

original

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

Phone (610) 584-1410
Fax (610) 584-8901

THIS SECTION COMPLETED ONLY BY TOWNSHIP:
APPEAL NO.: ZHB 17-12 DATE FILED: 8/29, 20 17

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: August 29, 2017

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: Meadowood Corporation
- b. Mailing address: 3205 Skippack Pike, P.O. Box 670
Worcester, PA 19490-0670
- c. Telephone number: 610-584-3630
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: Legal (REQUIRED) Title

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: Catherine M. "Kate" Harper, Esquire
- b. Address: Timoney Knox, LLP, 400 Maryland Drive
P.O. Box 7544, Ft. Washington, PA 19034-7544
- c. Telephone number: 215-646-6000

5. Property Details:
- a. Present Zoning Classification: LPD/AGR
 - b. Present Land Use: Residential Life Care Facility
 - c. Location (Street Address):
3205 Skippack Pike
 - d. Parcel #: 67-00-03185-00-6
 - e. Lot Dimensions:
 - (1) Area: (Gross) 125.16 acres
 - (2) Frontage: Skippack - 2,756 Ft.
 - (3) Depth: Approximately 2,200 Ft.
 - 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)** See Site Plan.
6. Proposed Use(s):
- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)** See Attached.
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)** See Attached.
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: N/A
(Please submit as an attachment)
10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: 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	BY:	MEADOWOOD CORPORATION <i>Paul Nordeman</i>
Signature		Paul Nordeman, President/CEO <i>Paul Nordeman, President/CEO</i> Printed Name

- Attachment 1: Narrative to Application
- Attachment 2: Deed dated October 10, 2002
- Attachment 3: Colored Rendering of the Design
- Attachment 4: Elevations/Dimensions

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

The undersigned, Paul Nordeman, President/CEO of Meadowood Corporation, being duly sworn according to law, deposes and says that he is the above named applicant, that he is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

Paul Nordeman
Paul Nordeman, President/CEO

Sworn to and subscribed before me this 28 day of August, 2017.

Susan B. Hughes
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Susan B. Hughes, Notary Public
Whitpain Twp., Montgomery County
My Commission Expires May 30, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Date Received: 8/29/17 [Signature]
Zoning Officer

ATTACHMENT 1

Meadowood Corporation's Application to Worcester Township Zoning Hearing Board for a Height Variance

August 29, 2017

Meadowood, a residential life care community under the Worcester Township Zoning Ordinance is located on a 125 acre campus located at 3205 Skippack Pike in the heart of the Township. Meadowood offers senior living arrangements from independent living through skilled nursing. The current project, The Grove at Meadowood, is designed to offer more options for independent senior housing on the campus. The Grove is planned to have four buildings, each with a first level parking garage, one unit and two floors of apartments above.

The Grove is planned for a corner of Meadowood's irregularly shaped campus near the Philadelphia Electric Company right-of-way which Meadowood leases. Each of the four buildings will contain three stories with a total of 13 units where 2-1/2 stories is permitted.

They are connected to one another and to the larger Meadowood Community by attractively landscaped shared driveways and walkways.

The definition of height in the Worcester Zoning Ordinance is "Building Height: The vertical distance measured from the average elevation of the existing grade at the location of the building to the highest point of a flat or multi-level roof, or, for gable, hip or gambrel roofs, the mean height between the eaves and the ridge. Chimneys, spires, towers, mechanical penthouses, tanks and similar projections not intended for human occupancy shall be excluded."

Because of the topography of the land, some, but not all, of the planned buildings will exceed the maximum building height allowed in Section 150-15 of the AGR Agricultural District. All will have three floors of living space.

Section 150-15 provides, "Building Height: Thirty-five feet, not exceeding 2.5 stories, shall be the maximum height for any building or other structure erected or enlarged in this district except as noted below..."

Meadowood proposes to add a total of 52 new units in the four buildings proposed for The Grove. Since the first floor of each of the four buildings is garage space and one ADA - accessible living unit, with living space above for two floors, Meadowood respectfully requests a height variance to allow the height of the building to 40 feet (39 feet, 16 inches).

The granting of a height variance in this case will allow the four buildings proposed for The Grove to meet the Township's Zoning Code in view of the attractive design of the buildings, the need to provide parking beneath each building, the sloping topography of the site, the need to avoid the wetlands and to keep distance from the Philadelphia Electric Company right-of-way and high tension lines, and the location of the independent living units within a convenient distance to the amenities in the Shultz Community Center.

The variances if granted will not alter the essential character of the neighbor or district in which the Meadowood property is located nor substantially or permanently impair the appropriate use or development of adjacent property. The development of The Grove recognizes that the desire of today's active seniors to have private amenities and living spaces within a community designed to support them as they age.



TIMONEY, KNOX, HASSON & WEAVER
ATTORNEYS-AT-LAW
439 BAYVIEW DRIVE
P.O. BOX 7894
FT. WASHINGTON, PA 19044-7894
610-699-4000

STATE TAX
AFFIDAVIT
FILED

DEED OF CONSOLIDATION

THIS INDENTURE, made the 11th day of October, in the year 2002, BETWEEN MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a body corporate and politic organized and existing under the laws of the Commonwealth of Pennsylvania, and MEADOWOOD CORPORATION, a Pennsylvania Corporation (hereinafter called the Grantors), of the one part, and MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY and MEADOWOOD CORPORATION (hereinafter called the Grantees), of the other part,

13
50
150
1750
1750
600
50

WITNESSETH, that the said Grantors for an in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America and other good and valuable consideration unto them well and truly paid by the said Grantors, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantees, and their heirs and assigns,

ALL THAT CERTAIN parcel or tract of land with the buildings and improvements thereon erected, located at Skippack Pike, Worcester Township, Block 28, Unit 20 and Unit 28 in Montgomery County, Pennsylvania, as more fully described on Exhibit "A" hereto.

BEING in part the same premises which, by Deed dated April 24, 1986 and recorded in the Office of the Recorder of Deed in and for Montgomery County, Pennsylvania at Deed Book 4799, Page 258 et seq. Richard S. Schweiker, Individually, Provident National Bank, Richard S. Schweiker and Sylvia Strasburg, Trustees under the Will of Blunche S. Schweiker, Deceased; and Provident National Bank, Richard S. Schweiker and Sylvia Strasburg, Surviving Executors of the Estate of Blunche S. Schweiker, Deceased, Provident National Bank, Richard Schultz Schweiker, Sylvia Schweiker Strasburg, William Strasburg and Claire C. Schweiker, Trustees of the Malcolm A. Schweiker Jr. Memorial Foundation; and S.P.M. Corporation, a Pennsylvania Corporation conveyed unto the Montgomery County Industrial Development Authority, in fee.

BEING in part the same premises which, by Deed dated December 22, 1994 and recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania at Deed Book 5101, Page 0647 et seq. His Eminence Anthony Cardinal Bevilacqua, Archbishop of Philadelphia conveyed unto The Meadowood Corporation, in fee.

UNDER AND SUBJECT to certain easements, covenants, conditions, restrictions and other matters of record, to the extent valid, subsisting and enforceable,

TOGETHER with all and singular the Buildings and Improvements, Ways, Streets, Driveways, Alleys, Passages, Waters, Watercourses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof, and all the Estate, Right, Title, Interest, Property, Claim, and Demand whatsoever of it, the said Grantors, in law or in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

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5430-1048
MEADOWOOD 1048



TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

UNDER AND SUBJECT as aforesaid.

AND the purpose of this conveyance is to effect the consolidation of the two parcels of land described above in the prior deeds into a single parcel as described on Exhibit "A" attached hereto.

AND the said Grantors, for themselves and their heirs, assigns, executors and administrators do covenant, promise, and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they, the said Grantors, their assigns and heirs, all and singular and hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors and their assigns, heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, them, or any of them, shall and will, SUBJECT as aforesaid, WARRANT and forever DEPEND.

IN WITNESS WHEREOF, the party of the first part has hereunto set their hands and seals. Dated the day and year first above written

Sealed and Delivered
In the Presence of us:

REALTY TRANS. TAX PAID
STATE
LOCAL
PPR

PART

MONTGOMERY COUNTY INDUSTRIAL
DEVELOPMENT CORPORATION

By: Sherry L. Horowitz
Sherry L. Horowitz, Chairperson

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03190-00-1 WORCESTER
SKIPPACK PIKE
MEADOWOOD CORP THE
B 028 U 020 L 2110 DATE: 10/18/02

THE MEADOWOOD CORPORATION

By: William DeWire
William DeWire, Executive Director

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03185-00-6 WORCESTER
3205 SKIPPACK PIKE
MONTGOMERY CIDA
B 028 U 028 L 5145 DATE: 10/18/02

25430101049

Commonwealth of Pennsylvania :
: ss.
County of Montgomery :

On this, the 21st day of August, 2002, before me, a notary public in the State and County aforesaid, the undersigned officer personally appeared Sheryl L. Horowitz, who acknowledged herself to be the Chairperson of Montgomery County Industrial Development Authority, and that she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name as Sheryl L. Horowitz

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

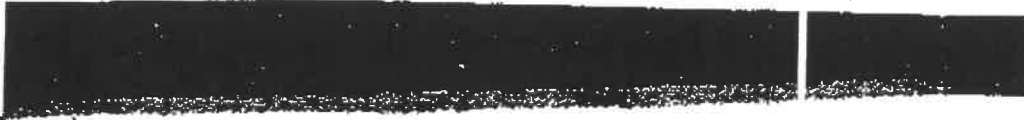
Roberta J. Wils
Notary Public

My commission expires:

Notarial Seal
Roberta J. Wils, Notary Public
Notarizes For: Montgomery County
My Commission Expires July 31, 2006
Member, Pennsylvania Association of Notaries

100000-1

0543091050



Commonwealth of Pennsylvania

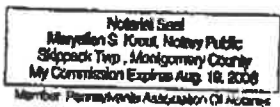
County of Montgomery

: ss.

On this, the 10th day of October, 2002, before me, a notary public in the said County aforesaid, the undersigned officer personally appeared William DeWise who acknowledged himself to be the executive director of The Meadowood Corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing his name as William DeWise

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

Maryellen S. Kroul
Notary Public
My commission expires: 8/19/2006



GRANTEE'S ADDRESS:
3205 SKIPPACK PIKE
PO BOX 670
WORCESTER, PENNSYLVANIA 19490-0670

102290-1

02 5430 PG 1051

Legal Description of Block 28 Unit 20 and 28 Consolidation

DESCRIPTION OF PROPERTY NOW OR FORMERLY OWNED BY THE MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY and MEADOWOOD CORPORATION LOCATED IN THE TOWNSHIP OF WORCESTER, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan made for the Meadowood Life Care Community, prepared by Woodrow & Associates, Inc., dated July 13, 2001, as follows, to wit:

BEGINNING AT A POINT on the Northernly Legal / Required Right-Of-Way line of Skipack Pike (being 100-feet in width at this point), said point being a point, a corner of lands now or late of Dieferbeck (Block 28 Unit 33), as shown on the above referenced plan.

Commencing from the Point of Beginning:

Thence extending along aforesaid lands, North $46^{\circ}07'20''$ East, a distance of 801.20 feet to a point, a corner of lands now or late of Allan (Block 28E Unit 2);

Thence extending along aforesaid lands, South $39^{\circ}39'20''$ East, a distance of 607.73 feet to a point, a corner of lands now or late of Slagmaster (Block 28E Unit 3);

Thence extending along aforesaid lands, North $52^{\circ}19'07''$ East, a distance of 478.03 feet to a point, a corner of lands now or late of Dietrich (Block 28E Unit 5);

Thence extending along aforesaid lands, South $30^{\circ}07'22''$ East, a distance of 857.25 feet to a point, a corner of lands now or late of Dietrich (Block 28E Unit 6);

Thence extending along aforesaid lands the two following courses and distances:

- (1) North $46^{\circ}33'16''$ East, a distance of 608.33 feet to an angle point;
- (2) North $46^{\circ}18'52''$ East, a distance of 837.81 feet to a point, a corner of lands of Peco Energy Company Right-Of-Way;

Thence extending along aforesaid lands the two following courses and distances:

- (1) South $00^{\circ}16'17''$ West, a distance of 395.24 feet to an angle point;
- (2) South $29^{\circ}28'55''$ East, a distance of 1759.33 feet to a point;

Thence leaving lands of Peco Energy, South $59^{\circ}16'15''$ West, a distance of 463.46 feet to a point on the northerly side of a secondary access way to the Meadowood Life Care facility, said point also being a corner of lands now or late of Foulke (Block 28 Unit 22);

Thence extending along the same, South $33^{\circ}31'21''$ East a distance of 387.27 feet to a point on a curve on the Western Legal / Required Right-Of-Way line of Valley Forge Road (100-feet in width at this point);

Thence extending along the same on the arc of a circle curving to the left having a chord bearing of South $48^{\circ}34'29''$ West and a chord length of 50.51 feet, a radius of 1,550.00 feet and an arc distance of 50.51 feet to a point on said Right-Of-Way line;

Thence extending back along said access way, North $33^{\circ}31'21''$ West, a distance of 447.99 feet to a point a

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corner of lands now or late of Pastoe (Block 28 Unit 19);

Thence extending along the same, South 47°00'21" West, a distance of 497.78 feet to a point, a corner of lands now or late of Methacton School District (Block 29 Unit 19);

Thence extending along the same, North 48°33'55" West, a distance of 369.60 feet to a point, a corner of same Methacton School District lands;

Thence South 46°55'30" West, a distance of 40.25 feet to a point, a corner of lands now or late of Rieger (Block 29 Unit 2);

Thence extending along aforesaid lands the two following courses and distances:

- (1) North 43°34'30" West, a distance of 155.73 feet to an angle point;
- (2) South 49°27'40" West, a distance of 810.79 feet to a point on the Northernly Legal / Required Right-Of-Way of the first mentioned Skippack Pike;

Thence continuing along said Right-Of-Way line, North 36°57'14" West, a distance of 448.71 feet to a point at the beginning of a curve tangent to said line;

Thence extending along the same on the arc of a circle curving to the left having a chord bearing of North 42°34'21" West and a chord length of 2,293.29 feet, a radius of 11,712.21 feet and an arc distance of 2,296.97 feet to the Point of Beginning.

Containing 112.2492 Acres, more or less.



Magdeline P. Schenck

Prepared Date: 04/05/2007 8:31 AM Last Revised: 10/22/2007 File Name: C:\CW\900-00000\Archie\Legal Desc\Legal Desc.rpt.mxd

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TRANSFER TAX STATEMENT OF VALUE		Recorder's Fee ONLY
See Reverse for Instructions		Stamp Fee Paid 0
		Book Number 17430
		Page Number 398
		Date Recorded 10/22/07

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: Catherine M. Harper, Esquire Telephone Number: _____
 Street Address: 400 Maryland Drive, P.O. Box 7544, Ft. Washington, PA 19034-7144 Area Code | 215 | 540 -2622
 City: _____ State: _____ Zip Code: _____

B TRANSFER DATA

Grantor(s)/Lessor(s) <u>Montgomery County Industrial Development Authority and Meadowood Corp</u>	Grantee(s)/Assignee(s) <u>Meadowood Corporation & Montgomery County Industrial Development Authority</u>
Street Address: <u>MCIDA: 43 Stony Creek Office Center, Suite 320, 151 W. Marshall St.</u>	Street Address: <u>Meadowood Corporation: 3205 Skippack Pike, P.O. Box 670</u>
City: <u>Norristown, PA 19401-4739</u>	City: <u>Worcester, PA 19490-0670</u>

C PROPERTY LOCATION

Street Address: 3205 Skippack Pike City, Township, Borough: Worcester

County: Montgomery School District: North Penn Tax Parcel Number: 67-00-03180-01-1
67-00-03185-10-6

D VALUATION DATA

1. Actual Cash Consideration <u>1.00</u>	2. Other Consideration <u>0</u>	3. Total Consideration <u>\$1.00</u>
4. County Assessed Value <u>\$23,440,760.00</u>	5. Customer Level Ratio Factor <u>x 1.18</u>	6. Fair Market Value <u>27,640,096.80</u>

E EXEMPTION DATA

10. Amount of Exemption Claimed: _____ 11. Percentage of Interest Conveyed: _____

2. Check Appropriate Box Below for Exemption Claimed
- Will or Intestate succession _____ (Name of Decedent) _____ (Estate File Number)
 - Transfer to Industrial Development Agency.
 - Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
 - Transfer between principal and agent. (Attach complete copy of agency/trust party agreement.)
 - Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
 - Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
 - Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Please explain exemption claimed, if other than listed above.) DEED OF CONSOLIDATION

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: [Signature] Date: 10/22/07

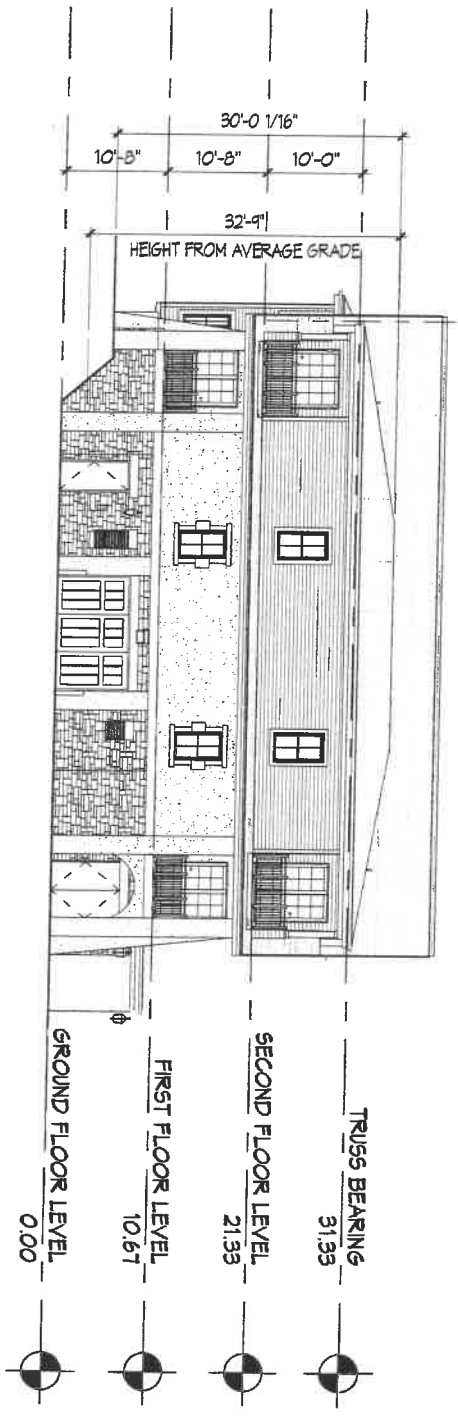
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



FRONT ELEVATION
HYBRID APARTMENTS - THE GROVE SITE
MEADOWOOD SENIOR LIVING



A REAR ELEVATION - CODE
1/16" = 1'-0"



B SIDE ELEVATION - CODE
1/16" = 1'-0"