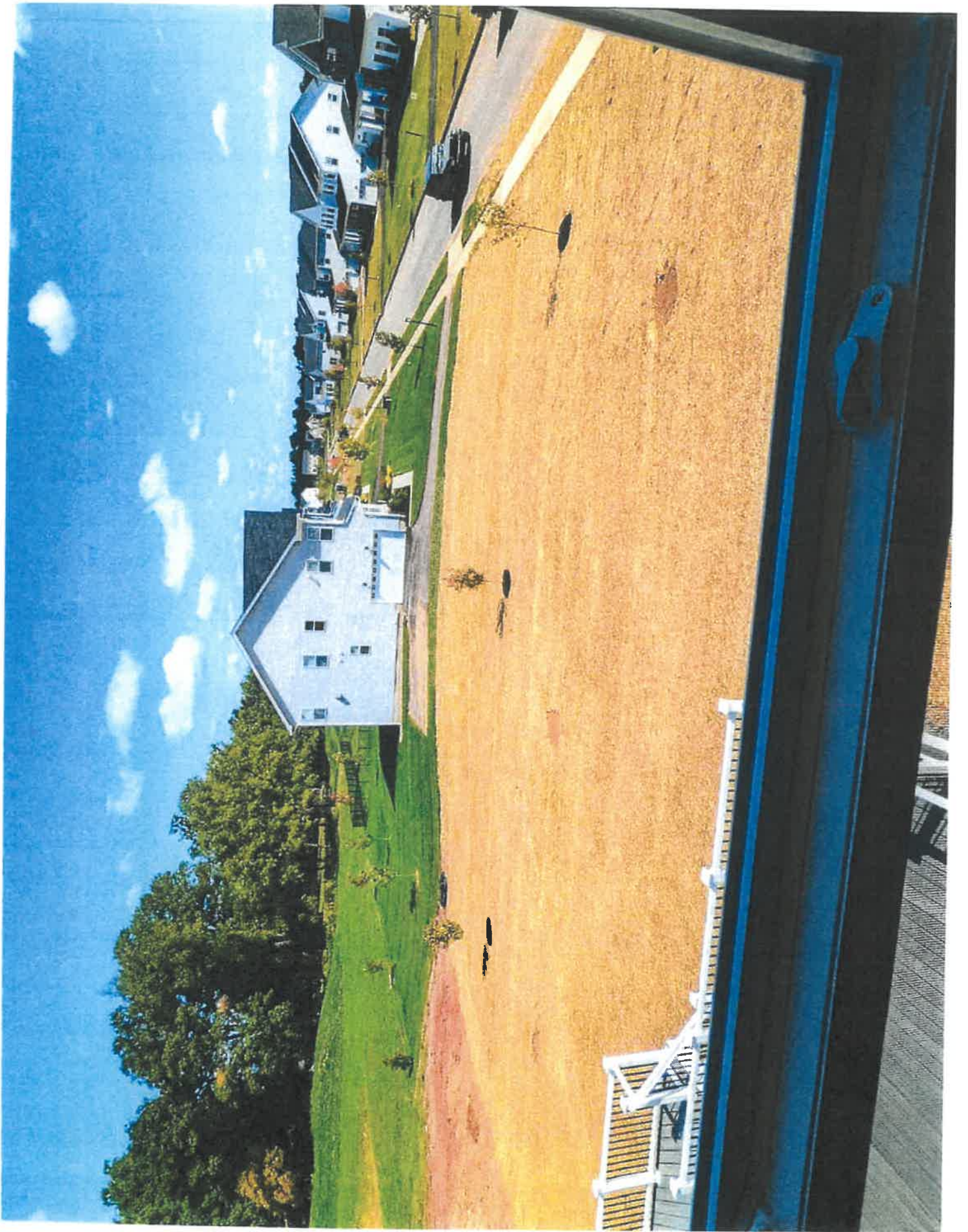


EXHIBIT A-7
Heritage Fence Company Proposal



Name: Tom Caro #581
Address: 2699 Elder Way
Eagleville, PA 19403

PROPOSAL

REV02

Date: 6/9/2022
Phone: 215-205-8690
Email: Tjcaro@gmail.com

Please read this *Proposal* along with *Exhibit #1 "Sketch of Work"* and the *Terms & Conditions*. If you accept this proposal, it will become our Contract. Please sign and date each page where indicated and return it to us along with your deposit of **45%**. All checks can be made payable to "Heritage Fence Company." Final Payment is due on the last day of your installation.

54" High (Color: Black) Aluminum Fence (Style: Strafford Drop Bottom by Country Estate)
(Approx 415 LF including Gates) - \$ 22,972.00

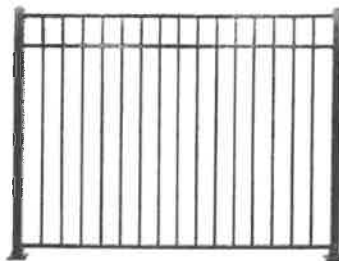
Specifications:

- Install new Black Aluminum Fence
 - Residential grade 5/8" square pickets with 1"x 1"x 1" rails (.060 thick)
 - 2" x 2" posts with flat caps
 - Heavy Wall Gate posts (.125 thick)
 - Set posts in concrete
 - (1) 3' and (1) 4' wide Single gate with self-closing hinges and magna latch
 - (1) 8' wide Double gate with self-closing hinges, magna latch and drop rod
- Note: Gates also include **Never Ending Gate Guarantee****



Add FenceArmor protection to your posts ADD: \$490.00 (Added to cost)
See attached HFC Guarantee page

(1x2) Strafford Flush Bottom



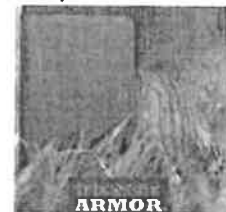
Clarifications:

- All pictures shown are not exact and are for reference only
- Client is responsible for permit, if applicable (Company can obtain for an additional fee)
- Heritage Fence Company exclusively offers PostSaver and Fence Armor protection
- HFC Guarantee (**see attached for details**) is non-transferable & applies to new installations only



Accepted By: _____

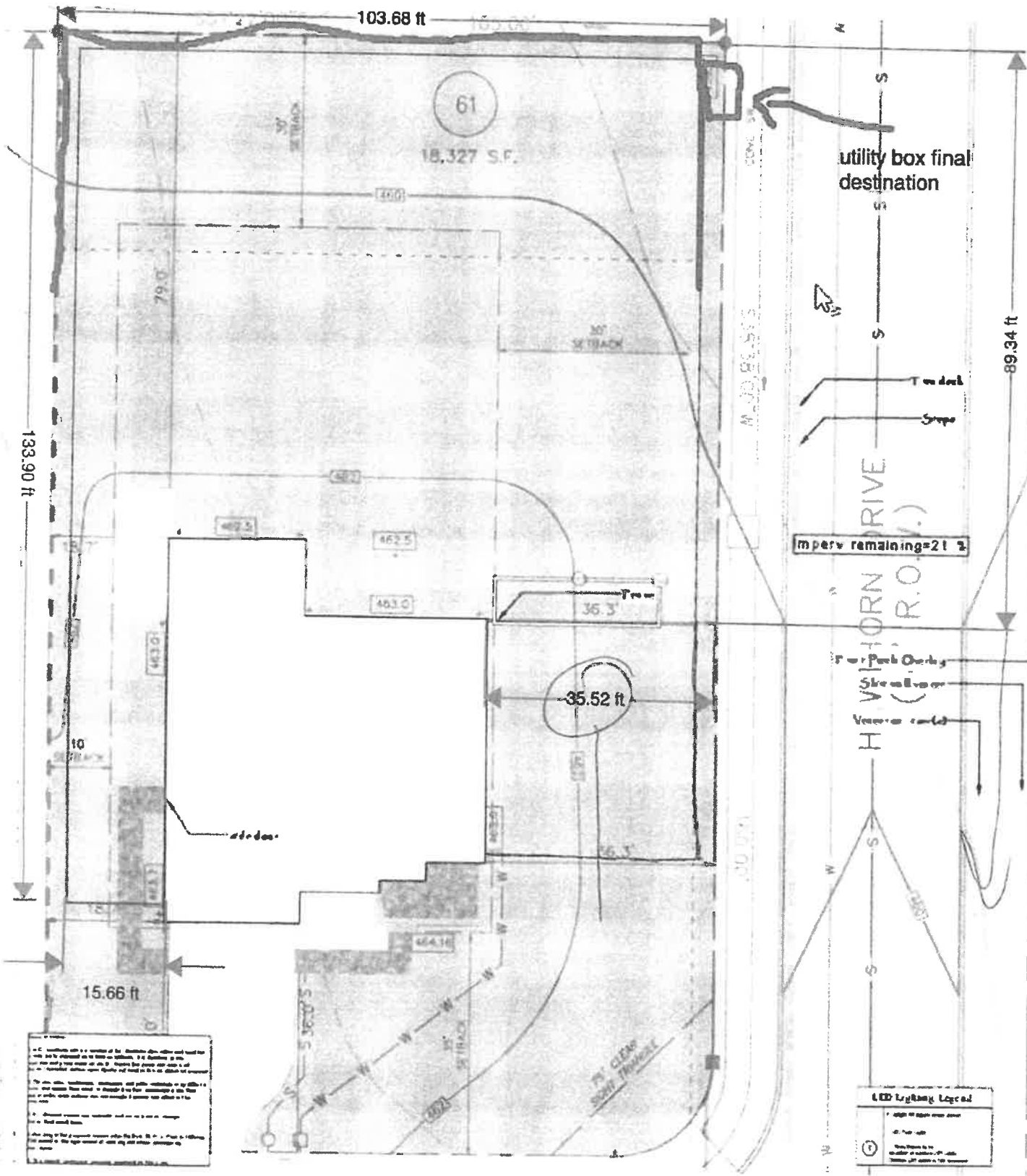
Date



For Heritage Fence & Deck, LLC:

[Signature] 6/9/2022

Date



NOTES:

1. All work shall be in accordance with the American National Standard for the... (text is partially obscured and difficult to read)

2. The utility box shall be installed in a location that is accessible to the... (text is partially obscured)

3. The utility box shall be installed in a location that is accessible to the... (text is partially obscured)

4. The utility box shall be installed in a location that is accessible to the... (text is partially obscured)

LED Lighting Legend	
(Symbol)	Light fixture symbol
(Symbol)	Power supply
(Symbol)	Control wiring to be installed in conduit or raceway
(Symbol)	Light fixture to be installed in a location where it will be subject to physical damage

[Handwritten signature]

6/9/2022

HERITAGE FENCE COMPANY GUARANTEE

Giving you the peace of mind for many years to come!

Every project we install is backed by our trusted guarantee, ensuring our clients a long-lasting & hassle-free product. As our client, you and your family will get the protection you deserve so you can enjoy the beauty, security and functionality of our installed products.

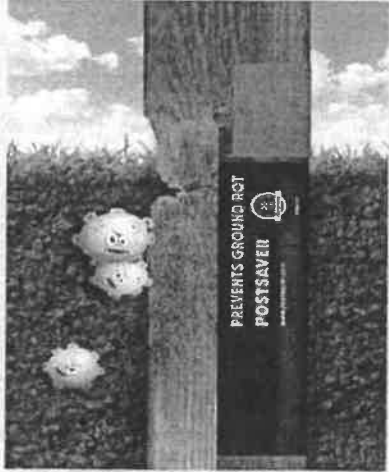


3890 Skippack Pike
P.O. Box 121
Skippack, PA 19474

610-584-6710
www.heritage-fence.com

PA License #135633

Heritage Fence Company Guarantee is non-transferable and applies to new installations only.

	What is Covered?	What is Not Covered?
<p>Never Ending Gate Guarantee*</p> <p>Let us take care of your gate problems! *Excluded from Guarantee - Single Gates, larger than 5' *Excluded from Guarantee - Double Gates, larger than 8'</p>	<p>(under normal use) Sagging Gates Broken or Loose hardware Loose nuts & bolts on all fittings Loose anchor bolts on plated posts</p>	<ul style="list-style-type: none"> • Damaged hardware due to wind (and gate not being properly latched) • Damage from a lawnmower, snowplow, vehicle, wildlife, pets • Removal & Re-Installation by anyone other than Heritage Fence Company
<p>5 Year Workmanship Guarantee*</p> <p>We professionally install all of our products. If something isn't working properly, call us to fix it! *Single Gates, larger than 5' & Double Gates, larger than 8' will get a (1) Year Workmanship Guarantee</p>	<p>(under normal use) Installation defects Loose & Leaning posts Loose post caps Loose boards & sections of fence</p>	<ul style="list-style-type: none"> • Misuse or abuse such as vandalism, vehicle damage, climbing, etc • Pet or wildlife damage • Post upheaval due to frost or ground water • Acts of God (Force Majeure) & damage caused by wind, fallen trees, or other natural casualties • Normal expected wood discoloration, shrinkage, checking, graying, knots, decay
<p>Weed Wacker Protection Guarantee</p> <p>FENCE ARMOR has been structurally engineered with sustainable materials to protect the life and beauty of your fence posts for years! (PVC, Wood, Aluminum & Galvanized Steel Posts)</p>		<ul style="list-style-type: none"> • Damage caused by movement, distortion, collapse or settling of the fence, deck, railing, supporting structure or underlying ground • Damage caused by neglect, abuse, misuse or improper upkeep & maintenance • Products which have been subject to unauthorized repair, opened, taken apart or otherwise modified
<p>20 Year Wood Post Guarantee</p> <p>POSTSAVER Prevents Ground Rot will protect & preserve your wood fence posts from decay by shielding them from water, air and fungi! This will save you time, money & hassle of having to replace rotten posts!</p>		N/A

Accepted By:

For Heritage Fence & Deck, LLC:

6/9/2022

Date

Date

Heritage Fence Company – Terms and Conditions

1. **Material Volatility:** Due to the volatility of materials related to this bid proposal, pricing is subject to change at any time up to and including the date the material order is placed. Pricing is only good for 5 days from the date of this proposal.
2. Client is responsible for obtaining permits, variances and/or HOA approval for said project if required by Client's local government/HOA. Heritage Fence Company (here after referred to as "HFC") can obtain the permit for Client for an added fee. If HFC is obtaining Client's permit, HFC cannot guarantee Client's permit will be approved. If HFC obtains the permit, HFC's fee is not contingent upon any approval and does not include time to obtain variances or attend hearings. If this is needed, extra charges will apply.
3. Before excavation begins, HFC will have underground public utility lines marked. Client is responsible for any damage to other (private) electric, water, gas or sewer lines during the product installation. Client is specifically responsible for damages during product installation to underground pipes leading to pools, underground sprinkler systems, electric dog fences and any other buried lines and/or utilities.
4. Client is responsible for surveying expenses and any boundary disputes with neighbors. HFC will not be held responsible if the product is placed outside of Client's property lines if there are no survey pins.
5. Jobs are completed in the order in which the contracts are received. If at any point Client would like an update on the approximate start date, please call our office at 610-584-6710.
6. HFC is responsible for clean up of our work at the completion of the project. This does not include lawn restoration, power-washing or mud scrubbing of driveways, sidewalks or any other impervious surface.
7. Due to the nature of the work taking place, HFC is not responsible for damage to plants, shrubs, electric fences, mulch beds, landscape lighting, rock gardens, ponds or any other landscape features.
8. If any additional material or labor is used above the dimensions shown in **Bid Set Drawings**, the amount will be added to the total job cost. All partial sections will be calculated as full sections. There will be a \$175.00 delivery charge for additional materials needed to complete the installation resulting from changes by the Client on the day of the installation. To avoid any charges, all changes must be made (3) days prior to the day of installation.
9. HFC's price is based on (1) mobilization to complete the removal (if applicable) and installation of Client's project. If additional mobilizations are required there will be a charge of \$780.00 for each additional mobilization.
10. If HFC arrives on the job the day the Client's project is supposed to begin and there are any delays resulting from Client changes, neighbor discrepancies, labor pickets/strikes, etc. there will be an additional charge of \$325.00 per hour from the time HFC arrives on the job and up until the time HFC arrives back to our yard.
11. If Client's product installation requires temporary or permanent attachment to any structures, HFC shall not be held responsible for any damage resulting from such attachment.
12. If Client is requesting to match an existing product installed or manufactured by HFC or other Parties, HFC cannot guarantee an exact product match and that differences may exist. This will not be grounds for cancellation, termination, compensation or discount.
13. Should a layout error by HFC occur during installation of Client's project, HFC will remedy and/or correct the error without cost to the Client. If layout is performed by Client, then Client assumes all responsibility for layout accuracy including any

Customer Signature: _____

Date: _____

Heritage Fence Co:  _____

Date: 6/9/2022

3890 Skippack Pike • P.O. Box 121 • Skippack, PA 19474 • Office 610-584-6710

PA License #135633

REV 6/23/21

costs occurred by HFC to remove and/or re-install Client's project. In either case this will not be grounds for cancellation, termination, compensation or discount.

14. HFC's price is based on the assumption that we will not run into swampy, rocky or underground root conditions. If HFC must use cement for water-filled post holes, must excavate through rock, roots and/or unknown underground obstructions, or is unable to excavate using gas powered augers, there will be additional charges for any hand digging, jack hammering or other methods required for installation. The minimum charge is \$125.00 per hole and if the rock/root/unknown condition removal causes a return trip to the site, the charge will be no less than \$780.00 per trip plus any necessary equipment costs and/or administrative fees. HFC will inform Client of any additional charges before work continues.
15. HFC is not responsible for delays on the job if the site is not ready (i.e. permit not obtained by Client, neighbor discrepancies, trees, shrubs and/or brush not cut back prior to our arrival, or any other issue that causes delay). Any costs associated with delay or if a return trip is required the charge will be no less than \$780.00. Additionally, Client is responsible for consulting with adjoining neighbor(s) before installation begins – as HFC may require access to neighbor(s) property in order to perform the installation.
16. Client shall permit HFC or person(s) employed or engaged by HFC the right to photograph work, without compensation or consideration to Client, to take photographs and/or video at the project site of both completed work and work in progress, for purposes including, but not limited to, publication in newspapers, magazines, and other print media, use in broadcast media, publication via the Internet, social media platforms and use in marketing materials used by HFC. Such photographs and any accompanying descriptions shall not identify Client or the property address of the project without the express written consent of the Client.
17. Client grants to HFC or person(s) employed or engaged by HFC, the right but not the obligation to display signs and advertise at the job site for the period of time starting on the first day of work, and continuing uninterrupted until thirty (30) days past the date the job is completed and payment in full has been made. Client also grants to HFC or person(s) employed or engaged by HFC, the right to mount permanent signs on the product at the completion of the job.
18. Due to wood being a natural product, if Client chooses a wood product, HFC will not be responsible for repairs or replacement due to cracking, splitting, twisting, warping, mold, mildew, stain, knots, rot, damage from insects or any other natural cause/defect.
19. Start Dates and End Dates for outdoor projects depend upon weather and soil conditions. Snow, rain or heat advisory days can lead to delay on Client's project and/or other projects before Client's installation date. HFC will not be responsible for any costs or time delays incurred by Client.
20. Material storage fees may occur if the Client delays any project from starting or completing.
21. Unpaid balances are subject to interest penalties of 1.5% per month. If full payment of the balance is not received within 72 hours of completion there will be a late penalty of 10% of the total contract price. All materials remain the property of HFC until all invoices are paid in full. The Client agrees to reimburse HFC for any loss of time, administrative fees, penalties, interest, legal fees, or collection costs incurred by HFC due to this debt.
22. A service charge of \$75.00 plus any bank fees will be assessed on returned Checks/E-Check/ACH/Credit Cards.
23. The Client has the legal right to rescind this contract without penalty within 3 business days of the signing date.

Customer Signature: _____

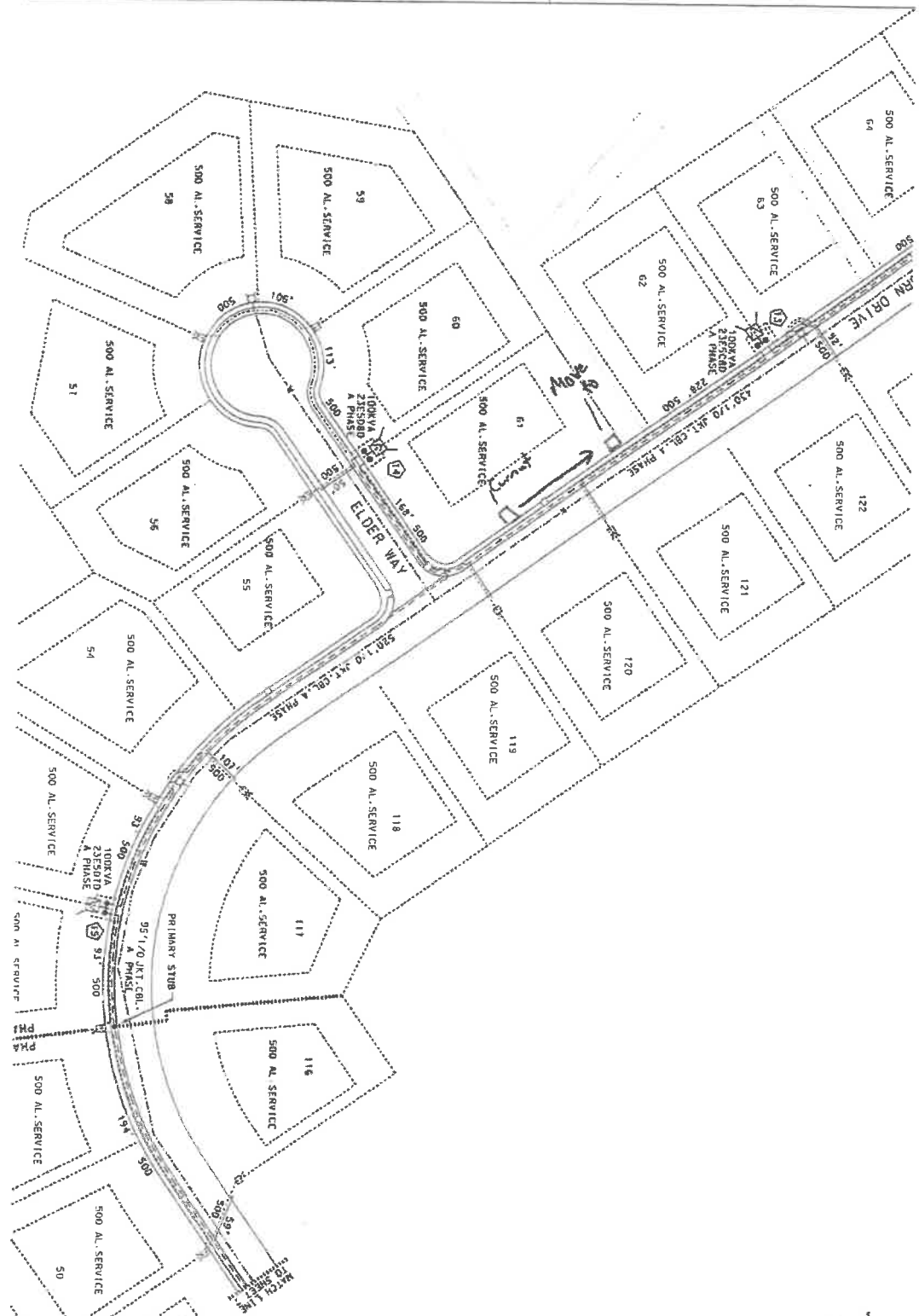
Date: _____

Heritage Fence Co:  _____

Date: 6/9/2022

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PA License #135633

REV 6/23/21



INDICATES PROPOSED
 INDICATES EXISTING
 SIZE AS NOTED.
 SERVICE LENGTHS
 (SHOWN TO DESIG)

ISSUED FOR
 DATE SENT TO PERM: 10-23-18
 PHASE

INDICATES PROPOSED
 INDICATES EXISTING
 SIZE AS NOTED.
 SERVICE LENGTHS
 (SHOWN TO DESIG)

TOTAL MAIN TRENCH
 TRANS. SWITCH TO
 SERVICE BOX TRENCH
 SERVICE STUB TRENCH
 TOTAL OVERALL TRENCH
 ROAD XING TRENCH
 NUMBER OF SERVICE
 APPROX. SERVICE
 DEMAND PER RESIDENT
 METER SIZE: ELECTRIC
 CFM: ALL: 641.2
 RATE: R

HOUSE SIZE: SING
 NO. OF LOTS: 236
 GAS MAIN PRESSURE
 EXCESS FLOW VALVE
 OIL IN MAIN AREAS
 TO SCHEDULE WORK
 TO BARBARYT 215-
 BUILDERS: TOLL FREE

SERVICE 11



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/08/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER THE PETERMAN GROUP 105 Montgomery Ave P.O. Box 249 Montgomeryville PA 18936		CONTACT NAME: Jennifer Melrath Donnon, CISR PHONE (A/C No, Ext): (215) 853-3000 FAX (A/C No): (215) 853-3001 E-MAIL ADDRESS: jbm@petermancompany.com	
INSURED Heritage Fence & Deck, LLC P.O. Box 121 Skippack PA 19474		INSURER(S) AFFORDING COVERAGE INSURER A: Selective Insurance Co of SC INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 19259

COVERAGES **CERTIFICATE NUMBER:** CL2233119018 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		S2431282	04/01/2022	04/01/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY			S2431282	04/01/2022	04/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			S2431282	04/01/2022	04/01/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC 9110401	04/01/2022	04/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Reserve at Center Square c/o Associa Mid-Atlantic is recognized as Additional Insured with respect to General Liability as it pertains to the named insureds work or operations, as their contract warrants.

CERTIFICATE HOLDER Reserve at Center Square c/o Associa Mid-Atlantic 555 Croton Road Suite 400 King of Prussia PA 19406	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/09/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

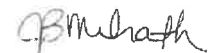
PRODUCER THE PETERMAN GROUP 105 Montgomery Ave P.O. Box 249 Montgomeryville PA 18936		CONTACT NAME: Jennifer Melrath Donnon, CISR PHONE (A/C No. Ext): (215) 853-3000 FAX (A/C No.): (215) 853-3001 E-MAIL ADDRESS: jbm@petermancompany.com	
INSURED Heritage Fence & Deck, LLC P.O. Box 121 Skippack PA 19474		INSURER(S) AFFORDING COVERAGE INSURER A: Selective Insurance Co of SC NAIC # 19259 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** CL2233119018 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

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A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		S2431282	04/01/2022	04/01/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	WC 9110401	04/01/2022	04/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E L EACH ACCIDENT \$ 500,000 E L DISEASE - EA EMPLOYEE \$ 500,000 E L DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER		CANCELLATION	
Tom Caro 2699 Elder Way Eagleville PA 19403		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 	

TOWNSHIP OF WORCHESTER
AT THE CENTER POINT OF MONTGOMERY COUNTY
1721 VALLEY FORGE ROAD, PO BOX 767, WORCESTER, PA 19490
WWW.WORCESTERTWP.COM

November 8, 2022

Tom Carro
2699 Elder Way
Eagleville, PA 19403

Re: Fence Permit Application to Install a 48" Decorative Fence in a Front-Yard Setback

Dear Mr. Carro:

After reviewing the above referenced Fence Permit Application submitted for the installation of a 48" decorative fence in a front-yard setback, I have determined the following:

1. your property is a corner property thereby having two (2) front-yards;
2. the Township Zoning Code Subsection 150-182.B states in part "that 1) decorative walls or fences of any style not exceeding 30" in height, shall be permitted in the front-yard setback in any residential district;
3. the proposed location of your 48" decorative fence does not meet the above section of the Code based on the following:
 1. the proposed fence is located on the street ultimate right-of-way creating a zero (0) front-yard setback; and
 2. the proposed decorative fence exceeds the allowed 30" for a zero (0) front-yard setback.

Therefore, it is determined that in order for your Fence Permit Application to be approved you will need to obtain the necessary variance(s) from the Township Zoning Hearing Board.

Sincerely,

Susanna M. Smith, KMS BCO

Susanna M. Smith, BCO
Worcester Township
Keystone Municipal Services

cc: Property File