

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

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

**ATTENDANCE**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By unanimous vote the motion was approved.

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

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

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

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

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

Mr. Weiner commented on the status of relief previously-granted by the Zoning Hearing Board.

Mr. DeLello commented on projected sanitary sewer flows. Mr. Weiner commented on the data submitted to the Pennsylvania Department of Environmental Protection, and on past Planning Module studies.

Mr. DeLello commented on the relief previously-granted by the Zoning Hearing Board.

Kim McClintock, Worcester, commented on right-of-way and frontage improvements. Mr. Nolan will review the approved preliminary plan, proposed final plan, and existing site conditions in this regard.

Michael Holsonback, Worcester, commented on as-built plans.

Bill Goulding, Worcester, commented on the provision of sidewalks, and on the sanitary sewer oversight agreement between the Township and AQUA.

Review of the application will continue at a future Planning Commission meeting.

5. November 9 Planning Commission Meeting Agenda – At its November 9, 2017 meeting the Planning Commission discuss the Center Point Village Zoning Ordinance assessment, and will review the Stony Creek Village (LD 2017-10) land development. The Planning Commission may also review the 2044 Berks Road subdivision (LD 2016-05) and the Meadowood Grove (LD 2017-05) land development, if revised plans are received by the Township.
6. Stormwater Management Ordinance – Mr. Ryan provided an overview of revisions made to this ordinance subsequent to the Members’ previous recommendation to the Board of Supervisors.

Mr. Rotondo motioned to recommend the Board of Supervisors approve the proposed stormwater management ordinance, the 9<sup>th</sup> version dated October 19, 2017, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

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

## **PUBLIC COMMENT**

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

**ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:25 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager