

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Thursday, May 24, 1990 7:30 pm

Attendees:

George Lewis, Township Supervisor
James J. Garrity, Esq, Township Solicitor
Alden P. Hendricks
John R. Harris
Frank D'Lauro
Peter G. Schlotterer
Patricia A. Quigley

1. Election of Officers

The following members were elected by unanimous vote to hold commission offices:

Chairman: Alden P. Hendricks
2012 Bustard Road

Vice Chairman: John R. Harris
1133 Kriebel Mill Road

Secretary: Patricia A. Quigley
1080 Quarry Hall Road

2. Meeting Schedule

The schedule for regular meetings of the Planning Commission was established as the fourth Thursday of each month, with two exceptions to accommodate holidays. Meetings will commence at 7:30 pm. Public notice of the proposed meeting dates will be made by the Township Supervisors. The proposed meeting dates for 1990 are:

May 24, 1990	September 27, 1990
June 28, 1990	October 25, 1990
July 26, 1990	November 29, 1990
August 23, 1990	December 20, 1990

3. Proposed Township Ordinance

Received for review was Article XV - "R-50" Residential Alternative District, an amendment to the Township Zoning Ordinance of 1988, to permit agricultural use, single family detached, townhouses and mobile home parks.

This ordinance has been under development by the Township Supervisors for some time and is expected to be formally addressed at a Special Meeting on May 30, 1990. A motion was made by Frank D'Lauro, seconded by John Harris, that the Planning Commission make no recommendation on this amendment. Due to the inadequate time available to this new commission to conduct a comprehensive review of the proposed amendment, the motion passed unanimously.

4. Land Development Plans for Review

One land development application was accepted for review:

Gambone Brothers Development Co., Fairview Village, PA 19409. Telephone 277-4220. Owner of record: John A. and Sandra L. Gambone. Total area to be developed: 47,577 sf. Situated: SW corner of Valley Forge Road (Route 363) and Skippack Pike (Route 73). The former BP Station to be removed and three new retail stores to be constructed.

No discussion or action was taken at this time.

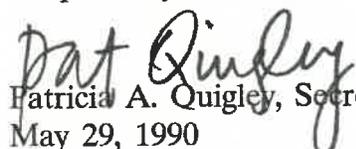
5. Other business

George Lewis will order a set of township tax maps for the use of the Commission.

6. Adjournment

The first regular meeting of the Worcester Township Planning Commission was adjourned at 9:00 pm.

Respectfully submitted,


Patricia A. Quigley, Secretary
May 29, 1990

MEETING MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
Fairview Village Assembly Hall, Fairview Village, PA
Thursday, June 28, 1990 7:30 pm

Attendees

George Lewis, Township Supervisor
John Kelly, Township Supervisor
Alden P. Hendricks
John R. Harris
Frank D'Lauro
Peter G. Schlotterer
Patricia A. Quigley

Old Business

Land Development Plan for review:

1. Gambone Brothers Development Co., Fairview Village, Pa. 19409. Phone 277-4220. Owner of record John A. and Sandra L. Gambone. Total area to be developed, 47,577 SF. Located SW corner Valley Forge Road (Route 363) and Skippack Pike (Route 73). The former BP Station to be removed and three new retail stores to be constructed.

Represented at the meeting by:

Michael Gambone
James Stachelek
Steven Marinelli, P.E., Urwiler and Walter
Edward Mullin, Esq.

Applicant briefly described the project and indicated that the goal of the project is to continue the theme of the adjacent Center Point Village, in terms of architecture and scale. No tenants are committed at this time. Up to three retail or office tenants are sought. Planning commission members provided an overview of their general concerns for this development. More specific comments will be provided after the applicant has received and incorporated the review comments of the Township Engineer and the Montgomery County Planning Commission. A motion was made by Hendricks, seconded by Schlotterer, to postpone final review and recommendations to the next meeting.

New Business

Minor Subdivisions for review:

1. Francis and Elaine Davey. 2043 Berks Road, Lansdale, Pa. 19446. Phone 584-0585. Two lots comprising 198,775 SF (4.25 acres) per plan prepared by Herbert H. Metz Inc.

Motion made by Schlotterer, seconded by Harris, to accept this subdivision for review.

2. Worcester Associates. 180 N. West End Blvd. Trainers Corner Shopping Center, Quakertown, PA 18951. Reba and Nathan Dubner, 2974 Germantown Pike. Two lots comprising 11.66 and 2.27 acres per plan of Environmental Design Consultants, Inc. Lafayette Hill, PA 19444. Dated 4-10-90. Last revised 6-12-90.

Motion made by D'Lauro, seconded by Harris, to accept this subdivision for review.

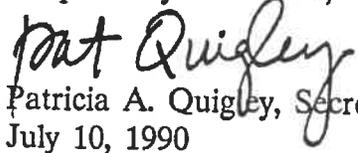
Other:

1. Chairman Hendricks distributed "Memorandum on operating procedure to members of the Worcester Planning Commission for the Township of Worcester."
2. Chairman Hendricks invited Quigley to make a presentation on wetlands to the Commission at the next meeting, if time permits.
3. Supervisor Lewis presented the Commission with a set of tax maps of the Township.

Adjournment

The meeting was adjourned at 9:00 pm. The next regularly scheduled meeting is July 26, 1990.

Respectfully submitted,


Patricia A. Quigley, Secretary
July 10, 1990

MEETING MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
Fairview Village Assembly Hall, Fairview Village, PA
Thursday, June 28, 1990 7:30 pm

Attendees

George Lewis, Township Supervisor
John Kelly, Township Supervisor
Alden P. Hendricks
John R. Harris
Frank D'Lauro
Peter G. Schlotterer
Patricia A. Quigley

Joseph Nolen, Twp Eng.

Old Business

Land Development Plan for review:

1. Gambone Brothers Development Co., Fairview Village, Pa. 19409. Phone 277-4220. Owner of record John A. and Sandra L. Gambone. Total area to be developed, 47,577 SF. Located SW corner Valley Forge Road (Route 363) and Skippack Pike (Route 73). The former BP Station to be removed and three new retail stores to be constructed.

Represented at the meeting by:

Michael Gambone
James Stachelek
Steven Marinelli, P.E., Urwiler and Walter
Edward Mullin, Esq.

Applicant briefly described the project and indicated that the goal of the project is to continue the theme of the adjacent Center Point Village, in terms of architecture and scale. No tenants are committed at this time. Up to three retail or office tenants are sought. Planning commission members provided an overview of their general concerns for this development. More specific comments will be provided after the applicant has received and incorporated the review comments of the Township Engineer and the Montgomery County Planning Commission. A motion was made by Hendricks, seconded by Schlotterer, to postpone final review and recommendations to the next meeting.

New Business

Minor Subdivisions for review:

1. Francis and Elaine Davey. 2043 Berks Road, Lansdale, Pa. 19446. Phone 584-0585. Two lots comprising 198,775 SF (4.25 acres) per plan prepared by Herbert H. Metz Inc.

Motion made by Schlotterer, seconded by Harris, to accept this subdivision for review.

2. Worcester Associates. 180 N. West End Blvd. Trainers Corner Shopping Center, Quakertown, PA 18951. Reba and Nathan Dubner, 2974 Germantown Pike. Two lots comprising 11.66 and 2.27 acres per plan of Environmental Design Consultants, Inc. Lafayette Hill, PA 19444. Dated 4-10-90. Last revised 6-12-90.

Motion made by D'Lauro, seconded by Harris, to accept this subdivision for review.

Other:

1. Chairman Hendricks distributed "Memorandum on operating procedure to members of the Worcester Planning Commission for the Township of Worcester."
2. Chairman Hendricks invited Quigley to make a presentation on wetlands to the Commission at the next meeting, if time permits.
3. Supervisor Lewis presented the Commission with a set of tax maps of the Township.

Adjournment

The meeting was adjourned at 9:00 pm. The next regularly scheduled meeting is July 26, 1990.

Respectfully submitted,

Patricia A. Quigley, Secretary
July 10, 1990

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Thursday, July 26, 1990

7:30 pm

Attendees

John Kelly, Township Supervisor
Joseph Nolen, Township Engineer/Zoning Officer
Alden P. Hendricks
John R. Harris
Frank D'Lauro
Peter G. Schlotterer
Patricia A. Quigley

Old Business

Land Development Plan for review:

1. Gambone Brothers Development Co., Fairview Village, Pa. 19409. Phone 277-4220. Owner of record John A. and Sandra L. Gambone. Total area to be developed, 47,577 SF. Located SW corner Valley Forge Road (Route 363) and Skippack Pike (Route 73). The former BP Station to be removed and three new retail stores to be constructed.

Applicant filed and received an extension of application review time. The applicant was not represented at the meeting. Nolen indicated that the applicants' site engineers are redesigning certain aspects of the site plan and preparing to address the review comments provided by the Township Engineer and the Montgomery Township Planning Commission.

No action will be taken by the Worcester Township Planning Commission until revised plans are presented.

Minor Subdivisions for review:

1. Francis and Elaine Davey. 2043 Berks Road, Lansdale, Pa. 19446. Phone 584-0585. Two lots comprising 198,775 SF (4.25 acres) per plan prepared by Herbert H. Metz Inc.

Applicant not represented at the meeting. No revised plans have been submitted which would indicate the incorporation of comments made by the Township Engineer or MCPC. Motion made by D'Lauro, seconded by Quigley, to recommend approval of this minor subdivision **subject to the incorporation of the**

conditions and recommendations made in the review reports of the Township Engineer and MCPC, dated July 23, and July 5, 1990, respectively.

2. Worcester Associates. 180 N. West End Blvd. Trainers Corner Shopping Center, Quakertown, PA 18951. Reba and Nathan Dubner, 2974 Germantown Pike. Two lots comprising 11.66 and 2.27 acres per plan of Environmental Design Consultants, Inc. Lafayette Hill, PA 19444. Dated 4-10-90. Last revised 6-12-90.

Represented at the meeting by:

Carl Weiner, Worcester Associates
Jim Fries, Environmental Design Consultants, Inc.

Motion made by Quigley, seconded by Harris, to recommend approval of this subdivision **subject to the incorporation of the conditions and recommendations made in the July 17, 1990 report by the Township Engineer.**

New Business

Minor Subdivision for Review:

1. John and Debbi Iacovetti/Gabriele Baumgartner, 1620 Clearbrook Road, Lansdale, PA. Box 43, Worcester, PA. 19490. Owner of Record Steven Thomas, 2021 Wentz Church Road, Lansdale, PA 19446. Two lots comprising 10.039 acres per plan of Urwiler and Walter, Sumneytown, PA. 18084, dated 6-6-1990.

Motion made by Harris, seconded by Schlotterer, to accept this subdivision for review.

Other:

1. Commission members discussed appropriate format for Planning Commission recommendations to the Township Board of Supervisors. To date, meeting minutes have served as reports; however it was decided that a separate "report" format may be more appropriate especially for larger or more complex project reviews. The Township Engineer will forward examples of reports to the Planning Commission for use as models.
2. Following the regular meeting, Quigley made a presentation to Commission members and interested members of the Zoning Board, on wetlands including their identification, functions, values, and how they are protected.

Adjournment

The regular meeting was adjourned at 9:00 pm. The next regularly scheduled meeting is August 23, 1990.

Respectfully submitted,

Patricia A. Quigley, Secretary
August 6, 1990

WP50\WPCMIN.7

DOT/George AUG 23 1990

Here's your copy
of agenda for WPC
also for your file,
is set of minutes
from last meeting
(revised to correct
error in date). Thanks

Pat Q.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Thursday, August 23, 1990 7:30 pm

Attendees

John Kelly, Chairman, Twp Board of Supervisors
Joseph Nolen, Township Engineer/Zoning Officer
Alden P. Hendricks
Frank D'Lauro
Peter G. Schlotterer
Patricia A. Quigley

Old Business

Land Development Plan for review:

1. Gambone Brothers Development Co., Fairview Village, Pa. 19409. Phone 277-4220. Owner of record John A. and Sandra L. Gambone. Total area to be developed, 47,577 SF. Located SW corner Valley Forge Road (Route 363) and Skippack Pike (Route 73). The former BP Station to be removed and three new retail stores to be constructed.

No change in status from last meeting. No action can be taken by the Worcester Township Planning Commission until revised plans are submitted.

Minor Subdivisions for review:

1. John and Debbi Iacovetti/Gabriele Baumgartner, 1620 Clearbrook Road, Lansdale, PA. Box 43, Worcester, PA. 19490. Owner of Record Steven Thomas, 2021 Wentz Church Road, Lansdale, PA 19446. Two lots comprising 10.039 acres per plan of Urwiler and Walter, Sumneytown, PA. 18084, dated 6-6-1990.

Represented at meeting by:

John Iacovetti, Debbi Iacovetti, and Gabriele Baumgartner

According to the applicants, the plans are under revision to incorporate review comments. Until new plans are submitted, the information provided is insufficient

for further Planning Commission review and comment.

Other:

1. Nolen provided examples of other planning commission's reports for Commission consideration in development of a standard report format.

Adjournment

The regular meeting was adjourned at 8:05 pm. The next regularly scheduled meeting is September 27, 1990.

Respectfully submitted,


Patricia A. Quigley, Secretary
August 11, 1990

WP50\WPCMIN.8

MEETING MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
Fairview Village Assembly Hall, Fairview Village, PA
Thursday, August 23, 1990 7:30 pm

Attendees

John Kelly, Chairman, Twp Board of Supervisors
Joseph Nolen, Township Engineer/Zoning Officer
Alden P. Hendricks
Frank D'Lauro
Peter G. Schlotterer
Patricia A. Quigley

Old Business

Land Development Plan for review:

1. Gambone Brothers Development Co., Fairview Village, Pa. 19409. Phone 277-4220. Owner of record John A. and Sandra L. Gambone. Total area to be developed, 47,577 SF. Located SW corner Valley Forge Road (Route 363) and Skippack Pike (Route 73). The former BP Station to be removed and three new retail stores to be constructed.

No change in status from last meeting. No action can be taken by the Worcester Township Planning Commission until revised plans are submitted.

Minor Subdivisions for review:

1. John and Debbi Iacovetti/Gabriele Baumgartner, 1620 Clearbrook Road, Lansdale, PA. Box 43, Worcester, PA. 19490. Owner of Record Steven Thomas, 2021 Wentz Church Road, Lansdale, PA 19446. Two lots comprising 10.039 acres per plan of Urwiler and Walter, Sunnyside, PA. 18084, dated 6-6-1990.

Represented at meeting by:

John Iacovetti, Debbi Iacovetti, and Gabriele Baumgartner

According to the applicants, the plans are under revision to incorporate review comments. Until new plans are submitted, the information provided is insufficient

for further Planning Commission review and comment.

Other:

1. Nolen provided examples of other planning commission's reports for Commission consideration in development of a standard report format.

Adjournment

The regular meeting was adjourned at 8:05 pm. The next regularly scheduled meeting is September 27, 1990.

Respectfully submitted,

Patricia A. Quigley, Secretary
August 11, 1990

WP50\WPCMIN.8

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Thursday, September 27, 1990

7:30 pm

Attendees

George Lewis, Secretary, Twp Board of Supervisors

Joseph Nolen, Township Engineer/Zoning Officer

Alden P. Hendricks

Frank D'Lauro

Peter G. Schlotterer

John Harris

Patricia A. Quigley

Old Business

Land Development Plan:

1. Gambone Brothers Development Co., Fairview Village, Pa. 19409. Phone 277-4220. Owner of record John A. and Sandra L. Gambone. Total area to be developed, 47,577 SF. Located SW corner Valley Forge Road (Route 363) and Skippack Pike (Route 73). The former BP Station to be removed and three new retail stores to be constructed.

Representing the applicant at the meeting were:

Ed Mullin, Attny and co-owner

John Gambone, Owner

Paul Waykowski, Urwiler and Walter, Inc.

Applicant presented a new sketch proposal that shifts the locations of the retail stores away from the intersection allowing for greater visibility to the adjacent commercial complex and improved traffic circulation. The new layout calls for a land swap at a 2:1 ratio of land between the developer and the Township. The applicant is presently conducting wetlands and floodplain studies.

The WPC indicated concern with wetlands, the impact of eliminating the old mill race, effect of the development on floodplain areas, the need for special landscaping at this prime corner, and the advantages/disadvantages to the Township of accepting the proposed land swap. The Township Engineer also indicated that the new plan would require zoning waivers.

Based on this informal sketch plan review the WPC indicated general agreement with the new approach and encouraged the further development of the plan. No

formal action will be taken until new submissions are formally received.

Minor Subdivisions for review:

1. The Quaker Group. Damon Ahern, 593 Bethlehem Pike, Montgomeryville, PA. 18936. Two lots, only one to have a dwelling unit. Milestone Development. Minor subdivision of lot #277. Utility use only. Located 3076 Schied Way, per plan of Urwiler and Walter, Inc.

Representing the Applicant was: Damon Ahern.

Sole purpose of this proposal is to provide a conveyed area to the sewerage authority rather than an easement. WPC indicated concern with potential infiltration/inflow problems with the sewer connections. The Township Engineer indicated that this is not expected to be a problem with the PVC type construction proposed. There are no cross connections between the storm drainage and the sanitary sewer systems.

Motion made by Harris, seconded by D'Lauro to recommend approval of this minor subdivision.

New Business

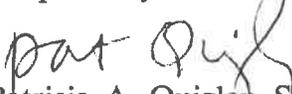
1. Florence R. Heebner, 3220 Heebner Road, Collegeville, PA 19426. Contact: Sherman Heebner, 215-584-6606. Two lots comprising 54.43 acres. Situated at Valley Forge Road. Parcel 1 consisting of 12 acres will be conveyed to Worcester Township. The parcel lies immediately behind the township's 17-acre holding. The township intends Parcel 1 be left as open space.

Motion made by Harris, seconded by D'Lauro to recommend approval of this minor subdivision, conditional upon the joining of the new parcel to the existing 17-acre holding in a common deed.

Adjournment

The regular meeting was adjourned at 9:00 pm. The next regularly scheduled meeting is October 25, 1990.

Respectfully submitted,


Patricia A. Quigley, Secretary
October 23, 1990

WP50\WPCMIN.9

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Thursday, September 27, 1990

7:30 pm

Attendees

George Lewis, Secretary, Twp Board of Supervisors

Joseph Nolen, Township Engineer/Zoning Officer

Alden P. Hendricks

Frank D'Lauro

Peter G. Schlotterer

John Harris

Patricia A. Quigley

Old Business

Land Development Plan:

1. Gambone Brothers Development Co., Fairview Village, Pa. 19409. Phone 277-4220. Owner of record John A. and Sandra L. Gambone. Total area to be developed, 47,577 SF. Located SW corner Valley Forge Road (Route 363) and Skippack Pike (Route 73). The former BP Station to be removed and three new retail stores to be constructed.

Representing the applicant at the meeting were:

Ed Mullin, Attny and co-owner

John Gambone, Owner

Paul Waykowski, Urwiler and Walter, Inc.

Applicant presented a new sketch proposal that shifts the locations of the retail stores away from the intersection allowing for greater visibility to the adjacent commercial complex and improved traffic circulation. The new layout calls for a land swap at a 2:1 ratio of land between the developer and the Township. The applicant is presently conducting wetlands and floodplain studies.

The WPC indicated concern with wetlands, the impact of eliminating the old mill race, effect of the development on floodplain areas, the need for special landscaping at this prime corner, and the advantages/disadvantages to the Township of accepting the proposed land swap. The Township Engineer also indicated that the new plan would require zoning waivers.

Based on this informal sketch plan review the WPC indicated general agreement with the new approach and encouraged the further development of the plan. No

formal action will be taken until new submissions are formally received.

Minor Subdivisions for review:

1. The Quaker Group. Damon Ahern, 593 Bethlehem Pike, Montgomeryville, PA. 18936. Two lots, only one to have a dwelling unit. Milestone Development. Minor subdivision of lot #277. Utility use only. Located 3076 Schied Way, per plan of Urwiler and Walter, Inc.

Representing the Applicant was: Damon Ahern.

Sole purpose of this proposal is to provide a conveyed area to the sewerage authority rather than an easement. WPC indicated concern with potential infiltration/inflow problems with the sewer connections. The Township Engineer indicated that this is not expected to be a problem with the PVC type construction proposed. There are no cross connections between the storm drainage and the sanitary sewer systems.

Motion made by Harris, seconded by D'Lauro to recommend approval of this minor subdivision.

New Business

1. Florence R. Heebner, 3220 Heebner Road, Colledgeville, PA 19426. Contact: Sherman Heebner, 215-584-6606. Two lots comprising 54.43 acres. Situated at Valley Forge Road. Parcel 1 consisting of 12 acres will be conveyed to Worcester Township. The parcel lies immediately behind the township's 17-acre holding. The township intends Parcel 1 be left as open space.

Motion made by Harris, seconded by D'Lauro to recommend approval of this minor subdivision, conditional upon the joining of the new parcel to the existing 17-acre holding in a common deed.

Adjournment

The regular meeting was adjourned at 9:00 pm. The next regularly scheduled meeting is October 25, 1990.

Respectfully submitted,

Patricia A. Quigley, Secretary
October 23, 1990

WP50\WPCMIN.9

MEETING MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
Fairview Village Assembly Hall, Fairview Village, PA
Thursday, October 25, 1990 7:30 pm

Attendees

Joseph Nolen, Township Engineer/Zoning Officer
Alden P. Hendricks
Frank D'Lauro
Peter G. Schlotterer
John Harris
Patricia A. Quigley

Old Business

No revised applications were received for review.

New Business

No new applications were received for review.

There being no formal business for review, the Planning Commission informally discussed planning goals and techniques for improving the current township ordinances. The Commission, by unanimous agreement, established two committees, the Landscape Committee and the Stormwater Management Committee, with the objective of creating new or strengthening existing township ordinances in these areas. The Landscape Committee will be chaired by Peter Schlotterer, and includes John Harris and Frank D'Lauro. The Stormwater Management Committee will be chaired by Pat Quigley and includes Alden Hendricks.

Adjournment

The regular meeting was adjourned at 8:45 pm. The next scheduled meeting is November 29, 1990.

Respectfully submitted,

Patricia A. Quigley, Secretary
November 21, 1990

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Thursday, October 25, 1990

7:30 pm

Attendees

Joseph Nolen, Township Engineer/Zoning Officer

Alden P. Hendricks

Frank D'Lauro

Peter G. Schlotterer

John Harris

Patricia A. Quigley

Old Business

No revised applications were received for review.

New Business

No new applications were received for review.

There being no formal business for review, the Planning Commission informally discussed planning goals and techniques for improving the current township ordinances. The Commission, by unanimous agreement, established two committees, the Landscape Committee and the Stormwater Management Committee, with the objective of creating new or strengthening existing township ordinances in these areas. The Landscape Committee will be chaired by Peter Schlotterer, and includes John Harris and Frank D'Lauro. The Stormwater Management Committee will be chaired by Pat Quigley and includes Alden Hendricks.

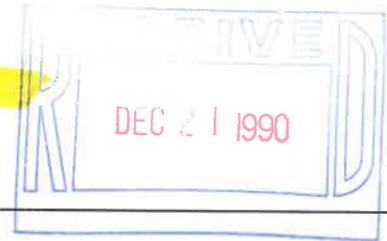
Adjournment

The regular meeting was adjourned at 8:45 pm. The next scheduled meeting is November 29, 1990.

Respectfully submitted,

Patricia A. Quigley, Secretary
November 21, 1990

MEETING MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
Fairview Village Assembly Hall, Fairview Village, PA
Thursday, November 29, 1990 7:30 pm



Attendees

Joseph Nolen, Township Engineer/Zoning Officer
Alden P. Hendricks
Frank D'Lauro
Peter G. Schlotterer
John Harris
Patricia A. Quigley

Old Business

No revised applications were received for review.

New Business

1. METHACTON ESTATES IV

Applicant: Walter C. Czop, 3228 Stump Hall Road, telephone 584-1300. Owner of record: Warick Builder's Inc., 3228 Stump Hall Road, Collegeville, PA 19426. Ten lots comprising 43.4327 acres. Located southwest of Stump hall Road between Hollow Road and Kriebel Mill Road, per Plan of Czop/Spector, Inc., Worcester, PA. dated 1-21-88, last revised, 10-16-90.

Hank Webber, of Czop/Spector Inc., presented the preliminary subdivision plan for this project. He indicated that the plan is actually a resubdivision of an earlier plan. The project has already received a PADER General Permit No. 5 for the requested stream crossing and a wetlands delineation report has been submitted to the township. Informal review by the WPC raised concerned mainly about on-lot septic disposal and landscaping. Mr. Schlotterer noted that not all lots appeared to have acceptable perc tests and questioned the perc on Lot 9. Mr. Webber acknowledged that additional perc testing has to be completed.

Motion was made by Schlotterer, seconded by Quigley, to accept the subdivision plans for review.

2. JOSEPH A. & MABEL D. BELZER

Applicant: Gambone Brothers Development Co., 1030 West Germantown Pike, P.O. Box 287, Fairview Village, PA 19409. Owner of record: Joseph A. & Mabel D.

Belzer, 2049 Wentz Church Road, Lansdale, PA 19446. Attorney: J.E. Mullen, 800 East Main Street, Lansdale, PA. telephone 368-3600. Ten lots comprising 34.641 acres per plan of Urwiler and Walter, Sumneytown, PA 18084, dated 10-6-90.

Linda Beiler, representing the applicant was present at the meeting. This project had been informally presented and discussed at the September WPC meeting.

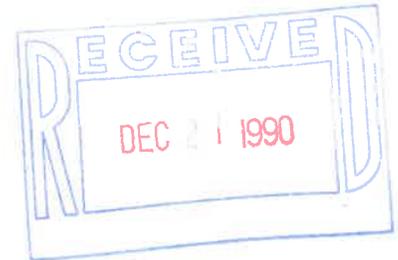
Motion was made by D'Lauro, seconded by Schlotterer, to accept this application for review.

Adjournment

The regular meeting was adjourned at 9:25 pm. The next scheduled meeting is December 20, 1990.

Respectfully submitted,

Patricia A. Quigley, Secretary
December 15, 1990



MEETING MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
Fairview Village Assembly Hall, Fairview Village, PA
Thursday, December 20, 1990 7:30 pm



Attendees

Joseph Nolen, Township Engineer/Zoning Officer
Alden P. Hendricks
Frank D'Lauro
Peter G. Schlotterer
John Harris
Patricia A. Quigley

Old Business

1. JOHN AND DEBBI IACOVETTI

John and Debbi Iacovetti/Gabriele Baumgartner. Two lots comprising 10.039 acres per plan of Urwiler and Walter, Sumneytown, PA, last revised 12-3-90.

The remaining outstanding issue concerning this project review was the receipt of the U.S. Army Corps of Engineers wetlands permit. According to Mr. Nolen, this permit has been granted and the recently revised plans, dated 12-19-90, have incorporated all of his technical engineering comments.

Motion made by Harris, seconded by Schlotterer, to recommend approval of this subdivision as revised per the 12-19-90 plans of Urwiler & Walter.

2. METHACTON ESTATES IV

Applicant: Walter C. Czop, 3228 Stump Hall Road, telephone 584-1300. Owner of record: Warick Builder's Inc., 3228 Stump Hall Road, Collegeville, PA 19426. Ten lots comprising 43.4327 acres. Located southwest of Stump hall Road between Hollow Road and Kriebel Mill Road, per Plan of Czop/Spector, Inc., Worcester, PA. dated 1-21-88, last revised, 10-16-90.

Hank Weber, of Czop/Spector Inc., reviewed the major comments of the Township Engineer, as presented in the CKS review letter of 12-5-90. Of primary concern to the WPC were deficiencies related to percolation test completion, protection of the drainage corridor and associated wetlands, and project landscaping.

Mr. Weber acknowledged the concerns and indicated that the plans would be finalized to incorporate all of the technical comments of the Township Engineer.

Motion was made by Harris, seconded by Quigley, to recommend approval of this plan subject to the following three recommendations and provided that the revised plans incorporate the comments of the Township Engineer:

1. The WPC recommends waiver of the provision for curbs/sidewalks in order to promote and maintain a rural character of the area. The stormwater plans should reflect this change and all changes must be deemed satisfactory to the Township Engineer.
2. The WPC recommends waiver of the minimum cul-de-sac length in the interest of protection of a natural drainage corridor and wetlands system.
3. As a result of elimination of the stream/wetland crossing cited in #2, the WPC recommends that Lot 2 be provided with access from Kriebel Mill Road.

3. JOSEPH A. & MABEL D. BELZER

Applicant: Gambone Brothers Development Co., 1030 West Germantown Pike, P.O. Box 287, Fairview Village, PA 19409. Owner of record: Joseph A. & Mabel D. Belzer, 2049 Went'z Church Road, Lansdale, PA 19446. Attorney: J.E. Mullen, 800 East Main Street, Lansdale, PA. telephone 368-3600. Ten lots comprising 34.641 acres per plan of Urwiler and Walter, Sumneytown, PA 18084, dated 10-6-90.

Linda Beiler and Paul Yaskowski, representing the applicant was present at the meeting. This project had been informally presented and discussed at the September and December WPC meetings. Ms. Beiler discussed the Montgomery County Planning Commission comment letter of 12-13-90. The applicant has not yet incorporated all of the review comments of the Township Engineer.

Motion was made by D'Lauro, seconded by Schlotterer, to recommend approval of this application subject to incorporation of the Township Engineer review comments.

Other

1. Chairman Alden Hendricks will invite Arthur Loeben, Director of the Montgomery

County Planning Commission, to address the WPC at the next meeting about growth management and other issues of concern to the township.

Adjournment

The regular meeting was adjourned at 9:20 pm. A Reorganization Meeting was scheduled for January 24, 1990 at 7:00 p.m.

Respectfully submitted,

Patricia A. Quigley, Secretary
January 3, 1991