

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-01**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2012**:

Township Manager:	F. Lee Mangan
Secretary:	F. Lee Mangan
Right to Know Officer:	F. Lee Mangan

**Be It Resolved This 4th Day Of January, 2012.**

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-02**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2012**:

Assistant Township Manager:	Eunice C. Kriebel
Assistant Secretary:	Eunice C. Kriebel
Treasurer:	Eunice C. Kriebel

**Be It Resolved This 4th Day Of January, 2012.**

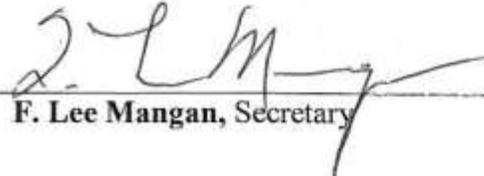
**WORCESTER TOWNSHIP**

By:



\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:



\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-03**

**REORGANIZATION**

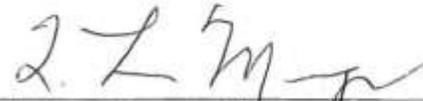
**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2012**:

Road Master:	Bob D'Hulster
Director of Public Works:	Bob D'Hulster

**Be It Resolved This 4th Day Of January, 2012.**

**WORCESTER TOWNSHIP**

By:   
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-04**

**REORGANIZATION**

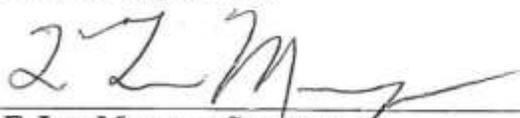
**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2012**:

Zoning Officer:                      Tiffany M. Jacqmin

**Be It Resolved This 4th Day Of January, 2012.**

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-05**

**REORGANIZATION**

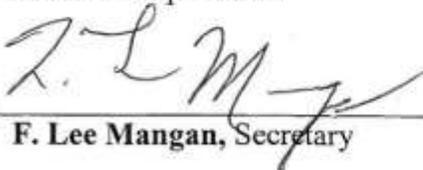
**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2012**:

Building Code Official:                      Keystone Municipal Services, Inc.

**Be It Resolved This 4th Day Of January, 2012.**

**WORCESTER TOWNSHIP**

By:   
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-06 A**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2012**:

Professional Consultant:

Township Engineer:                      CKS Engineers, Inc.

**Be It Resolved This 4th Day Of January, 2012.**

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-06 B**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2012**:

Professional Consultant:

Assistant Zoning Officer(s): CKS Engineers, Inc.

**Be It Resolved This 4th Day Of January, 2012.**

**WORCESTER TOWNSHIP**

By:



**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:



**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-06 C**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2012**:

Professional Consultant:

Township Solicitor: Wisler Pearlstine, LLP

**Be It Resolved This 4th Day Of January, 2012.**

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-06 D**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2012**:

Professional Consultant:

Professional Auditors: Bee Bergvall & Co., P.C.

**Be It Resolved This 4th Day Of January, 2012.**

**WORCESTER TOWNSHIP**

By:



**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:



**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-07**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2012**:

Vacancy Board Chairman:                      Gordon Todd

**Be It Resolved This 4th Day Of January, 2012.**

**WORCESTER TOWNSHIP**

By: 

**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-08**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2012**:

Delegates to the Annual PSATS  
Convention:

Arthur C. Bustard  
Susan G. Caughlan  
Stephen C. Quigley

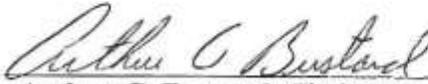
Voting Delegate:

Arthur C. Bustard

**Be It Resolved This 4th Day Of January, 2012.**

**WORCESTER TOWNSHIP**

By:

  
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:

  
\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-09**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2012**:

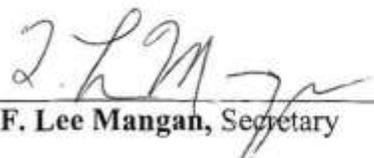
Adoption of the Holiday Schedule:

<u>DATE</u>	<u>DAY</u>	<u>HOLIDAY</u>
January 2, 2012	Monday	New Year's
February 20, 2012	Monday	President's Day
April 6, 2012	Friday	Good Friday
May 28, 2012	Monday	Memorial Day
July 4, 2012	Wednesday	Independence Day
September 3, 2012	Monday	Labor Day
November 22, 2012	Thursday	Thanksgiving Day
November 23, 2012	Friday	Black Friday
December 24, 2012	Monday	Christmas Eve
December 25, 2012	Tuesday	Christmas Day
December 31, 2012	Monday	New Year's Eve
January 1, 2013	Tuesday	New Year's Day

**Be It Resolved This 4th Day Of January, 2012.**

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-10**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2012**:

Adoption of the Board of Supervisors Meeting Schedule:

<b>DATE</b>	<b>BOS W. S.</b>	<b>JOINT MTG</b>	<b>BOS MTG</b>	<b>ZHB MTG</b>	<b>PC W. S.</b>	<b>PC MTG</b>
January	Organiz Mtg 3 (Tues.)		18	24	12	26
February	6	6	15	28	9	23
March	5		21	27	8	22
April	2		18	24	12	26
May	No Mtg	No Mtg	16	22	10	24
June	4		20	26	14	28
July	2		18	24	12	26
August	6	6	15	28	9	23
September	4 (Tues.)		19	25	13	27
October	1		17	23	11	25
November	5	5	21	27	8	29
December	3		19	18	No Mtg	13

**Be It Resolved This 4th Day Of January, 2012.**

(Signature Page Follows)

**WORCESTER TOWNSHIP**

By: *Arthur C. Bustard*  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest: *F. Lee Mangan*  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-12**

**AUTHORIZATION FOR APPROVING FIRE DEPARTMENT ACTIVITIES**

**WHEREAS**, the Worcester Township Volunteer Fire Department has requested permission to engage in the following ancillary activities:

1. Picnics
2. Bar-B-Ques, and in particular:  
Worcester Volunteer Fire Department Annual 5K Race, Worcester Volunteer Fire Department Annual Chick Barbecue, Parades (including the annual Santa Claus community visit)
3. Worcester Volunteer Fire Department Ladies Craft Show, November, Worcester Volunteer Fire Department Santa Visits Township, December 2012.
4. Provide aide and traffic control for the Montgomery County annual flu shots.

**WHEREAS**, the Board of Supervisors of Worcester Township recognizes the importance of these ancillary activities, authorization is also granted for the Fire Department and Fire Police to assist other Montgomery County Fire Departments and other community organizations in any traffic and crowd control needed at emergencies and civic activities. Special authorization for crowd control upon verbal approval of at least one Supervisor can be granted upon request of a Township business or resident as deemed necessary for emergency or safety situations. When doing any of the aforementioned duties, they shall be considered to have been done at the specific request of the Board of Supervisors.

**NOW, THEREFORE, BE IT RESOLVED**, that the Worcester Township Board of Supervisors approved and authorizes the Fire Department to participate in the above activities in addition to those activities recognized and designated under 73 P.S., 601(a)(1) of the Pennsylvania Worker's Compensation Act; and further

In accordance with this authorization the Fire Department may only participate in the above-approved ancillary activities through December 31, 2012, after which time the Worcester Township Board of Supervisors will review the ancillary activities.

**APPROVED**, this 4<sup>th</sup> of January, 2012 by the Board of Supervisors of Worcester Township.

**WORCESTER TOWNSHIP  
WORCESTER TOWNSHIP**

By:   
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-13**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2012**:

Assistant Right to Know Officer:      Erica Lucey

**Be It Resolved This 4th Day Of January, 2012.**

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-14**

**REORGANIZATION**

**WHEREAS;** Article VI, Section 602 of the Commonwealth of Pennsylvania Second Class Township Code requires the Board of Supervisors to reorganize annually, make certain appointments and schedule meetings for the purpose of governing each year, the following position shall be appointed for the year **2012**:

Professional Consultant:

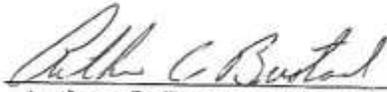
Zoning Hearing Board Solicitor:

Robert Brant & Associates, LLC

**Be It Resolved This 18th Day Of January, 2012.**

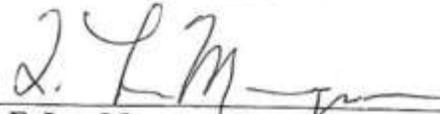
**WORCESTER TOWNSHIP**

By:



**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:



**F. Lee Mangan**, Secretary

WORCESTER TOWNSHIP, BOARD OF SUPERVISORS  
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA  
RESOLUTION NO. 2012-15  
DESIGNATION OF AGENT RESOLUTION

PEMA-DAP -2

FOR: Hurricane Irene DR-4025  
(Enter Name of Disaster or Number)

BE IT RESOLVED BY Board of Supervisors OF Worcester Township  
(Governing Body) (Public Entity)

THAT Eunice C. Kriebel, Treasurer  
(Name of Applicant Agent) (Title)

IS HEREBY AUTHORIZED TO EXECUTE FOR AND IN BEHALF OF

Worcester Township, Montgomery County,  
(Public Entity) (County)

a public entity established under the laws of the Commonwealth of Pennsylvania, all required forms and documents for the purpose of obtaining financial assistance under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Public Law 93-288 as amended by Public Law 100-707).

Passed and approved this 18th day of January, 20 12

<u>Arthur Bustard</u> (Name)	<u>Chairman</u> (Title)	<u><i>Arthur Bustard</i></u> (Signature)
<u>Susan Caughlan</u> (Name)	<u>Vice Chairman</u> (Title)	<u><i>Susan Caughlan</i></u> (Signature)
<u>Stephen Quigley</u> (Name)	<u>Member</u> (Title)	<u><i>Stephen C. Quigley</i></u> (Signature)
_____	_____	_____
_____	_____	_____

CERTIFICATION

I, Eunice C. Kriebel, duly appointed and Treasurer  
(Name) (Title)  
of Worcester Township, do hereby certify that the above is a true and correct copy of  
(Public Entity)  
a resolution passed and approved by the Board of Supervisors  
(Governing Body)  
of Worcester Township on the 18th day of January, 20 12  
(Public Entity)  
*Eunice C. Kriebel* *Treasurer* *1/19/12*  
(Signature) (Official Position) (Date)

**WORCESTER TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
**RESOLUTION NO. 2012- 16**  
**Evans – Heebner Road Tract**

**PRELIMINARY / FINAL SUBDIVISION APPROVAL**

**WHEREAS, M.J.E BUILDERS** ("Developer") has submitted an application for the subdivision of a certain tract of land consisting of 123.6± acres situate in Worcester Township with frontage on Hollow Road, Heebner Road and Valley Forge Road into two lots (the "Development"); and

**WHEREAS,** the Development is more particularly shown on plans prepared by Woodrow & Associates, Inc., being plans consisting of three (3) sheets, dated January 5, 2012, with a final revision date of March 15, 2012, as well as "Existing Stream Flow Calculations", also prepared by Woodrow & Associates, Inc., dated March, 2012 (collectively, the "Plans"); and

**WHEREAS,** the Plans propose a new, single-family dwelling for Lot 1, which will consist of approximate 1.98 acres and take access from Hollow Road; and

**WHEREAS,** the Plans indicate that Lot 2 will contain the existing dwelling and outbuildings on approximately 121.45 acres, which will take access from Heebner Road; and

**WHEREAS,** the Plans do not propose any improvements to Lot 2 at this time; and

**WHEREAS,** the Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final approval of the subdivision as shown on the Plans described herein subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

a. Section 130-16 requiring roadway frontage improvements along Hollow Road, Heebner Road and Valley Forge Road.

b. Section 130-18.A requiring roadway widening, curb and sidewalk installation, and other improvements along the Hollow Road, Heebner Road and Valley Forge Road.

c. Section 130-18.B requiring curbing along all residential, secondary or commercial streets.

d. Section 130-24.B.1.e requiring a plan of grading of the Development.

e. Section 130-26.B.2.c requiring that no portion of an on-site sanitary sewage disposal system shall be located within a required front yard or within 30 feet of any property line.

f. Section 130-28.E.1 requiring a Tree Survey Plan.

g. Section 130-28.G.4 requiring street trees where suitable trees do not exist.

h. Section 130-28.G.5 requiring a buffer along the perimeter of the Development.

i. Section 130-28.G.9 requiring individual lot landscaping.

j. Section 130-32 requiring erosion control measures to be depicted on the Plans.

k. Section 130-33.C.1 requiring existing features within 500 feet of the Development to be shown on the Plans.

1. Section 130-33.g requiring a Natural Resources Protection Plan.

2. Prior to the recording of the Plans, the Owner shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated April 9, 2012, the entire contents of which are incorporated herein by reference, and a true and correct copy of which is attached hereto as Exhibit "A".

3. Prior to the recording of the Plans, the Developer shall revise the Plans to depict the location of the existing well on Lot 2.

4. Prior to the recording of the Plans, Developer shall provide the Township with certificates as to the quality and adequacy of water supply for the Development, which certificates shall be satisfactory to the Township Engineer.

5. Prior to the recording of the Plans, the Developer shall provide the Township with certificates of approval from the Montgomery County Health Department for sewage disposal facilities.

6. Prior to the recording of the Plans, the Developer shall revise the Plans to include legible metes and bounds on all rights-of-way.

7. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Preliminary/Final Approval Resolution.

8. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, Notes to the Plans, and this Preliminary/Final Approval Resolution shall be borne entirely by the Developer and shall be at no cost to the Township.

9. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and recording of the final plans must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. The final plat or record plan shall not be signed nor recorded by the Township until the applicable fees have been paid. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent approval shall expire and be deemed to have been revoked.

10. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this preliminary/final approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

(Signature page follows)

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held  
on April 18, 2012.

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**EXHIBIT "A"**

**Worcester Township Engineer Review Letter – April 9, 2012**





**FIRST  
NIAGARA**

726 Exchange St., Suite 618 • Buffalo, NY 14210

Deposit Account(s): 1000259661

TIN/EIN: 23-6000610

## MUNICIPAL DEPOSIT RESOLUTION

I, F. Lee Mangan, as Township Manager (official title), of the Worcester Township (municipality) organized and existing under the laws of the State of Pennsylvania described herein as "this corporation," hereby certify that the following is a true copy of resolutions duly adopted by the Board of Directors of this corporation at a meeting duly held, a quorum being present, on May 16, 20 12, that such resolutions are in conformity with the certificate of incorporation and by-laws of this corporation, and that such resolutions are now in full force and effect:

"RESOLVED, that First Niagara Bank, N.A. headquartered in Buffalo, New York is designated an authorized depository of this corporation; and

"FURTHER RESOLVED, that all drafts, checks, or other instruments or orders for the payment of money drawn against the account or accounts of this corporation with said depository shall be signed by any 1 (insert number) of the following (insert titles & names):

Mary Pat Gramm, Tax Collector

"FURTHER RESOLVED, that said depository is authorized to place to the credit of the account, or any of the accounts, of this corporation, funds, drafts, checks or other property by whomever delivered to said depository or agent thereof for deposit to the accounts of this corporation, endorsed with the name of this corporation, by rubber stamp, facsimile, mechanical, manual, or other signature (and any such endorsement by whomever affixed shall be the endorsement of this corporation), or otherwise endorsed, or unendorsed, provided that if any such item shall bear, or be accompanied by, directions (by whomever made) for deposit to specific account, then such deposit shall be to the credit of such specific account: and

"FURTHER RESOLVED, that said depository is hereby directed to accept, and/or pay and/or apply any draft, check, instrument or order for the payment of money, or any proceeds thereof, drawn on such account or accounts when signed as required by these resolutions by manual, rubber stamp, facsimile, or other mechanical signature (by whomever affixed) without limit as to amount, without inquiry, and without regard to the disposition of any such item or any proceeds thereof. Further, said depository shall not be liable in connection therewith notwithstanding that such item may be payable to the order of a person whose signature appears thereon or of any other officer or officers, agent or agents of this corporation, or such items or any proceeds thereof may be used or disposed of for the personal credit or account of any such person or persons, officer or officers, agent or agents with the depository or otherwise."

AUTHORIZED SIGNATURES:	
Signature	Name
	Mary Pat Gramm
_____	_____
_____	_____

IN WITNESS WHEREOF, I have hereunto subscribed my signature on this 16th day of May, 20 12.

(SEAL)

SECRETARY

\* If the Secretary under the powers conferred by the above resolutions is authorized to act alone, the certification of the resolutions must be confirmed below by another officer.

Confirmed: Erin C. Kukul, Asst. Secy  
OFFICIAL TITLE

TCB MDR 000

This order is binding upon the corporation until First Niagara Bank, N.A. is notified in writing of changes in authorizations affecting any accounts of the corporation and until new signatures are filed and recorded by the Bank.

**WORCESTER TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
**RESOLUTION NO. 2012- 18**

**RESOLUTION AUTHORIZING ADOPTION OF VALIC RETIREMENT SERVICES COMPANY GOVERNMENTAL VOLUME SUBMITTER PLAN**

**WHEREAS**, Township of Worcester (hereinafter, the “Employer”), desires to establish a retirement plan for the exclusive benefit of its employees and their beneficiaries; and

**WHEREAS**, the Employer desires to adopt the VALIC Retirement Services Company Governmental Volume Submitter Plan; and

**NOW THEREFORE, BE IT RESOLVED** that the Employer hereby adopts the document titled “VALIC Retirement Services Company Governmental Volume Submitter Plan,” effective January 1, 2012.

**RESOLVED FURTHER**, that the appropriate representatives of the Employer be, and the same hereby are, authorized and directed to: (i) execute the adoption agreement to the VALIC Retirement Services Company Governmental Volume Submitter Plan document, as approved; (ii) execute all other documents and to do all other things as may be necessary or appropriate to make the VALIC Retirement Services Company Governmental Volume Submitter Plan effective January 1, 2012, including the execution of any amendments required by the Internal Revenue Service in order to continue and maintain the qualified and exempt status of the Plan; and (iii) execute any other documents required to obtain reliance on advisory letters issued to the VALIC Retirement Services Company Governmental Volume Submitter Plan by the Internal Revenue Service.

**CERTIFICATION**

I, Arthur C. Bustard do hereby certify that the above resolutions were unanimously adopted by the governing body of the Employer at a meeting duly held at Worcester, Pennsylvania, on the 16<sup>th</sup> day of May, 2012.

Signed: Arthur C. Bustard

Name: Arthur C. Bustard

Title: chairman, board of supervisors

Date: 05/16/12

Prepared By: James J. Garrity, Esquire  
Mark A. Hosterman, Esquire  
Wisler Pearlstine, LLP  
Blue Bell Executive Campus  
460 Norristown Road, Suite 110  
Blue Bell, PA 19422

Return To: Same as above

Parcel No.: \_\_\_\_\_

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-19**

**Cane Subdivision**

**Acceptance of Nicole Drive Right-of-Way (portions of Artmar Road),  
Valley Forge Road Ultimate Right-of-Way, and  
Germantown Pike Ultimate Right-of-Way**

**WHEREAS, NICK & LES, INC.,** ("Grantor") is the developer of certain tracts of land along certain roads known as Nicole Drive, Valley Forge Road and Germantown Pike in Worcester Township, Montgomery County, Pennsylvania (the "Premises"), which land has been subdivided; and

**WHEREAS,** the Grantor, for and in consideration of **One Dollar (\$1.00)**, desires to dedicate to Worcester Township ("Grantee") for public use and enjoyment the ultimate rights-of-way along Valley Forge Road, Germantown Pike, and a certain newly constructed road named Nicole Drive; and;

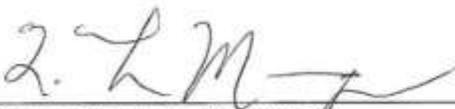
**WHEREAS,** the Grantee, by accepting the Deed of Dedication and recording said Deed and this Resolution, accepts the parcels of ground, more particularly described in Exhibits "A", "B" and "C" attached hereto and made a part hereof, as and for public roads or highways.

**NOW, THEREFORE, BE IT RESOLVED,** that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said roads had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

**APPROVED** this 15<sup>th</sup> day of August, 2012, by the Board of Supervisors of Worcester Township for acceptance and recording.

**WORCESTER TOWNSHIP**

By:   
**Arthur C. Bustard**, Chairman  
Board of Supervisors

Attest:   
**F. Lee Mangan**, Secretary

**Legal Description**

**Valley Forge Road Ultimate Right-of-Way**

**EXHIBIT "A"**

**Legal Description**

**Germantown Pike Ultimate Right-of-Way**

**EXHIBIT "B"**

**Legal Description**

**Nicole Drive Right-of-Way**

**EXHIBIT "C"**

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-20**

**RESOLUTION ADOPTING ARTICLES OF AMENDMENT EXTENDING TERM OF  
EXISTENCE OF NORTH PENN WATER AUTHORITY**

**WHEREAS**, the North Penn Water Authority has requested that Worcester Township adopt Articles of Amendment extending the corporate existence of the North Penn Water Authority; and

**WHEREAS**, the North Penn Water Authority has provided Worcester Township with information sufficient to justify an extension of the term of existence of the North Penn Water Authority; and

**WHEREAS**, Worcester Township is desirous of adopting Articles of Amendment extending the life of the North Penn Water Authority.

**NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY RESOLVED:**

1. That Worcester Township adopts the proposed Amendment to the Articles of Incorporation of the North Penn Water Authority as follows:

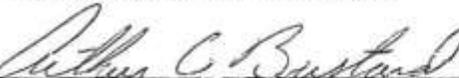
“The term of existence of North Penn Water Authority shall be fifty years from the date of the approval of these Articles of Amendment.”

2. That appropriate officers of Worcester Township are hereby authorized to execute all documents necessary to obtain approval of the Amendment to the Articles of Incorporation of the North Penn Water Authority set forth herein.

**APPROVED** this 19<sup>th</sup> day of September, 2012, by the Board of Supervisors of Worcester Township.

**WORCESTER TOWNSHIP**

By:

  
\_\_\_\_\_

**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:

  
\_\_\_\_\_

**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012- 21**

**Morris Road Investors, L.P.**

**RESTATED PRELIMINARY / FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS, MORRIS ROAD INVESTORS, L.P.** ("Developer") is the owner and developer of a certain tract of land consisting of 87.01± acres situate in Worcester Township with frontage on Morris Road, Shultz Road and Berks Road (the "Property"); and

**WHEREAS,** the Developer proposes the construction of additional loading docks and a parking lot expansion at the existing facility on the Property (the "Development"); and

**WHEREAS,** the Development, as shown on plans prepared by Irick, Eberhardt & Mientus, Inc., being plans consisting of twenty-five (25) sheets dated June 17, 2011 with what appeared to be a mistakenly noted final revision date of September 29, 2011 (the "Approved Plans"), received preliminary/final land development approval from the Worcester Township Board of Supervisors on September 21, 2011 by Resolution No. 2011-12; and

**WHEREAS,** since receiving preliminary/final approval, the Approved Plans have been revised and submitted to the Township Engineer for review under cover letter dated July 25, 2012; and

**WHEREAS,** the revised plan submission consists of Plan Sheets 1, 4, 8, 13, 16, 21 and 26 of a 26 sheet Plan Set prepared by Irick, Eberhardt & Mientus, Inc. (the "Revised Plans"); and

**WHEREAS,** the Revised Plans have been reviewed for consistency with the Approved Plans by the Township Engineer; and

**WHEREAS**, the Revised Plans propose to change the previously approved loading dock from a 6-foot-wide addition to a 10-inch bump-out addition and expand the approved phasing of the Development from the previously approved Phase 1A and Phase 2 to the proposed Phase 1A, Phase 1B and Phase 2; and

**WHEREAS**, the Revised Plans have been recommended for approval by the Township Engineer; and

**WHEREAS**, consistent with the Township Engineer's recommendation, the Board of Supervisors desires to restate the grant of preliminary/final land development approval as set forth in Resolution No. 2011-12.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final approval of the land development as shown on the Revised Plans subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors confirms the previously granted waivers from strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

a. Sections 130-17.D.(7) and 130-17.D.(11) requiring parking stalls to be no less than 10 feet in width and 20 feet in depth.

b. Section 130-28.F.(6)(d) requiring that slopes in excess of 25% be stabilized by utilizing riprap.

c. Section 130-28.G.(6)(b) requiring not more than 15 parking spaces in a continuous row without an intervening raised planting island of at least 10 feet in width and the length of a parking stall.

2. Prior to the recording of the Revised Plans, the Developer shall revise the Revised Plans to resolve to the satisfaction of the Township, all issues set forth in the Township

Engineer's review letters dated September 15, 2011 and August 7, 2012, the entire contents of which are incorporated herein by reference.

3. Prior to the recording of the Revised Plans, Developer shall enter into a Land Development and Financial Security Agreement ("Agreement") with Worcester Township for Phase 1A. The Agreement shall be satisfactory to the Township Solicitor and the Board of Supervisors. The Developer shall obligate itself to complete the public improvements associated with Phase 1A in accordance with the Revised Plans and the Township's criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code. Prior to the issuance of a building permit for each subsequent phase, Developer shall enter into a Land Development and Financial Security Agreement with Worcester Township for such phase and shall secure the completion of the associated public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code. The agreement for each subsequent phase shall be satisfactory to the Township Solicitor and the Board of Supervisors.

4. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the lot owner on whose lot said facilities are located, Developer shall, prior to the recording of the Revised Plans, reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual lot owners are not fulfilled after reasonable notice to do so.

5. Prior to the recording of the Revised Plans, Owner/Developer agrees to have its engineer work with the Township Engineer to design and install a reasonably aesthetic barrier (using jersey barriers, bollards, or some other structure acceptable to the Township), to

prevent or more significantly discourage left turns from the Property onto Schultz Road, subject to the approval of Montgomery County (the owner of Schultz Road).

6. The Development shall be constructed in strict accordance with the content of the Revised Plans, notes on the Revised Plans, the terms and conditions of this Restated Preliminary/Final Approval Resolution, and the required Land Development and Financial Security Agreements.

7. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Revised Plans, notes to the Revised Plans, this Restated Preliminary/Final Approval Resolution, and the Land Development and Financial Security Agreements shall be borne entirely by the Developer and shall be at no cost to the Township.

8. Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual buildings or additions) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

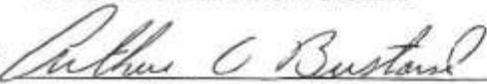
9. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Land Development and Financial Security Agreement for Phase 1A must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the

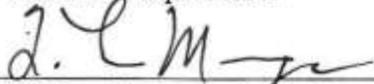
escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent approval shall expire and be deemed to have been revoked.

10. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on September 19, 2012.

**WORCESTER TOWNSHIP**

By:   
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-22**

**Meadow Lane Subdivision**

**Acceptance of Sanitary Sewer Lines**

**WHEREAS, M.J.E. BUILDERS, INC.**, ("Grantor") has developed a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania (the "Premises") which land has been subdivided and developed in accordance with certain recorded plans prepared by Woodrow & Associates, Inc., dated February 4, 2005, last revised June 17, 2008, and recorded in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania at Plan Book 32, Page 232 (the "Plans"); and

**WHEREAS**, Grantor has constructed and installed certain wastewater and sanitary sewer facilities and structures as part of the development of the Premises in accordance with the Plans; and

**WHEREAS**, Grantor, for and in consideration of **One Dollar (\$1.00)**, desires to dedicate to Worcester Township ("Grantee") such sanitary sewer facilities (excluding laterals) by Deed of Dedication so that the facilities (excluding laterals) may be operated and maintained by the Township as a part of the Township's public sanitary sewer system; and

**WHEREAS**, Grantee, by accepting the Deed of Dedication for the described sanitary sewer facilities and recording said Deed, accepts such sanitary sewer facilities as and for public use.

**NOW, THEREFORE, BE IT RESOLVED**, that the Worcester Township Board of Supervisors accepts dedication of the sanitary sewer lines depicted on the Plans (excluding

laterals), to have and to hold, forever, as for public use, conditioned upon the receipt of a fully executed Deed of Dedication for said sanitary sewer lines, subject to the approval of the Township Solicitor.

**APPROVED** this 17<sup>th</sup> day of October, 2012, by the Board of Supervisors of Worcester Township for acceptance and recording.

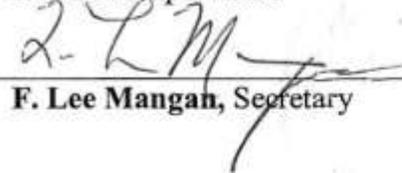
**WORCESTER TOWNSHIP**

By:



\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:



\_\_\_\_\_  
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-23**

**Declaration of Disaster Emergency**

**WHEREAS**, on or about October 30, 2012 a (disaster) has caused or threatens to cause injury, damage, and suffering to the persons and property of Worcester Township, and

**WHEREAS**, the (disaster) has endangered the health, safety and welfare of a substantial number of persons residing in Worcester Township; and threatens to create problems greater in scope than Worcester Township may be able to resolve; and

**WHEREAS**, emergency management measures are required to reduce the severity of this disaster and to protect the health, safety, and welfare of affected residents in Worcester Township;

**NOW, THEREFORE**, we, the undersigned Supervisors of Worcester Township, Pursuant to the provisions of Section 7501 of the Pennsylvania Emergency Management Services Code, (35PA C. S., Section 7501), as amended, do hereby proclaim the existence of a disaster emergency in Worcester Township;

**FURTHER**, we direct Worcester Township Emergency Management Coordinator to coordinate the activities of the emergency response, to take all appropriate action needed to alleviate the effects of this disaster, to aid in the restoration of essential public services, and to take any other emergency response action deemed necessary to respond to this emergency.

**STILL FURTHER**, we authorize officials of Worcester Township to act as necessary to meet the current demands of this emergency, namely: by the employment of temporary workers, by the rental of equipment, by the purchase of supplies and materials, and by entering into such contracts and agreements for the performance of public work as may be required to meet the emergency, all without regard to those time-consuming procedures and formalities normally prescribed by law, mandatory constitutional requirements excepted.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on November 14, 2012 that this proclamation shall take effect immediately.

**WORCESTER TOWNSHIP**

By:



**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:



**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-24**

**Iannella Subdivision (1335 Dell Road)**

**PRELIMINARY / FINAL SUBDIVISION APPROVAL**

**WHEREAS, JOSEPH and ANN IANNELLA** (collectively, "Owner/Developer") are the owner and developer of a certain tract of land consisting of 9.45± acres with an existing single family dwelling situate in Worcester Township with frontage on Dell Road (the "Property") on which Owner/Developer proposes a two-lot subdivision (the "Development"); and

**WHEREAS,** the Property and the Development are more particularly shown on plans prepared by Woodrow & Associates, Inc., being plans consisting of two (2) sheets, dated August 3, 2012, last revised November 12, 2012 (the "Plans"); and

**WHEREAS,** Owner/Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

**WHEREAS,** Owner/Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final subdivision approval of the Development as shown on the Plans described herein subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

- a. Section 130-16 requiring road frontage improvements.
- b. Section 130-18.A requiring sidewalks to be provided along all streets.
- c. Section 130-18.B requiring curbing to be installed along the existing roadway.
- d. Section 130-28.G(4) requiring street trees to be planted for every subdivision of land.
- e. Section 130-28.G(5) requiring perimeter landscape buffers (softening and screening).
- f. Section 130-28.G(9) requiring individual lot landscaping.
- g. Section 130-33.C(1) requiring the Plans to depict existing features within 400 feet of any part of the land being subdivided.
- h. Section 130-33.G requiring the submission of a Natural Resource Protection Plan.

2. At this time, the requirement that Lot 1 on the Plans depict erosion and sedimentation control measures in accordance with the Township's Subdivision and Land Development Ordinance is being deferred until such time as a building or grading permit for such lot is sought. Consistent with this deferral, the Owner/Developer shall revise the Plans to remove the reference to Section 130-32 from the "Project Waivers List", and add a note to the Plans indicating that erosion and sedimentation control measures in conformity with the Worcester Township Code of Ordinances shall be identified and approved by the Township prior to any construction activity on Lot 1.

3. Prior to the recording of the Plans, the Owner/Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated December 11, 2012, the entire contents of which are incorporated herein by reference.

4. Prior to recording the Plans, a note (utilizing a large font and capital letters) shall be placed on the record plan, and specifically on proposed Lot 1, clarifying that such lot is not a building lot and no building permit shall be available for such lot until all subdivision and land development issues related to such lot have been resolved to the satisfaction of the Township and its Engineer.

5. Prior to the issuance of a building permit for proposed Lot 1, the Township shall be provided with a building permit plan for such lot which shall depict driveway location, well location, on-lot sanitary sewer location and any required stormwater management facilities in connection with the proposed construction. The building permit plan shall be reviewed and approved by the Township Engineer. In the event that the approved driveway location results in a shared driveway and shared access to Dell Road with proposed Lot 2, the Owner/Developer shall provide the Township with a driveway easement and maintenance agreement, which shall be recorded in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania, prior to the issuance of a building permit. The driveway easement and maintenance agreement shall be reviewed and approved by the Township Solicitor.

6. Prior to the issuance of a building permit for proposed Lot 1, the Owner/Developer shall provide the Township and its Engineer with health certificates of approval issued by the Montgomery County Health Department for the quality and adequacy of the water supply and the sewage disposal facilities proposed for construction. Owner/Developer shall also demonstrate to the satisfaction of the Township and its Engineer that all proposed wells shall be

constructed in accordance with the rules, regulations and standards of the Pennsylvania Department of Environmental Protection and the Township at the time of building permit application.

7. Although the maintenance of all stormwater management facilities shall be the responsibility of the lot owner on whose lot said facilities are located, prior to the issuance of a building permit as aforesaid, the lot owner shall reserve easements in favor of the Township so that the required stormwater management facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual lot owner is not fulfilled after reasonable notice to do so.

8. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Preliminary/Final Subdivision Approval Resolution.

9. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, and this Preliminary/Final Subdivision Approval Resolution shall be borne entirely by the Owner/Developer or his successor in title and shall be at no cost to the Township.

10. Owner/Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual buildings or additions) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

11. Consistent with Sections 509(b) and 513(a) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and recording of the Plans must all be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by the Township. The final plat or record plan shall not be signed nor recorded by the Township until the applicable fees have been paid. In the event the fees have not been paid and the Plans have not been recorded within 90 days of the date of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

12. Under the provisions of the Pennsylvania Municipalities Planning Code, the Owner/Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Owner/Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

(Signature page follows)

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on December 19, 2012.

**WORCESTER TOWNSHIP**

By:   
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
**F. Lee Mangan**, Secretary

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2012-25**

**Mandracchia Subdivision**

**PRELIMINARY / FINAL SUBDIVISION APPROVAL**

**WHEREAS, AUGUSTUS J. MANDRACCHIA and CARMELLA MANDRACCHIA** (collectively, "Owner/Developer") are the owners and developers of two tracts of land consisting of 18.85± acres situate in Worcester Township with frontage on Stump Hall Road and Green Hill Road, more specifically identified as Montgomery County Tax Parcel Nos. 67-00-03523-001 ("Tract 1") and 67-00-03522-002 ("Tract 2") (sometimes Tract 1 and Tract 2 are collectively referred to as the "Property"); and

**WHEREAS,** Owner/Developer proposed to subdivide and develop Tract 2 into three (3) residential lots with the conveyance of an area of approximately 1.1061 acres from Tract 2 to Tract 1 (the "Development"); and

**WHEREAS,** the Property and the Development are more particularly shown on plans prepared by Woodrow & Associates, Inc., being plans consisting of three (3) sheets, dated November 24, 2010, last revised September 30, 2012 (the "Plans"); and

**WHEREAS,** Owner/Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

**WHEREAS**, Owner/Developer desires to obtain preliminary/final subdivision approval of the Plans from Worcester Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Worcester Township hereby grants preliminary/final subdivision approval of the Development as shown on the Plans described herein subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

- a. Section 130-16 requiring road frontage improvements.
- b. Section 130-18.A requiring sidewalks to be provided along all streets.
- c. Section 130-18.B requiring curbing to be installed along the existing roadway.
- d. Section 130-26.B(2)(c) requiring on-lot sewage disposal areas to be outside of the front yard and 30 feet from any side or rear yard. This grant of waiver is conditioned upon the Owner/Developer providing the Township Engineer with information on the soils testing performed on the Property in order to determine if adequate efforts were made to find suitable locations throughout the Property. Such information shall be provided to the Township Engineer prior to the recording of the Plans.
- e. Section 130-28.E(1) requiring a tree survey.
- f. Section 130-28.G(4) requiring street trees to be planted for every subdivision of land.
- g. Section 130-28.G(5) requiring perimeter landscape buffers (softening and screening).

h. Section 130-33.C(1) requiring the Plans to depict existing features within 400 feet of any part of the land being subdivided.

i. Section 130-33.G requiring the submission of a Natural Resource Protection Plan.

2. Prior to the recording of the Plans, the Owner/Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated October 23, 2012, the entire contents of which are incorporated herein by reference.

3. Prior to recording the Plans, Owner/Developer shall execute a declaration of conservation easement, the contents of which shall be satisfactory to the Township Solicitor and shall include language consistent with the Riparian Corridor Management Plan requirements set forth in Section 150-146.12 of the Worcester Township Zoning Ordinance. The aforementioned declaration shall be reviewed and approved by the Township Solicitor and the Township Engineer, and shall be recorded contemporaneously with the recording of the Plans.

4. Prior to the recording of the Plans, Owner/Developer shall execute a declaration of driveway easement and maintenance agreement the content of which shall be satisfactory to the Township Solicitor. The aforementioned declaration shall be recorded contemporaneously with the recording of the Plans.

5. Prior to recording the Plans, a note (utilizing a large font and capital letters) shall be placed on the record plan, and specifically on proposed Lots 1, 2 and 3, clarifying that such lots are not building lots and no building permit shall be available for such lot until all subdivision and land development issues related to such lot (including the funding of escrow agreements for all required improvements) have been resolved to the satisfaction of the Township and its Engineer.

6. Prior to the issuance of a building permit for proposed Lots 1, 2 or 3, the Township shall be provided with a building permit plan for such lot which shall depict driveway location, well location, on-lot sanitary sewer location, existing and proposed grading, any required erosion and sedimentation control measures and any required stormwater management facilities in connection with the proposed construction. The building permit plan shall be reviewed and approved by the Township Engineer.

7. Prior to the issuance of a building permit for proposed Lots 1, 2 or 3, the Owner/Developer shall provide the Township and its Engineer with health certificates of approval issued by the Montgomery County Health Department for the quality and adequacy of the water supply and the sewage disposal facilities proposed for construction. Owner/Developer shall also demonstrate to the satisfaction of the Township and its Engineer that all proposed wells shall be constructed in accordance with the rules, regulations and standards of the Pennsylvania Department of Environmental Protection and the Township at the time of building permit application.

8. Although the maintenance of all stormwater management facilities shall be the responsibility of the lot owner on whose lot said facilities are located, prior to the issuance of a building permit as aforesaid, the lot owner shall reserve easements in favor of the Township so that the required stormwater management facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual lot owner is not fulfilled after reasonable notice to do so.

9. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Preliminary/Final Subdivision Approval Resolution.

10. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, and this Preliminary/Final Subdivision Approval Resolution shall be borne entirely by the Owner/Developer or his successors in title and shall be at no cost to the Township.

11. Owner/Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual buildings or additions) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

12. Consistent with Sections 509(b) and 513(a) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and recording of the Plans must all be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by the Township. The final plat or record plan shall not be signed nor recorded by the Township until the applicable fees have been paid. In the event the fees have not been paid and the Plans have not been recorded within 90 days of the date of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked.

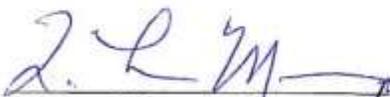
13. Under the provisions of the Pennsylvania Municipalities Planning Code, the Owner/Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Owner/Developer. If the Township receives written

notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on December 19, 2012.

**WORCESTER TOWNSHIP**

By:   
\_\_\_\_\_  
**Arthur C. Bustard**, Chairman,  
Board of Supervisors

Attest:   
\_\_\_\_\_  
**F. Lee Mangan**, Secretary









**APPROVED** at the public meeting of the Worcester Township Board of Supervisors held on December 19, 2012.

**WORCESTER TOWNSHIP**

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