



Township of Worcester

VOLUME 18, ISSUE 2

SEPTEMBER 2013

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**INCORPORATED
AS A TOWNSHIP
1733**

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Center Point Village Master Plan Project

With the completion of the Cedars Village Planning Ordinance, the Board of Supervisors and Planning Commission have quickly moved on to address the next commercial district: Center Point Village.

Strategically located at the intersection of Skippack Pike (Rt. 73) and Valley Forge Road (Rt. 363), this historic crossroads marks the very center of Montgomery County, once a hub of rural village life in Worcester Township. The township wants to build on that tradition and ensure future development is consistent with a village character. The Center Point Master Plan will serve as a guide for decisions about land use, traffic planning, pe-



destrian access, and conservation.

Kennedy & Associates, LLC (K&A) was engaged by the Board to lead a planning strategy grounded in real challenges and opportunities facing Worcester Township and shaped by community involvement. K&A is collaborating with the Montgomery County Planning Commission, a partnership that brings both

private and public sector experience to the process and leverages available resources.

Your participation is needed to make sure the master plan reflects the vision of community residents and business owners for Center Point. Check the township website: www.worcestertwp.com) for updates and the dates for public involvement sessions.

Special Notice

A conditional use hearing for the proposed lighting at Methacton High School will be held on Wednesday, September 25th at the Worcester Community Hall (1031 Valley Forge Road) at 7:30PM

2013-14 Bus Trips

CULINARY INSTITUTE OF AMERICA—LUNCH & TOUR

Monday, November 4, 2013

Depart Worcester Area:

Approximately 7 am

Depart CIA:

Approximately 3:30pm

\$84 per person

Included in the package price is luxury coach transportation to Hyde Park, NY a tour of the Culinary Institute and lunch at Ristorante Caterina de' Medici on the CIA grounds. Our coach will also stop for free time at Woodbury Common Premium Outlets.



RADIO CITY CHRISTMAS SPECTACULAR

3 dates offered this year!



Thursday, December 5, 2013, 11 am show

Monday, December 9, 2013, 11 am show

Wednesday, December 18, 2013, 2pm show

Depart Worcester Area:

Approximately 7:30am

Depart NYC:

Approximately 4:45pm

\$110 per person

Included in the package price is luxury coach transportation to Manhattan, approximately 3

hours free time in NYC after the show (Dec. 5 & 9) or before the show (Dec. 18) and a voucher for a free drink and popcorn at Radio City.

WICKED ON BROADWAY

Wednesday, May 7, 2014

Depart Worcester Area:

Approximately 7:45 am

Depart NYC:

Approximately 5:15pm

\$135 per person

The untold story of the Witches of Oz. So much happened before Dorothy! Wicked was named "Best Musical of the Decade" by Entertainment Weekly. Luxury coach transportation and orchestra ticket included in price. Approximately 3 hours free time before the show.

No Burning Regulations

Montgomery County is declared as a "NO BURN" zone. Worcester Township is currently exploring enacting a local "No Burn" Ordinance. Please check the Township's Website for agendas regarding this matter in the coming months for more information and to participate.

Being A Good Neighbor

How often do many of us go on with our day-to-day lives without ever introducing ourselves to our neighbors? Taking the time to establish good terms with your neighbors has numerous benefits to you, your family, and your community.

The following are suggestions for being a Good Neighbor:

- ◆ Introduce yourself
- ◆ Control your dog and/or animals
- ◆ Alert your neighbors to parties
- ◆ Keep the noise level to a social acceptable level
- ◆ Keep your garden & lawn tidy
- ◆ Keep light pollution to low acceptable levels
- ◆ Control your Barb-B-Q and/or bonfire
- ◆ Put rubbish/garbage out on the correct day and make sure your rubbish/garbage is being properly disposed
- ◆ Communicate with your neighbors
- ◆ Create a Neighborhood Watch Group

Never hesitate to contact Worcester Township at (610) 584-1410 with any questions or concerns regarding local regulations.



Valley Green Wastewater Treatment Plant Expansion

The Valley Green Treatment Plant (located near the intersection of Valley Forge road and Skippack Pike) is a package-type treatment plant that serves the north end of the Township. The plant was originally constructed in 1979 as a 45,000 gallon per day (gpd) facility. The plant was subsequently expanded in 1988 to handle a hydraulic capacity of 80,000 gpd and again in 1993 to a design capacity of 90,000 gpd. The 90,000 gpd facility is referred to as the “original plant”.



In 1998, the treatment plant was expanded by a developer with the addition of a 130,000 gpd extended aeration treatment plant, which was built in conjunction with the Center Point Farms development on Skippack Pike. The facility is, therefore, composed of the “original” 90,000 gpd portion and the “new” 130,000 gpd portion. Each portion could be operated independently but the total plant was granted a permit by the Pennsylvania Department of Environmental Protection (DEP) as a 222,000 gpd facility.

The new combined plant was capable of handling all the flows through the facility. At some point, the township contract operations personnel took the original plant “off-line”, which saved in utility and operation costs since this new facility was more efficient to operate and maintain. The original facility was to be placed back in service when the additional capacity was required.

In 2011 and 2012 DEP had performed several inspections of the facility and met with the Township to discuss the current status and condition of the treatment plant. One of the main concerns of the Township was the condition and operability of the original plant. After investigation, it was concluded that it would not be economically feasible to put additional funds into the original plant which is past its useful life and required a complete overhaul. Technology has greatly improved over the years and utilizing current processes would be beneficial economically and environmentally.

As a result, the Board of Supervisors voted this summer to overhaul the Valley Green plant, including the demolition of the “original” 90,000 gpd plant and installation of a new 90,000 gpd extended aeration treatment plant, similar to the one in operation.

To finance this update Worcester Township has borrowed \$2.5 million dollars, with a payback term of 20 years. This financing was secured through Univest Corporation, of Souderton, PA (Union National Bank). Repayment of these proceeds will be collected from all residents that utilize the Worcester Township public sewer system.



Township of Worcester
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Building In Your Community

Worcester Township requires a permit for many simple and complex projects. Being proactive about obtaining the necessary permits keeps you and your loved ones safe and compliant. The following permits may be needed:

- New buildings and additions
- Grading for areas in excess of 500 square feet including septic system repair and replacement
- Changes in existing building use or occupancy
- Interior alterations, including but not limited to finished basements
- Structural repair or replacement
- New or replacement of an electrical, gas, mechanical, or plumbing system
- Wood decks, concrete patios, or porches
- Roofing or replacement
- Driveways, including but not limited to new construction entering a township road and widening
- Decorative walls/driveway entrance columns
- Swimming pools, spas, or hot tubs
- Fencing
- Sheds, garages, barns, gazebos, greenhouses, or other accessory structures

- Signs
- Tennis and sport courts
- Retaining walls over 4 feet
- Demolition



An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a residential building or erect, install, enlarge, alter, repair, remove, convert or replace an electrical, gas, mechanical or plumbing system regulated by the Uniform Construction Code shall first apply to the Building Code Official and obtain the required permit §403.62a (relating to permit application).

All permits submitted to Worcester Township are first reviewed for compliance with Zoning – Chapter 150. The building department then reviews the permit application for compliance with the Uniform Construction Code.

Please visit the Township website at www.worcestertwp.com and click on “Building Here”. The “Building Permits” and “Zoning” buttons contain all permit forms and requirements as well as our Zoning Code.

****DISCLAIMER – THE ABOVE LIST OF PERMITS IS NOT ALL INCLUSIVE. PLEASE CONTACT THE TOWNSHIP WITH ALL ZONING & BUILDING QUESTIONS.****