

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, JANUARY 26, 2006 7:30 PM**

**MINUTES**

**ATTENDANCE**

**Present:**

Frank D'Lauro  
Rob Hayes  
Pat Quigley  
Gordon Todd  
Joe Nolan, Township Engineer

**Absent:**

Bill Fox

**Guests:** 7 members of the public

**1. ELECTION OF OFFICERS**

A motion made by Ms. Quigley and seconded by Mr. Hayes, passed unanimously to approve the following slate of officers for 2006: Chairman- Mr. Gordon Todd; Vice Chairman- Ms. Pat Quigley; Secretary- Mr. Rob Hayes

**2. REVIEW OF THE NOVEMBER 17, 2005 MINUTES**

A motion by Ms. Quigley and seconded by Mr. D'Lauro, passed unanimously to approve the minutes of November 17, 2005.

**3. ACCEPTANCE FOR REVIEW OF HECK SUBDIVISION II**

Mr. Heck was present at the beginning of the meeting, but had to leave. The subdivision was accepted for review.

**4. ACCEPTANCE AND REVIEW OF ZAVETA SUBDIVISION II**

Mr. Robert Blue presented the 3 lot subdivision plans. The review letter has not been received from the Montgomery County Planning Commission. Joe Nolan, from CKS Engineers, has reviewed the plans and indicated that there were no planning or engineering issues. Waivers for the Hollow Road will be addressed with Zaveta Subdivision I.

A motion by Mr. D'Lauro and seconded by Ms. Quigley, passed unanimously to approve the 3 lot subdivision plan, provided the proposal does not jeopardize or preclude the 6 lot subdivision. The applicant stated that it will not.

**5. REVIEW AND RECOMMENDATIONS FOR SPARANGO/ BETHEL ROAD**

Mr. Joseph Estock presented the 4 lot subdivision sketch plan, located at 2131-2137 Bethel Road. Each property has one existing house. The subdivision consists of 10 combined acres and proposes 4 lots and the removal of those houses.

Ms. Quigley supports the flag lots and common driveway. Mr. Todd is concerned about mature trees and proposed house locations, but is favorable to the lay out. Joe Nolan of CKS Engineers

suggested the driveway be 20' for the full length, not scaled down to 10' halfway back. He also suggested a turn around or circular driveway at end.

**6. REVIEW AND RECOMMENDATIONS FOR BLAKE KNEELAND SUBDIVISION**

Mr. Bob Jordan, engineer, presented the 2 lot subdivision plans located at 2721 Skippack Pike. Mr. Blake Kneeland, owner, stated that he will be retaining ownership of one lot, and this is for estate planning.

A motion by Mr. Todd seconded by Mr. Hayes, passed unanimously to recommend approval of subdivision plan, including waiver approval, on condition that the plan be deed restricted to prevent any further subdivision.

**7. REVIEW AND RECOMMENDATIONS FOR MIKE EVANS/ MEADOW VIEW LANE**

Mr. Robert Jordan, engineer, presented the 4 lot subdivision for Mr. Evans on Meadow View Lane. CKS review letter addressed technical issues. Plan meets minimum requirements with waivers being sought for curbs, sidewalks and grading, and any other possible additions per CKS letter. Texas Gas requirements are more restrictive than Townships and will need Texas Gas approval. Subdivision does not show basins, but seepage pit on each lot. Planning Commission expressed concern about mature trees on Hollow Road, building of proposed road and proposed township parking lot.

A motion by Mr. Todd and seconded by Mr. D'Lauro, passed unanimously to recommend approval with requested waivers, with recommendation to downscale the width of Meadow View Lane to less than 26 feet.

**8. REVIEW APPLICATION OF WALBRIDGE AND WACHOVIA- ADDITIONAL LANDS ADDED TO AGRICULTURAL SECURITY AREA**

Discussed application of 49 acre tract located at 230 Blue Bell Pike, Whitpain Township, to be added to Worcester's Agricultural Security Area.

There were no objections by the Planning Commission.

**9. APPROVE PLANNING COMMISSION MEETING DATES FOR 2006**

**February 23, 2006**  
**March 23, 2006**  
**April 27, 2006**  
**May 25, 2006**  
**June 22, 2006**  
**July 27, 2006**  
**August 24, 2006**  
**September 28, 2006**  
**October 26, 2006**  
**November 16, 2006**  
**December 14, 2006**

**10. APPROVE JOINT MEETING DATES FOR 2006**

**March 6, 2006**  
**June 5, 2006**  
**September 6, 2006**

**December 4, 2006**

**11. OTHER BUSINESS**

Susan Caughlan extended invitation from Matt Schelly to the Regional EMC Summit.

Ms. Caughlan confirmed agenda for January 31, 2006, Growing Greener presentation to the public.

**Pat Quigley reminded the WPC that the 2005 annual report will be due by March and offered to help the Secretary and Kirsten to compile it.**

The WPC discussed potential future agenda for this year to include commercial village ordinance, septic and sewage management issues.

**12. ADJOURNMENT**

There being no further business to come before this committee, the public organizational meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd 8:50 PM.

Respectfully submitted,

Rob Hayes, Secretary

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, FEBRUARY 23, 2006 7:30 PM**

**MINUTES**

**ATTENDANCE**

**Present:**

Bill Fox  
Rob Hayes  
Gordon Todd

**Absent:**

Frank D'Lauro  
Pat Quigley

**1. REVIEW OF THE JANUARY 26, 2006 MINUTES**

A motion by Mr. Hayes, seconded by Mr. Fox, and passed unanimously to approve the minutes of January 26, 2006.

**2. ACCEPTANCE OF WORCESTER FARMS CONDITIONAL USE APPLICATION**

The Planning Commission accepted for review the Conditional Use Application for Worcester Farms.

**3. DISCUSSION OF JOINT MEETING**

The Planning Commission discussed the agenda for their joint meeting with the Board of Supervisors on March, 6, 2006 at 9:30 A.M.

**4. DISCUSSION OF COMPREHENSIVE PLANS**

The Planning Commission decided to discuss the Comprehensive Plans further at their joint meeting with the Board of Supervisors.

**5. OTHER BUSINESS**

Art Bustard informed the Planning Commission on the upcoming Germantown Pike Corridor Study and the possible Turnpike widening near the Kibblehouse Estate.

**4. ADJOURNMENT**

There being no further business to come before this committee, the public organizational meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:15 P.M.

Respectfully submitted,

Rob Hayes, Secretary

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, MARCH 23, 2006 7:30 PM**

**MINUTES**

**ATTENDANCE**

**Present:**

Gordon Todd  
Pat Quigley  
Rob Hayes  
Bill Fox  
Art Bustard  
Susan Caughlan

**Absent:**

Frank D'Lauro

2 members of the public

**1. REVIEW OF FEBRUARY 23, 2006 MINUTES**

A motion by Mr. Fox, seconded by Mr. Hayes, and passed unanimously to approve the minutes of February 23, 2006.

**2. ACCEPTANCE FOR REVIEW OF SPARANGO/ 2004 BERKS ROAD (6 LOT SUBDIVISION)**

The subdivision plan was accepted for review.

**3. ACCEPTANCE FOR REVIEW OF KIBBLEHOUSE/ ROTELLE (13 LOT SUBDIVISION)**

The Planning Commission noted that the application lacks a Wet Lands Delineation Report. The subdivision plan was accepted for review.

**4. ACCEPTANCE FOR REVIEW OF HORGAN BROS. (4 LOT SUBDIVISION)**

The subdivision plan was accepted for review.

**5. PRESENTATION OF REPORT FROM WORCESTER TOWNSHIP'S HISTORICAL  
STRUCTURE PRESERVATION COMMITTEE**

Susan Caughlan reported that the committee recommends that a zoning ordinance be developed by the Planning Commission that would regulate the demolition of historic resources in our township. Ms. Caughlan advised that the committee had reviewed historic structure demolition ordinances of several local townships. She prepared and distributed a summary of the details of those ordinances and reviewed the specifics with the Planning Commission. The Planning Commission decided it would begin drafting an ordinance for Worcester Township which will be submitted to the Supervisors for their consideration.

The Planning Commission asked Ms. Caughlan to ask the committee to consider requesting an adaptive reuse ordinance.

## 6. OTHER BUSINESS

The Planning Commission has decided to have a work session on the 2<sup>nd</sup> Thursday of each month. The following are the planned dates for their work sessions.

April 13  
May 11  
June 8  
July 13  
August 10  
September 14  
October 12  
November 2  
December 14

Mr. Bustard updated the Planning Commission on the Germantown Pike Corridor Study. He advised that Lower Providence and East Norriton are the two townships involved, and they cannot get any money from the County to do what they want. The townships are considering installing a closed-loop system for the lights, which is a coordination of traffic signals, along Germantown Pike. Since part of Germantown Pike runs through Worcester, they would like us to contribute some funds to this effort.

Mr. Todd reminded the Planning Commission about getting the Comprehensive Plan going again. Mr. Todd will be contacting Matt Schelly from the Montgomery County Planning Commission.

Doug Rotondo updated the Planning Commission on the progress of the sign for Eckerd. The sign will be a remembrance plaque for the original building that was there. There was discussion about keeping the theme of the plaque the same as the townships, with the plough graphic. The Worcester Historical Society is planning on erecting the sign by June. The township sign ordinance will either have to be modified by then, or they may have to request a waiver from the Zoning Hearing Board.

## 7. ADJOURNMENT

There being no further business to come before this committee, this meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:00 P.M.

Respectfully submitted,

Robert Hayes, Secretary

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, APRIL 27, 2006 at 7:30 PM**

**MINUTES**

**ATTENDANCE**

Present:

Gordon Todd

Pat Quigley

Frank D'Lauro

Bill Fox

Matt Schelly, Montgomery County Planning Commission

Joe Nolan, CKS Engineers

Absent:

Rob Hayes

Guests: 9 members of the public

**1. REVIEW OF THE MARCH 23, 2006 MINUTES**

A motion by Frank D'Lauro, seconded by Bill Fox, and passed unanimously to approve the minutes of March 23, 2006.

**2. REVIEW CONDITIONAL USE PLAN FOR MICHAEL EVANS/ HEEBNER ROAD**

Mr. Bob Jordan of Woodrow & Associates, presented on behalf of Mr. Evans. They have made changes to their plans since the last time they were before the Planning Commission to incorporate a better use of open space. There was discussion as to the required percentage of open space and required perk tests in yield plans. Joe Nolan suggested they consider using the Growing Greener ordinance, because the requirements are more flexible.

A motion by Pat Quigley seconded by Bill Fox, passed unanimously to recommend approval for conditional use with the recommendation to develop under the Growing Greener Ordinance.

**3. REVIEW VINCENT CANE SKETCH PLAN**

Mr. John Katceras from Czop/ Specter Inc. and Mr. Vincent Cane presented their office building sketch plan to the Planning Commission. The site, zoned commercial, is a consolidation plan of 2 parcels combined into one. Matt Schelly pointed out that this is a "not conforming lot" (different than a *non* conforming lot) and will at some point in the process need a variance. Pat Quigley and Gordon Todd suggested putting the house in front with the parking in the rear. Joe Nolan brought up concerns about moving the house too close to the road for the 45 foot right-of-way setbacks. Pat Quigley suggested they add sidewalks in reference to the possible Village Commercial Ordinance.

The Planning Commission recommends they switch the positions of the house and parking lot, and come back to present the adjusted plans to the Planning Commission.

**4. REVIEW MICHAEL SKALECKI SKETCH PLAN/ 2-LOT SUBDIVISION/ 2023 BETHEL ROAD**  
Mr. Ed Brogley of Foresite Land Services and Herb Metz Jr. presented the 3 acre lot that they've divided into two. The Planning Commission informed them that they need a variance for the flag lot, because lot one is not the minimum lot area. Michael Skalecki will not take any action at this point and will resubmit p' in the future to the Planning Commission.

**5. REVIEW GEORGE HECK REVISED PLAN/ WENTZ CHURCH ROAD**  
Ed Houghs of Houghs Associates and George Heck presented their 3-lot revised plans to the Planning Commission. Matt Schelly requested they add to their plans the house on the Campbell lot that is close to the property line.

A motion made by Ms. Quigley and seconded by Mr. D'Lauro, passed unanimously to recommend **PRELIMINARY** approval of the subdivision plan with the following conditions or comments:

- A suitable escrow for the required landscaping and seepage pit shall be provided to the Township in lieu of waiver;
- WPC supports the requested waivers for provision of natural features mapping, curbs, sidewalks, and roadway widening;
- WPC strongly recommends placement of conservation easement on the existing wetlands to prevent future wetlands encroachment;
- WPC would endorse any required lot line adjustments to allow the preservation of the existing barn and pool.

**6. ACCEPTANCE FOR REVIEW OF THE PRESERVES AT WORCESTER/ 39-LOT SUBDIVISION**  
The applicant was not present. The Planning Commission accepted for review the 39- lot subdivision for The Preserves at Worcester.

**7. OTHER BUSINESS**  
There was no other business.

**8. ADJOURNMENT**  
There being no further business to come before this committee, the public meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:20 P.M.

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
Worcester Township Community Hall  
FAIRVIEW VILLAGE, PA  
Thursday, June 22, 2006  
7:30 p.m.**

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**MEETING MINUTES**

**ATTENDANCE**

**Present:**

Frank D'Lauro  
Rob Hayes, Secretary  
Bill Fox  
Pat Quigley, Vice Chair

**Absent:**

Gordon Todd, Chairman

Guests: 2 members of public

**1. Review of April 21, 2006 Meeting Minutes**

A motion made by Frank D'Lauro, seconded by Bill Fox, passed unanimously to approve the minutes of the April 21, 2006 meeting.

**2. Review of McKeown Properties to Worcester ASA**

As this application was previously accepted by the Township at the Supervisors meeting on Wednesday, June 21, 2006, the planning commission proceeded with brief discussion of the proposed action. The WPC has not yet received the technical review by the Montgomery County Planning Commission but does not anticipate any objections to the inclusion of this property into the Worcester ASA. A motion was made by Frank D'Lauro, seconded by Bill Fox, and passed unanimously to recommend acceptance of this property into the ASA subject to meeting the technical requirements for inclusion.

**3. Review of Revised Vincent Cane Sketch Plan for Office Building**

Representing the applicant was Mr. John Kazsaros, P.E., of Czop/Specter, Inc. He presented the revised sketch plan which has incorporated the comments made by the Planning Commission on the original sketch. Due to the non-conforming lot size, the project will require a zoning variance. The Planning Commission supports the proposed project with the small scale building and parking moved to the rear as consistent with the rural village character of Fairview Village. The WPC was also supportive of the request to escrow the future sidewalk and curbing and the possible need for a zoning variance to implement this project.

**4. Review Center Point Shopping Center – Allegiance Bank Commercial**

This minor land development application involves a proposal for a 17-foot by 3-foot (53 S.F.) vestibule with roof to enclose an existing building indentation for the purpose of providing a weather-tight entrance. The plan has been reviewed by the Township

Engineer (CKS Engineers) and determined to be in compliance with Township codes and will have no adverse impacts. A motion was made by Frank D'Lauro, seconded by Rob Hayes, and passed unanimously to recommend approval of this minor land development plan.

**5. OTHER BUSINESS**

- Frank D'Lauro raised concern about the former Fairview Village Exxon station property which appears to be in construction but the WPC has not received any land development application for this site. There is concern for the type and nature of any future development on that corner in light of the WPC desire to pursue a comprehensive Village Commercial district for this area. Pat Quigley will contact the Township Manager for any information about the current construction activities and any pending development applications. Matt Schelly will also conduct a check and report back to the WPC.
- A member of the public, Mr. Ed Pupekiewiez, the President of the Homeowners Association at Chitwood Estates had questions about the proposed Horgan Brothers application on an adjacent tract. The homeowners of Chitwood Estates were concerned about the legal setback of Road A which appears too close to the rear yards of the Chitwood properties and also concerned about pedestrian access to Spring Lake development via an existing access easement. He was informed that the Horgan Brothers application was NOT proposed for formal review for tonight's meeting as the WPC has yet to receive the engineer and Montgomery County Planning Commission reviews for that project. He was advised to check back with the Township office as it is likely to be slated for a future meeting.

**6. ADJOURNMENT**

There being no further business, the meeting was adjourned 9:30 p.m.

Respectfully submitted,

Rob Hayes, Secretary

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, July 27, 2006 7:30 PM**

**MEETING MINUTES**

**ATTENDANCE**

Present:

Rob Hayes

Pat Quigley

Gordon Todd

Absent:

Frank D'Lauro

Bill Fox

Guests: 2 members of the public

**1. REVIEW OF THE JUNE 22, 2006 MINUTES**

A motion by Mr. Hayes, seconded by Ms. Quigley, and passed unanimously to approve the minutes of June 22, 2006.

**2. REVIEW WORCESTER 4-LOT SUBDIVISION**

Mr. Todd presented the 4-lot subdivision to the Planning Commission. There are 3 existing lots that will be reduced and turned into 4 that will be treated as a lot-line change. The Planning Commission considered the possibility of trails coming through that property in the future and how that would affect the current lots.

They discussed having a land feature to separate the lots from surrounding property.

A motion by Mr. Todd seconded by Ms. Quigley, passed unanimously to recommend approval of the Worcester 4-lot subdivision as proposed with the following conditions: 1) with waivers requested and 2) the addition of a split rail fence across the rear of the property.

**3. REVIEW BEAN LOT LINE**

This property is on Trooper Road and is a "legal lot" of Worcester that overlaps into East Norriton Township. They are going to be creating 2 lots out of one.

A motion by Mr. Todd seconded by Ms. Quigley, passed unanimously to recommend approval of the Bean Lot Line modification, subject to further review of the Township Solicitor.

**4. OTHER BUSINESS**

Mr. Todd handed out copies of other townships Sign Ordinance for the Planning Commission to review. They will discuss signs at their next Work Session. Mr. Bustard suggested the Planning Commission also address temporary political signs.

Mr. Hayes informed the Planning Commission that the Historical Structure Preservation Committee is working on a Demolition Permit/ Ordinance. The Planning Commission will address this ordinance at their next Work Session.

**5. ADJOURNMENT**

There being no further business to come before this committee, the public organizational meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:40 PM.

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, AUGUST 24, 2006 7:30 PM**

**MINUTES**

**ATTENDANCE**

Present:

Frank D'Lauro

Bill Fox

Rob Hayes

Pat Quigley

Gordon Todd

John Cornell, Township Manager

Guests: 9 members of the public

**1. REVIEW OF THE JULY 27, 2006 MINUTES**

A motion by Mr. Fox seconded by Ms. Quigley and passed unanimously to approve the minutes of July 27, 2006.

**2. REVIEW JAJOPE REVISED PRELIMINARY LAND DEVELOPMENT PLANS**

William Benner and Ron Klos represented Joe Horgan in presenting their 4 building lot land development plans. The Planning Commission expressed their concerns about this plan and expressed their preference for changing the plan to comply with the Growing Greener ordinance, the possibility of clustering, and the location of the sidewalks and walking trail. Residents from Chitwood Estates were present, and expressed their concerns regarding the walking trail and main driveway.

Mr. Horgan, who was present at this meeting, was advised that the Planning Commission must receive and review a tree survey prior to voting on a preliminary plan recommendation.

There were no conclusions made on the issues discussed, and the plan will be continued until the next meeting.

**3. REVIEW HISTORIC BUILDINGS ORDINANCE**

The Planning Commission reviewed the proposed ordinance and discussed the process of identifying what categorizes a building as historic. The Planning Commission intends to continue in its future meetings discussing and drafting this ordinance.

**4. OTHER BUSINESS**

The Planning Commission discussed and finalized their agenda for the Joint Meeting with the Supervisors and their next Work Session.

**5. ADJOURNMENT**

There being no further business to come before this committee, the public organizational meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:15 P.M.

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, SEPTEMBER 28, 2006 7:30 PM**

**MINUTES**

**ATTENDANCE**

**Present:**

Bill Fox  
Rob Hayes  
Gordon Todd

**Absent:**

Frank D'Lauro  
Patricia Quigley

Guests: 14 members of the public

**1. REVIEW OF THE AUGUST 24, 2006 MINUTES**

A motion by Mr. Fox seconded by Mr. Hayes and passed unanimously to approve the minutes of August 24, 2006.

**2. REVIEW WETTER FAMILY SUBDIVISION**

Bond Reinhardt, the engineer for the Wetter family, presented the subdivision to the Planning Commission. He discussed Joe Nolan's review letter from the first submission of plans. Before the Planning Commission meeting, Mr. Reinhardt and Mr. Nolan had met to discuss technical issues. Mr. Reinhardt also referenced Matt Schelly's letter from the Montgomery County Planning Commission regarding set backs and trails.

The Planning Commission recommends approval with a 30 foot easement along the north east portion of the property. They also recommend waivers be granted with fee in lieu of, as negotiated by the Board of Supervisors. The recommendation was approved with a motion by Rob Hayes seconded by Bill Fox, and passed unanimously by the Planning Commission.

**3. CONTINUANCE OF LAST MONTH JAJOPE/ REVIEW REVISED PLANS**

Bill Benner, ESQ, and Ron Klos, engineer, presented their revised plans on behalf of Mr. Horgan. They first reviewed issues discussed at last month's Planning Commission meeting and then discussed Joe Nolan's CKS review letter. Mr. Benner continued to assert, as he did the previous month, that his client declines to furnish the Planning commission a tree survey. The Planning Commission again advised Mr. Benner that a tree survey is required. The aerial photo submitted with the plans was discussed. It was agreed that Jajope will return next month with an enhanced aerial photo. The shape of the cul-de-sac was addressed, with comments from Chitwood Estate residents. The Planning Commission also discussed storm water management and the design and location of the basin. Mr. Benner advised that his client would reconsider on-site storm water

management. The location of sidewalks and the potential for trails on the property were also discussed. Mr. Fox also addressed Matt Schelly's review letter as it referred to the issues previously listed. No final decisions were made, and Jajope will be bringing plans back to the Planning Commission for further review.

**4. OTHER BUSINESS**

There was no other business.

**5. ADJOURNMENT**

There being no further business to come before this committee, the public organizational meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:30 PM.

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, NOVEMBER 16, 2006 7:30 PM**

**MINUTES**

**ATTENDANCE**

**Present:**

Bill Fox  
Rob Hayes  
Gordon Todd  
Patricia Quigley

**Absent:**

Frank D'Lauro

Guests: 7 members of the public

**1. REVIEW OF THE SEPTEMBER 28, 2006 MINUTES**

A motion by Ms. Quigley seconded by Mr. Fox and passed unanimously to approve the minutes of September 28, 2006.

**2. REVIEW REVISED PLANS MJE BUILDERS, MEADOW LANE/ HOLLOW RD**

There was no representative from MJE. The Planning Commission discussed the plans, but no decision was made since the applicant was not present. This will be continued to the next meeting.

**3. REVIEW REVISED JAJOPE PLANS**

Bill Benner and Ron Klos presented to the Planning Commission their version of the revised plans. They are proposing a 10 acre, 4 lot plan with a shared cul-de-sac driveway. There were a few minor design changes, as well as a completed tree survey, and an attached aerial map that the Planning Commission reviewed.

Mr. Todd presented to Mr. Benner and Mr. Klos revised plans that he drew up. The difference is a shared driveway for 4 houses instead of a cul-de-sac. This gives a larger lot 1 and reduces the impervious surface. Mr. Benner said they could not respond at the meeting, but will consider his plans.

**Recommendation:**

The Worcester Township Planning Commission recommends JAJOPE consider the alternative plan which is more advantageous with the shared private driveway. The Planning Commission recommends that there be a connection between the adjacent lot to the cul-de-sac for emergency vehicles.

**4. OTHER BUSINESS**

Joe Nolan updated the Planning Commission on the Wetter Subdivision. The applicant will not give a trail easement on the property. The Planning Commission approved the elimination of the trail easement, with a motion by Mr. Todd and seconded by Mr. Fox.

The Planning Commission discussed the status of the Boswell Agricultural Security Area. Mr. Todd said that the Board of Supervisors advised that the Boswell ASA application may not legally be accepted by Worcester Township.

**5. ADJOURNMENT**

There being no further business to come before this committee, this meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:15 PM.