

**TREASURER'S REPORT
AND OTHER MONTHLY REPORTS**

SEPTEMBER 2017

1. Treasurer's Report
2. Planning & Parks Report
3. Permit Activity Report
4. Public Works Department Report
5. Fire Marshal Report
6. Township Engineer Report
7. Worcester Volunteer Fire Department Report
8. Pennsylvania State Police Report

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
Revenue Account Range: First		to Last		Year To Date As Of: 09/30/17				
Expend Account Range: First		to Last		Current Period: 09/01/17 to 09/30/17				
Print Zero YTD Activity: No		Include Non-Anticipated: No		Prior Year As Of: 09/30/17				
		Include Non-Budget: No						
001-301-100-000	Property Taxes- Current	46,361.79	47,200.00	95.42	46,378.20	0.00	821.80-	98
001-301-500-000	Property Taxes- Liened	594.30	770.00	67.77	590.73	0.00	179.27-	77
001-301-600-000	Property Taxes- Interim	255.86	260.00	13.36	129.99	0.00	130.01-	50
Segment 3 Total		47,211.95	48,230.00	176.55	47,098.92	0.00	1,131.08-	98
001-310-010-000	Per Capita Taxes- Current	4,628.78	4,755.00	639.82	3,969.27	0.00	785.73-	83
001-310-030-000	Per Capita Taxes- Delinquent	904.72	1,010.00	107.60	725.30	0.00	284.70-	72
001-310-100-000	Real Estate Transfer Taxes	365,908.16	245,000.00	37,787.08	227,136.67	0.00	17,863.33-	93
001-310-210-000	Earned Income Taxes	2,653,012.57	2,535,000.00	126,598.98	1,593,895.10	0.00	941,104.90-	63
001-310-220-000	Earned Income Taxes- Prior Year	0.00	100.00	0.00	0.00	0.00	100.00-	0
*001-310-900-000	Impact Fees	32,038.40	0.00	0.00	0.00	0.00	0.00	0
Segment 3 Total		3,056,492.63	2,785,865.00	165,133.48	1,825,726.34	0.00	960,138.66-	66
001-321-800-000	Franchise Fees	232,069.41	220,000.00	0.00	117,747.96	0.00	102,252.04-	54
Segment 3 Total		232,069.41	220,000.00	0.00	117,747.96	0.00	102,252.04-	54
001-322-820-000	Road Opening Permits	400.00	500.00	250.00	400.00	0.00	100.00-	80
001-322-900-000	Sign Permits	122.15	250.00	0.00	0.00	0.00	250.00-	0
001-322-910-000	Yard Sale Permits	200.00	140.00	25.00	110.00	0.00	30.00-	79
001-322-920-000	Solicitation Permits	900.00	250.00	35.00	965.00	0.00	715.00	386
Segment 3 Total		1,622.15	1,140.00	310.00	1,475.00	0.00	335.00	129
001-331-120-000	Ordinance Violations	1,713.73	1,000.00	104.82	2,340.13	0.00	1,340.13	234
Segment 3 Total		1,713.73	1,000.00	104.82	2,340.13	0.00	1,340.13	234
001-341-000-000	Interest Earnings	41,068.43	1,000.00	90.20	5,470.71	0.00	4,470.71	547
Segment 3 Total		41,068.43	1,000.00	90.20	5,470.71	0.00	4,470.71	547
001-342-000-000	Rents & Royalties	15,311.00	17,681.00	1,492.00	13,785.00	0.00	3,896.00-	78
001-342-120-000	Cell Tower Rental	127,683.05	140,632.32	14,298.07	111,865.82	0.00	28,766.50-	80

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Segment 3 Total								
001-354-090-000	Grants	142,994.05	158,313.32	15,790.07	125,650.82	0.00	32,662.50-	79
*001-354-120-000	Emergency Relief- PEMA	0.00	4,275.00	0.00	0.00	0.00	4,275.00-	0
		29,858.03	0.00	0.00	29,858.03-	0.00	29,858.03-	0
Segment 3 Total								
001-355-010-000	Public Utility Realty Tax	2,823.49	2,823.00	0.00	0.00	0.00	2,823.00-	0
001-355-040-000	Alcohol License Fees	800.00	1,000.00	0.00	400.00	0.00	600.00-	40
001-355-050-000	General Municipal Pension State Aid	56,870.40	56,870.32	51,305.68	51,305.68	0.00	5,564.64-	90
001-355-070-000	Volunteer Fire Relief Association	101,086.86	101,086.86	94,057.65	94,057.65	0.00	7,029.21-	93
Segment 3 Total								
*001-357-080-000	Tennis Court Grant	161,580.75	161,780.18	145,363.33	145,763.33	0.00	16,016.85-	90
		8,822.00	0.00	0.00	0.00	0.00	0.00	0
Segment 3 Total								
001-361-300-000	Land Development Fees	7,850.00	2,250.00	2,000.00	7,750.00	0.00	5,500.00	344
001-361-330-000	Conditional Use Fees	0.00	2,350.00	0.00	0.00	0.00	2,350.00-	0
001-361-340-000	Zoning Hearing Board Fees	9,250.00	5,300.00	1,600.00	11,200.00	0.00	5,900.00	211
001-361-350-000	Zoning Amendment Fees	0.00	1,350.00	0.00	0.00	0.00	1,350.00-	0
001-361-500-000	Map And Publication Sales	49.66	50.00	3.00	115.00	0.00	65.00	230
Segment 3 Total								
001-362-410-000	Building Permit Fees	17,149.66	11,300.00	3,603.00	19,065.00	0.00	7,765.00	169
001-362-420-000	Zoning Permit Fees	166,141.61	120,000.00	8,127.90	91,275.60	0.00	28,724.40-	76
001-362-450-000	Commercial U&O Fees	13,892.50	8,500.00	590.00	7,540.00	0.00	960.00-	89
001-362-460-000	Driveway Permit Fees	775.00	500.00	0.00	0.00	0.00	500.00-	0
		490.00	195.00	0.00	560.00	0.00	365.00	287
Segment 3 Total								
*001-367-342-000	Park Cell Tower Rental	181,299.11	129,195.00	8,717.90	99,375.60	0.00	29,819.40-	77
001-367-400-000	PRPS Ticket Sales	20,863.62	0.00	0.00	0.00	0.00	0.00	0
001-367-408-000	Sports & Lesson Fees	5,695.95	8,000.00	140.00	5,787.53	0.00	2,212.47-	72
001-367-409-000	Park Trips	20,528.00	23,000.00	0.00	5,799.00	0.00	17,201.00-	25
001-367-420-000	Park Miscellaneous	9,114.89	7,000.00	2,360.00	7,572.90	0.00	572.90	108
		8,289.16	4,900.00	1,275.00	22,157.34	0.00	17,257.34	452

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
Segment 3 Total								
		64,491.62	42,900.00	3,775.00	41,316.77	0.00	1,583.23-	96
001-381-000-000	Miscellaneous Income	27,824.98	8,160.00	176.25	30,722.93	0.00	22,562.93	377
001-381-001-000	Service Charge Fees	0.00	1,200.00	1.00	247.49	0.00	952.51-	21
Segment 3 Total								
		27,824.98	9,360.00	177.25	30,970.42	0.00	21,610.42	351
001-383-200-000	Escrow Administration	800.00	800.00	100.00	200.00	0.00	600.00-	25
Segment 3 Total								
		800.00	800.00	100.00	200.00	0.00	600.00-	25
001-392-300-000	Transfer From Capital Fund	383,872.00	0.00	0.00	0.00	0.00	0.00	0
Segment 3 Total								
		383,872.00	0.00	0.00	0.00	0.00	0.00	0
001-395-000-000	Refund of Prior Year Expenditures	159.95	0.00	0.00	0.00	0.00	0.00	0
Segment 3 Total								
		159.95	0.00	0.00	0.00	0.00	0.00	0
Fund 001 Revenue Total								
		4,399,030.45	3,575,158.50	343,341.60	2,432,342.97	0.00	1,142,815.53-	68

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
Segment 3 Total								
		118,371.29	113,692.14	8,923.31	75,647.50	0.00	38,044.64	67
001-400-000-000	LEGISLATIVE BODY:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-400-110-000	Legislative- Payroll	7,560.00	7,500.00	630.00	5,670.00	0.00	1,830.00	76
001-400-150-000	Legislative- Benefits	65,708.76	68,917.14	5,133.31	48,287.21	0.00	20,629.93	70
001-400-312-000	Legislative- Consultant Services	38,297.00	26,100.00	2,770.00	17,942.00	0.00	8,158.00	69
001-400-337-000	Legislative- Mileage Reimbursement	311.04	500.00-	0.00	299.92	0.00	200.08	60
001-400-420-000	Legislative- Dues & Subscriptions	3,249.00	5,950.00	0.00	19.60-	0.00	5,969.60	0-
001-400-460-000	Legislative- Meetings & Seminars	3,245.49	4,725.00	390.00	3,467.97	0.00	1,257.03	73
Segment 3 Total								
		118,371.29	113,692.14	8,923.31	75,647.50	0.00	38,044.64	67
001-401-000-000	MANAGER:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-401-120-000	Management- Payroll	83,168.05	139,050.00	10,384.62	98,653.89	0.00	40,396.11	71
001-401-150-000	Management- Benefits	45,609.88	68,868.99	5,485.22	50,837.81	0.00	18,031.18	74
001-401-312-000	Management- Consultant Services	2,737.75	5,000.00	0.00	0.00	0.00	5,000.00	0
001-401-321-000	Management- Mobile Phone	600.00	600.00	50.00	450.00	0.00	150.00	75
001-401-337-000	Management- Mileage Reimbursement	4,800.00	4,800.00	400.00	3,600.00	0.00	1,200.00	75

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-401-460-000	Management- Meetings & Seminars	835.06	2,350.00	25.00	894.06	0.00	1,455.94	38
Segment 3 Total		137,750.74	220,668.99	16,344.84	154,435.76	0.00	66,233.23	70
FINANCIAL ADMINISTRATION:								
001-402-000-000	Finance- Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0
001-402-120-000	Finance- Benefits	55,782.59	63,375.90	5,038.48	50,056.59	0.00	13,319.31	79
001-402-150-000	Finance- Mobile Phone	30,629.71	28,436.27	1,875.15	15,089.53	0.00	13,346.74	53
001-402-321-000	Finance- Mileage Reimbursement	35.83-	300.00	25.00	225.00	0.00	75.00	75
001-402-337-000	Finance- Meeting & Seminars	159.80	300.00	0.00	134.29	0.00	165.71	45
001-402-460-000	Finance- Meeting & Seminars	238.44	1,300.00	0.00	198.88	0.00	1,101.12	15
Segment 3 Total		86,774.71	93,712.17	6,938.63	65,704.29	0.00	28,007.88	70
TAX COLLECTION:								
001-403-000-000	Tax Collection- Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0
001-403-110-000	Tax Collection- Benefits	2,383.42	2,411.50	0.00	2,363.41	0.00	48.09	98
001-403-150-000	Tax Collection- Office Supplies	182.33	184.72	0.00	180.80	0.00	3.92	98
001-403-210-000	Tax Collection- Professional Services	3,427.72	4,740.00	0.00	2,035.30	0.00	2,704.70	43
001-403-310-000	Tax Collection- Professional Services	32,483.31	32,956.30	1,571.19	27,210.29	0.00	5,746.01	83
Segment 3 Total		38,476.78	40,292.52	1,571.19	31,789.80	0.00	8,502.72	79
LEGAL SERVICES:								
001-404-000-000	Legal- General Services	0.00	0.00	0.00	0.00	0.00	0.00	0
001-404-310-000	Legal- RTK Services	59,438.50	69,000.00	3,716.90	30,479.16	0.00	38,520.84	44
001-404-320-000	Legal- RTK Services	36,691.74	12,000.00	408.00	960.00	0.00	11,040.00	8
Segment 3 Total		96,130.24	81,000.00	4,124.90	31,439.16	0.00	49,560.84	39
CLERICAL:								
001-405-000-000	Clerical- Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0
001-405-140-000	Clerical- Benefits	70,503.12	80,150.48	4,398.06	53,446.17	0.00	26,704.31	67
001-405-150-000	Clerical- Office Supplies	50,870.20	31,475.85	1,803.19	15,414.33	0.00	16,061.52	49
001-405-210-000	Payroll Services	5,051.68	7,900.00	308.86	2,998.84	0.00	4,901.16	38
001-405-310-000	Clerical- Telephone	13,664.05	14,850.00	1,194.13	11,568.28	0.00	3,281.72	78
001-405-325-000	Postage	5,200.31	5,085.00	222.25	2,694.42	0.00	2,390.58	53
001-405-337-000	Clerical- Mileage Reimbursement	4,374.72	4,181.00	0.46-	2,597.34	0.00	1,583.66	62
001-405-340-000	Clerical- Advertisement	132.19	240.00	0.00	163.65	0.00	76.35	68
001-405-460-000	Clerical- Meetings & Seminars	3,628.99	9,000.00	221.76	5,788.62	0.00	3,211.38	64
001-405-465-000	Computer Expense	2,698.60	5,150.00	0.00	1,207.67	0.00	3,942.33	23
001-405-470-000	Clerical- Other Expense	19,897.06	25,589.00	675.19	8,035.87	0.00	17,553.13	31
001-405-470-000	Clerical- Other Expense	13,531.35	16,740.00	340.69	3,501.93	0.00	13,238.07	21

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
Segment 3 Total								
		189,552.27	200,361.33	9,163.67	107,417.12	0.00	92,944.21	54
001-408-000-000	ENGINEERING SERVICES:							
001-408-310-000	Engineering Services	0.00	0.00	0.00	0.00	0.00	0.00	0
		28,734.94	41,500.00	1,587.50	11,863.13	0.00	29,636.87	29
Segment 3 Total								
		28,734.94	41,500.00	1,587.50	11,863.13	0.00	29,636.87	29
GOVERNMENT BUILDINGS & PLANT:								
001-409-000-000	Administration- Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0
001-409-136-000	Administration- Maintenance & Repairs	7,760.59	10,260.00	437.65	4,754.55	0.00	5,505.45	46
001-409-137-000	Administration- Alarm Service	18,620.99	16,779.00	917.00	9,429.81	0.00	7,349.19	56
001-409-142-000	Administration- Other Expenses	2,470.44	3,612.00	173.00	1,971.12	0.00	1,640.88	55
001-409-147-000	Garage- Utilities	1,266.36	2,400.00	41.15	938.43	0.00	1,461.57	39
001-409-236-000	Garage- Maintenance & Repairs	8,892.38	12,420.00	409.85	7,033.76	0.00	5,386.24	57
001-409-237-000	Garage- Alarm Service	9,453.91	9,464.40	500.61	4,981.38	0.00	4,483.02	53
001-409-242-000	Garage- Other Expenses	1,002.96	1,416.00	45.00	867.96	0.00	548.04	61
001-409-247-000	Preserve Farmhouse	0.00	1,500.00	22.57	815.21	0.00	684.79	54
001-409-373-000	Community Hall- Utilities	15,403.09	0.00	0.00	0.00	0.00	0.00	0
001-409-436-000	Community Hall- Maintenance & Repairs	2,995.67	5,340.00	112.97	2,069.66	0.00	3,270.34	39
001-409-437-000	Community Hall- Other Expenses	5,373.38	5,172.00	287.66	3,182.34	0.00	1,989.66	62
001-409-447-000	Historical Bldg- Utilities	425.52	600.00	0.00	12.91	0.00	587.09	2
001-409-536-000	Historical Bldg- Maintenance & Repairs	2,433.61	3,829.00	63.31	2,141.47	0.00	1,687.53	56
001-409-537-000	Hollow Rd Rental- Utilities	2,664.32	1,699.92	0.00	179.00	0.00	1,520.92	11
001-409-636-000	Hollow Rd Rental- Maintenance & Repairs	104.32	250.00	0.00	62.41	0.00	312.41	25-
001-409-637-000	Hollow Rd Rental- Maintenance & Repairs	2,105.51	4,080.00	0.00	3,904.00	0.00	176.00	96
001-409-737-000	Springhouse- Maintenance & Repairs	350.00	1,000.00	0.00	0.00	0.00	1,000.00	0
Segment 3 Total								
		50,516.87	79,822.32	3,010.77	42,219.19	0.00	37,603.13	53
FIRE:								
001-411-000-000	Fire Protection- Hydrant Rentals	0.00	0.00	0.00	0.00	0.00	0.00	0
001-411-380-000	Fire Protection- WFD Contributions	25,360.59	25,398.00	837.51	6,577.08	0.00	18,820.92	26
001-411-540-000		301,286.86	316,036.86	0.00	206,250.00	0.00	109,786.86	65
Segment 3 Total								
		326,647.45	341,434.86	837.51	212,827.08	0.00	128,607.78	62
UCC & CODE ENFORCEMENT:								
001-413-000-000	Fire Marshal- Payroll	0.00	0.00	0.00	0.00	0.00	0.00	0
001-413-110-000	Fire Marshal- Benefits	4,868.60	9,640.80	561.42	4,609.38	0.00	5,031.42	48
001-413-110-150	Code Enforcement- Payroll	450.69	942.48	54.16	467.32	0.00	475.16	50
001-413-140-000	Code Enforcement- Benefits	105,425.68	43,775.00	3,320.00	31,540.00	0.00	12,235.00	72
001-413-150-000	Code Enforcement- Supplies	46,165.21	26,773.33	1,710.18	15,887.73	0.00	10,885.60	59
001-413-210-000		2,472.50	7,855.00	75.00	4,701.77	0.00	3,153.23	60

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-433-313-000	Traffic Signal- Engineering	5,493.08	6,500.00	0.00	437.50	0.00	6,062.50	7
001-433-361-000	Traffic Signal- Electricity	3,492.67	3,240.00	265.38	2,102.09	0.00	1,137.91	65
001-433-374-000	Traffic Signal- Maintenance	17,036.26	18,050.00	0.00	4,662.15	0.00	13,387.85	26
Segment 3 Total		26,022.01	27,790.00	265.38	7,201.74	0.00	20,588.26	26
REPAIRS OF TOOLS AND MACHINERY:								
001-437-000-000		0.00	0.00	0.00	0.00	0.00	0.00	0
001-437-250-000	Machinery & Tools- Vehicle Maintenance	31,103.67	83,064.00	988.32	13,236.63	0.00	69,827.37	16
001-437-260-000	Machinery & Tools- Small Tools	7,204.43	6,850.00	766.01	5,695.93	0.00	1,154.07	83
001-437-370-000	Machinery & Tools- Small Tool Repairs	384.67	500.00	0.00	425.00	0.00	75.00	85
Segment 3 Total		38,692.77	90,414.00	1,754.33	19,357.56	0.00	71,056.44	21
ROADS & BRIDGES:								
001-438-000-000		0.00	0.00	0.00	0.00	0.00	0.00	0
001-438-231-000	Gasoline	3,779.80	5,267.00	383.91	3,010.70	0.00	2,256.30	57
001-438-232-000	Diesel Fuel	11,690.71	22,330.00	1,617.40	9,828.84	0.00	12,501.16	44
001-438-242-000	Road Signs	3,378.04	3,200.00	296.77	705.40	0.00	2,494.60	22
001-438-245-000	Road Supplies	14,390.64	35,900.00	536.13	10,266.29	0.00	25,633.71	29
001-438-300-000	Contractor- Snow	7,062.50	0.00	0.00	0.00	0.00	0.00	0
001-438-313-000	Engineering	67,171.78	55,000.00	6,313.42	40,254.31	0.00	14,745.69	73
001-438-370-000	Road Program- Contractor	391,409.63	15,500.00	5,288.00	5,288.00	0.00	10,212.00	34
Segment 3 Total		498,883.10	137,197.00	14,435.63	69,353.54	0.00	67,843.46	51
001-439-701-000	Fixed Assets Purchased	10,586.83-	0.00	0.00	0.00	0.00	0.00	0
Segment 3 Total		10,586.83-	0.00	0.00	0.00	0.00	0.00	0
STORM WATER MANAGEMENT:								
001-446-000-000		0.00	0.00	0.00	0.00	0.00	0.00	0
001-446-313-000	Stormwater Management- Engineering	19,966.53	44,500.00	1,672.00	14,042.62	0.00	30,457.38	32
Segment 3 Total		19,966.53	44,500.00	1,672.00	14,042.62	0.00	30,457.38	32
RECREATION- ADMINISTRATION:								
001-451-000-000		0.00	0.00	0.00	0.00	0.00	0.00	0
001-451-140-000	Recreation- Payroll	34,446.80	47,586.00	912.87	31,567.27	0.00	16,018.73	66
001-451-150-000	Recreation- Benefits	23,986.19	26,861.25	1,534.92	15,974.21	0.00	10,887.04	59
001-451-337-000	Recreation- Mileage Reimbursement	0.00	300.00	0.00	0.00	0.00	300.00	0
001-451-460-000	Recreation- Meetings & Seminars	0.00	1,025.00	0.00	120.00	0.00	905.00	12
Segment 3 Total		58,432.99	75,772.25	2,447.79	47,661.48	0.00	28,110.77	63

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
001-461-711-000	North Penn Lra Acquisition	20,269.48	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	20,269.48	0.00	0.00	0.00	0.00	0.00	0
001-481-000-000	EMPLOYER PAID BENEFITS AND WITHHOLDING I	0.00	0.00	0.00	0.00	0.00	0.00	0
001-481-430-000	Inter Gov- Real Estate Taxes	0.00	7,160.00	0.00	5,773.86	0.00	1,386.14	81
	Segment 3 Total	0.00	7,160.00	0.00	5,773.86	0.00	1,386.14	81
001-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
001-486-350-000	Insurances	108,029.65	119,037.00	1,744.00	60,515.75	0.00	58,521.25	51
	Segment 3 Total	108,029.65	119,037.00	1,744.00	60,515.75	0.00	58,521.25	51
001-492-300-000	Transfer To Capital Fund	0.00	895,566.25	0.00	7,164,815.82	0.00	6,269,249.57	800
	Segment 3 Total	0.00	895,566.25	0.00	7,164,815.82	0.00	6,269,249.57	800
	Fund 001 Expend Total	2,803,178.69	3,575,158.50	149,716.42	8,717,611.21	0.00	5,142,652.71	744

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/deficit	% Real
008-341-000-000	Interest Earnings	742.50	600.00	269.21	971.94	0.00	371.94	162
Segment 3 Total								
		742.50	600.00	269.21	971.94	0.00	371.94	162
008-364-110-000	Tapping Fees	1,058,829.84	11,400.00	8,582.51	38,823.22	0.00	27,423.22	341
008-364-120-000	Sewer Fees- Residential	433,182.06	490,104.66	4,113.95	330,998.33	0.00	159,106.33-	68
008-364-130-000	Sewer Fees- Commercial	163,453.39	151,561.21	7,410.63	110,019.05	0.00	41,542.16-	73
008-364-140-000	Late Fees	7,152.96	6,000.00	421.26	5,827.80	0.00	172.20-	97
008-364-150-000	Certification Fees	1,060.00	1,080.00	160.00	1,040.00	0.00	40.00-	96
008-364-190-000	Liens	376.00	100.00	0.00	0.00	0.00	100.00-	0
Segment 3 Total								
		1,664,054.25	660,245.87	20,688.35	486,708.40	0.00	173,537.47-	74
008-381-000-000	Miscellaneous Income	0.00	100.00	0.00	0.00	0.00	100.00-	0
Segment 3 Total								
		0.00	100.00	0.00	0.00	0.00	100.00-	0
008-395-000-000	Refund of Prior Year Expenditures	32.55	0.00	0.00	0.00	0.00	0.00	0
Segment 3 Total								
		32.55	0.00	0.00	0.00	0.00	0.00	0
Fund 008 Revenue Total								
		1,664,829.30	660,945.87	20,957.56	487,680.34	0.00	173,265.53-	74

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
008-402-000-000	WASTE WATER FINANCIAL ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-402-470-000	Financial / CD Fees	10.00	0.00	0.00	0.00	0.00	0.00	0
Segment 3 Total								
		10.00	0.00	0.00	0.00	0.00	0.00	0
008-405-000-000	WASEWATER CLERICAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-405-150-000	Administrative Staff Costs	47,152.72	0.00	0.00	0.00	0.00	0.00	0
Segment 3 Total								
		47,152.72	0.00	0.00	0.00	0.00	0.00	0
008-429-000-000	WASTWATER COLLECTION AND TREATMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-429-242-000	Alarm Services	932.10	982.00	0.00	969.30	0.00	12.70	99
008-429-300-000	Other Expenses	25,406.38	63,570.00	5,564.24	12,039.62	0.00	51,530.38	19
008-429-313-000	Engineering	10,630.91	10,750.00	0.00	6,864.38	0.00	3,885.62	64

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
008-429-314-000	Legal	330.23	3,900.00	0.00	362.08	0.00	3,537.92	9
008-429-316-000	Plant Operations	166,274.02	126,512.40	6,265.00	82,536.81	0.00	43,975.59	65
008-429-321-000	Telephone	761.26	888.00	70.72	620.62	0.00	267.38	70
008-429-361-000	Utilities	109,975.78	101,460.00	7,698.59	64,184.43	0.00	37,275.57	63
008-429-366-000	Water	389.14	0.00	0.00	0.00	0.00	0.00	0
008-429-374-000	Equipment & Repairs	16,724.69	12,600.00	3,359.40	16,966.39	0.00	4,366.39	135
008-429-421-001	Center Point- Operations	10,933.50	9,042.00	447.50	5,886.50	0.00	3,155.50	65
008-429-421-002	Center Point- Utilities & Repairs	8,445.66	4,452.00	259.91	4,803.56	0.00	351.56	108
008-429-422-001	Meadowood- Operations	18,547.37	9,042.00	447.50	6,746.60	0.00	2,295.40	75
008-429-422-002	Meadowood- Utilities & Repairs	547.45	1,752.00	53.33	295.22	0.00	1,456.78	17
008-429-423-001	Heritage Village- Operations	9,832.67	9,042.00	447.50	5,915.20	0.00	3,126.80	65
008-429-423-002	Heritage Village- Utilities & Repairs	3,604.92	4,380.00	169.89	2,004.65	0.00	2,375.35	46
008-429-424-001	Fawn Creek- Operations	10,563.72	9,042.00	447.50	6,032.90	0.00	3,009.10	67
008-429-424-002	Fawn Creek- Utilities & Repairs	2,905.61	3,804.00	142.43	1,588.92	0.00	2,215.08	42
008-429-425-001	Chadwick Place- Operations	10,568.86	9,042.00	447.50	5,993.76	0.00	3,048.24	66
008-429-425-002	Chadwick Place- Utilities & Repairs	3,936.34	4,488.00	153.04	1,887.25	0.00	2,600.75	42
008-429-426-001	Adair Pump- Operations	10,295.25	9,042.00	447.50	6,329.37	0.00	2,712.63	70
008-429-426-002	Adair Pump- Utilities & Repairs	4,828.84	3,228.00	138.32	1,812.21	0.00	1,415.79	56
008-429-700-000	Capital Improvements	0.00	90,000.00	1,821.09	2,538.29	0.00	87,461.71	3
008-429-800-000	Depreciation	268,293.00	0.00	0.00	0.00	0.00	0.00	0
Segment 3 Total		694,727.70	487,018.40	28,380.96	236,378.06	0.00	250,640.34	49
008-471-000-000	DEBT PRINCIPAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-471-200-000	General Obligation Bond- Principal	0.00	120,000.00	0.00	0.00	0.00	120,000.00	0
Segment 3 Total		0.00	120,000.00	0.00	0.00	0.00	120,000.00	0
008-472-000-000	DEBT INTEREST:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-472-200-000	General Obligation Bond- Interest	47,890.17	50,821.26	0.00	25,410.63	0.00	25,410.63	50
Segment 3 Total		47,890.17	50,821.26	0.00	25,410.63	0.00	25,410.63	50
008-475-000-000	Fiscal Agent Fees- 2016 Bond	74,471.67	0.00	0.00	1,050.00	0.00	1,050.00	0
Segment 3 Total		74,471.67	0.00	0.00	1,050.00	0.00	1,050.00	0
008-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
008-486-350-000	Insurance Expense	3,054.80	3,095.00	0.00	0.00	0.00	3,095.00	0

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	Segment 3 Total	3,054.80	3,095.00	0.00	0.00	0.00	3,095.00	0
	Fund 008 Expend Total	867,307.06	660,934.66	28,380.96	262,838.69	0.00	398,095.97	40

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
030-341-000-000	Interest Earnings	14,612.17	17,000.00	3,394.22	25,932.24	0.00	8,932.24	153
	Segment 3 Total	14,612.17	17,000.00	3,394.22	25,932.24	0.00	8,932.24	153
030-363-100-000	Traffic Impact Fees	0.00	45,857.00	6,250.00	63,918.00	0.00	18,061.00	139
	Segment 3 Total	0.00	45,857.00	6,250.00	63,918.00	0.00	18,061.00	139
030-381-000-000	Miscellaneous Income	0.00	6,000.00	0.00	38,912.75	0.00	32,912.75	649
	Segment 3 Total	0.00	6,000.00	0.00	38,912.75	0.00	32,912.75	649
030-392-010-000	Transfer From General Fund	0.00	895,566.25	0.00	7,164,815.82	0.00	6,269,249.57	800
030-392-040-000	Transfer from Revolving Fund	349,823.02	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	349,823.02	895,566.25	0.00	7,164,815.82	0.00	6,269,249.57	800
	Fund 030 Revenue Total	364,435.19	964,423.25	9,644.22	7,293,578.81	0.00	6,329,155.56	756
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
030-402-000-000	FINANCE ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-402-470-000	Investing/CD Fees	645.68	0.00	0.00	10.00	0.00	10.00-	0
	Segment 3 Total	645.68	0.00	0.00	10.00	0.00	10.00-	0
030-405-000-000	SECRETARY/CLERK:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-405-720-000	Office Equipment	0.00	29,800.00	0.00	22,034.33	0.00	7,765.67	74
	Segment 3 Total	0.00	29,800.00	0.00	22,034.33	0.00	7,765.67	74
030-409-000-000	GOVERNMENT BUILDINGS & PLANTS:	0.00	0.00	0.00	0.00	0.00	0.00	0
030-409-600-000	Building Improvements	0.00	39,700.00	1,200.00	16,736.40	0.00	22,963.60	42
	Segment 3 Total	0.00	39,700.00	1,200.00	16,736.40	0.00	22,963.60	42
030-430-600-000	Capital Roads	0.00	504,000.00	488,625.83	524,865.69	0.00	20,865.69-	104
030-430-740-000	Equipment Purchases	0.00	207,200.00	26,847.38	194,435.21	0.00	12,764.79	94

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	Segment 3 Total	0.00	711,200.00	515,473.21	719,300.90	0.00	8,400.90	101
030-433-600-000	Traffic signs & signals	0.00	10,100.00	0.00	5,642.83	0.00	4,457.17	56
	Segment 3 Total	0.00	10,100.00	0.00	5,642.83	0.00	4,457.17	56
030-454-600-000	Parks and Trails	0.00	77,500.00	1,020.22	7,259.24	0.00	70,240.76	9
030-454-710-000	Land Acquisition	0.00	80,000.00	2,592.11	11,462.92	0.00	68,537.08	14
	Segment 3 Total	0.00	157,500.00	3,612.33	18,722.16	0.00	138,777.84	12
030-492-010-000	Transfer to General Fund	383,872.00	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	383,872.00	0.00	0.00	0.00	0.00	0.00	0
	Fund 030 Expend Total	384,517.68	948,300.00	520,285.54	782,446.62	0.00	168,853.38	83

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
035-341-000-000	Interest Earnings	862.46	250.00	811.57	1,684.42	0.00	1,434.42	674
	Segment 3 Total	862.46	250.00	811.57	1,684.42	0.00	1,434.42	674
035-355-020-000	Liquid Fuel Funds	325,426.98	343,000.00	0.00	350,887.21	0.00	7,887.21	102
	Segment 3 Total	325,426.98	343,000.00	0.00	350,887.21	0.00	7,887.21	102
	Fund 035 Revenue Total	326,289.44	343,250.00	811.57	352,571.63	0.00	9,321.63	103
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
035-432-000-000	WINTER MAINTENANCE- SNOW REMOVAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
035-432-250-000	Snow & Ice Removal	44,180.25	0.00	0.00	0.00	0.00	0.00	0
	Segment 3 Total	44,180.25	0.00	0.00	0.00	0.00	0.00	0
035-438-000-000	ROADS & BRIDGES:	0.00	0.00	0.00	0.00	0.00	0.00	0
035-438-370-000	Road Maintenance Contractor	344,000.00	340,000.00	365,000.00	365,000.00	0.00	25,000.00-	107
	Segment 3 Total	344,000.00	340,000.00	365,000.00	365,000.00	0.00	25,000.00-	107
	Fund 035 Expend Total	388,180.25	340,000.00	365,000.00	365,000.00	0.00	25,000.00-	107

BUDGET REPORT

September 30, 2017

GENERAL		STATE	
Revenue YTD:	\$ 2,432,342.97	Revenue YTD:	\$ 352,571.63
Revenue Budget:	\$ 2,728,533.98	Revenue Budget:	\$ 343,187.50
Revenue to Budget:	89.14%	Revenue to Budget:	102.73%
Expenditure YTD:	\$ 1,552,995.39 *	Expenditure YTD:	\$ 365,000.00
Expenditure Budget:	\$ 2,062,421.41	Expenditure Budget:	\$ 340,000.00
Expenditure to Budget:	75%	Expenditure to Budget:	107%

WASTE WATER		CAPITAL	
Revenue YTD:	\$ 487,680.34	Revenue YTD:	\$ 128,762.99 *
Revenue Budget:	\$ 495,709.41	Revenue Budget:	\$ 51,642.75
Revenue to Budget:	98.38%	Revenue to Budget:	249.33%
Expenditure YTD:	\$ 262,838.69	Expenditure YTD:	\$ 782,446.62
Expenditure Budget:	\$ 397,168.53	Expenditure Budget:	\$ 896,475.00
Expenditure to Budget:	66%	Expenditure to Budget:	87%

*does not include interfund transfers

ERECTED INTO A TOWNSHIP IN 1733
TOWNSHIP OF WORCESTER
AT THE CENTER POINT OF MONTGOMERY COUNTY
PENNSYLVANIA

Board of Supervisors:
SUSAN G. CAUGHLAN, CHAIR
STEPHEN C. QUIGLEY, VICE CHAIR
ARTHUR C. BUSTARD, MEMBER

1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Planning & Parks Report
September 2017

Zoning Hearing Board (September 26)

- Conducted and completed hearing for Belles (ZHB 17-10); approved variance as to maximum impervious coverage.
- Conducted and completed hearing for Spring (ZHB 17-11); approved variances as to the expansion of a legal non-confirming structure.
- Continued hearing for Meadowood (ZHB 17-12) to October 24; Applicant seeks a variance as to building height.

Planning Commission (September 28)

- Reviewed a Preliminary/Final plan of subdivision for Adesso (LD 2017-06), and recommended conditional approval to the Board of Supervisors.
- Reviewed a revised Preliminary/Final Plan of land development for the Fairview Village Church of the Nazarene (LD 2017-07), and recommended conditional approval to the Board of Supervisors.
- Reviewed a Preliminary/Final Plan of subdivision for Himsworth (LD 2017-08), with discussion to be continued at a future Planning Commission meeting.
- Discussed with proposed Center Point Village Zoning Ordinance with the consultant planner, with discussion to be concluded at a future Planning Commission meeting.

Parks:

- Scheduled various park events.
- Scheduled field and pavilion rentals.

Grants:

- Submitted additional information for the DCED Multimodal Transportation Fund Grant.



WORCESTER TOWNSHIP
Building and Codes Department
September 2017

Report Dates: 9/1/2017 - 9/30/2017

Item	Count / Fee
Total Issued Permits	29 / \$5,860.35

Issued Permits

Fee Item	No. Permits	Construction Value	Permit Fee
Building			
1 Accessory Structure	1	\$0.00	\$45.00
2 Commercial Alterations	1	\$450,000.00	\$1,244.00
3 General Construction	1	\$14,000.00	\$157.80
4 Residential Addition	1	\$50,000.00	\$230.60
5 Residential Alterations	9	\$234,811.00	\$3,232.95
6 Roofing	1	\$50,364.00	\$69.00
7 Wooden Deck	2	\$33,545.00	\$223.00
Electrical			
8 New Electrical Work	4	\$16,400.00	\$116.00
Mechanical			
9 New Mechanical	3	\$38,460.00	\$252.00
Road Opening			
10 Road Opening	4	\$0.00	\$200.00
Zoning			
11 Accessory Structure	1	\$2,000.00	\$45.00
12 PATIO & DECK LESS THAN 30" ABOVE GRADE	1	\$16,000.00	\$45.00
TOTALS:	29	\$905,580.00	\$5,860.35

Other Fees Collected	
State Fee	\$88.00

Public Works Department Report

September 2017

- 1) Road Maintenance**
 - A. Cleared inlets and drains throughout the Township**
 - B. Filled potholes throughout the Township**
 - C. Cleaned edge of roadway swales throughout the Township**
 - D. Edge of roadway mowing throughout the Township**
 - E. String trimmed guide rails and bridges**
 - F. Completed annual crack sealing program on Township roadways**
 - G. Start of Methacton Avenue storm sewer project**
 - H. Pruning of large problematic trees hanging over Township roadways**

- 2) Storm Maintenance**
 - A. No significant storm events during the month of September**

- 3) Parks**
 - A. Three times weekly cleaning of public restrooms, emptying trash receptacles, and filling dog bag stations**
 - B. Repairing washouts and general trail maintenance**
 - C. Weekly mowing and trimming of all Turf areas**
 - D. Weekly dragging of baseball infields**
 - E. Pruned vegetation back from edge of trail system**
 - F. Removed dead trees from Heebner Park**
 - G. Prepped areas along Zacharias Trail for October's volunteer plantings**
 - H. Started construction of the new Heebner Park parking area off of Heebner Road**

- 4) Vehicle Maintenance**
 - A. Performed weekly maintenance of all Township vehicles**
 - B. Weekly maintenance of all mowing equipment**
 - C. State inspection of 64-39**
 - D. 64-25 taking in for service of the electrical system**

- 5) Miscellaneous**
 - A. Set and cleaned the Community Hall for all Township events and rentals**
 - B. Mowed Township maintained basins and open space**
 - C. Installed Public Works security cameras**

September 2017 Fire Marshal Report to Board of Supervisors

1/ Fire Marshal investigations on 11 dispatches.

2/ \$4000.00 fire damage on property valued at \$254,000 for the month..

3/ Meetings with architect, builder, Meadowood personnel, and Joe Nolan on fire department access to proposed four new buildings known as The Grove.

4/ One open burning letter sent to resident. Additional open burn issue investigated – source not located.

5/ Looking into locked gate access for first responders) (FD, EMS and PD)

6/ Met with Advance Realty regarding bollard locations in driveways around the building

7/ Met with owner and Peco regarding gas and electric restoration at the location of a previous house fire.

8/ Additional maps and building information added to Active 911 system

Respectfully Submitted,

David Cornish
Fire Marshal

MEMORANDUM

TO: Worcester Township Board of Supervisors
FROM: Joseph J. Nolan, P.E., Township Engineer
DATE: October 2, 2017
SUBJECT: Engineering Report - Project Status

This memorandum will provide an update and status report on the various projects that are ongoing within the Township as of October 1, 2017.

1. Heebner Road Parking Lot

Bids were received for this project on June 14, 2017 and the Board of Supervisors awarded the contract to Polaris Construction Inc., at the June 21, 2017 public meeting. We have received the executed contract documents. The pre-construction meeting was held the week of August 7, 2017, and construction is nearly completed. The contractor will be completing final paying this week, and follow up with restoration of disturbed areas.

3. 2017 Road Program

The Road Program has now been completed. The final estimates will be prepared as well as the final PennDot completion report.

4. Greenhill Road Culvert Replacement

This contract was awarded to BP Patterson at the July Board of Supervisors meeting. The pre-construction meeting was held on September 1, 2017, and the contract start date is September 11, 2017. The contractor will be initiating work on this project within the next few weeks.

5. Miscellaneous Items

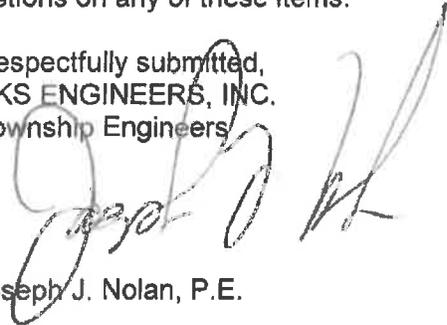
- a. CKS Engineers assisted the Township on numerous zoning and land development related issues as requested during the month.
- b. CKS Engineers performed various site inspections in conjunction with finalizing Use & Occupancy Permits during the month.
- c. CKS reviewed numerous grading permit applications for the Township during the month.

- d. CKS Engineers, Inc. continued to provide inspection services in conjunction with all ongoing land development and subdivision projects throughout the Township. This also included verifying completion of items and preparation of escrow releases for these projects.

- e. CKS assisted in reviewing numerous subdivisions and land developments submitted to the Township. These include Whitehall Estates, 2044 Berks Road, the Palmer Tract, the Rhoads Real Estate Ventures, 2 and 3, the Grove at Meadowood, The Church of the Nazarene, 1458 Hollow Road, and 1325 Hollow Road.

The above represents a status report on the projects and services currently being performed by CKS Engineers, Inc. Please contact me if you have any questions on any of these items.

Respectfully submitted,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Tommy Ryan, Township Manager
File

SEPTEMBER 2017 WORCESTER VOLUNTEER FIRE DEPARTMENT REPORT

WORCESTER TOWNSHIP

MUTUAL AID

TYPE	NUMBER OF CALLS	TYPE	LOCATION	NUMBER OF CALLS
Fire Alarms	4	Building	Lansdale	2
Vehicle Rescue	1	Building	East Norriton	1
Accident w/injuries	1		Total out of Town	3
Assist EMS	2			
Truck Fire	1			
Odor of gas	1			
Car Fires	2			
TOTAL WORCESTER TOWNSHIP	12	FIRE POLICE		
TOTAL CALLS	15	Vehicle accident	1	
		Average Manpower per Call	5	
		Hours in Service	35 min	
		Department Totals		
AVERAGE MANPOWER PER CALL	12.93	Man Hours in service on fire calls	126 hr 56 min	
HOURS IN SERVICE	9 hr 14 min	Man Hours in Service for Fire Police	2 hr 55 min	
		Man Hours in Service for Officers only	1 hr	
DRILLS FOR THE MONTH	4	Man Hours in Service on Drills	155 hr 45 min	
HOURS IN SERVICE FOR DRILLS	8 hr 15 min	Total for Month	286 hr 36 min	
AVERAGE MANPOWER PER DRILL	17.25			
Officer Only Calls	1	Maintenance Performed		
		Monthly Check Engine 83		
		Monthly Check Ladder 83		
		State Inspection Utility 83		
FIRE LOSS		State Inspection Field 83		
LOSS AMOUNT		Monthly Check Tanker 83		
\$4,000		PROPERTY VALUE		
		\$254,000.00		

PENNSYLVANIA STATE POLICE
CALL INFORMATION

Date Report Run : Mon, 2017-Oct-02

SEARCH CRITERIA: cc data.date added between '09/01/2017' and '09/30/2017' and cc_data.case_type<'TS' and cc_data.muni cipaity='46226'

DATE	TIME	CALL #	TYPE OF CALL	LOCATION	REPORT EXPECT	FOUND	CLEARED BY
2017-Sep-01	09:03	PA17-933915	ALRMF ALARM FALSE FAULT		NO	YES	CLOSED CAD
2017-Sep-01	09:42	PA17-934371	911 HANG UP CALL		NO	YES	CLOSED CAD
2017-Sep-01	11:28	PA17-935449	INFORM POLICE INFORMATION		NO	YES	ADVISE
2017-Sep-01	18:49	PA17-939644	ROAD ROAD HAZARD - ANIMAL - DE		NO	YES	CLOSED CAD
2017-Sep-02	11:20	PA17-944656	MVC RNI MVC - REPORTABLE, NO INJU		YES	YES	TRACS CRAS
2017-Sep-02	15:04	PA17-946101	WARSER WARRANT/SUBPOENA SERVICE		YES	YES	CLOSED CAD
2017-Sep-02	18:29	PA17-947398	SEOFPC SEE OFFICER GO		YES	YES	GENERAL OF
2017-Sep-02	19:02	PA17-947544	HOUSCK HOUSE CHECK		NO	YES	CLOSED CAD
2017-Sep-03	00:36	PA17-949001	911 HANG UP CALL		NO	YES	CLOSED CAD
2017-Sep-03	10:27	PA17-950537	CANCEL CANCELLED BY COMPLAINANT		NO	YES	CLOSED CAD
2017-Sep-03	11:24	PA17-950900	TROTH TRAF VIOL OTHER		NO	YES	CANCELLED
2017-Sep-03	13:01	PA17-951549	CIVIL LANDLORD - DIVORCE - PROP		NO	YES	CLOSED CAD
2017-Sep-04	11:07	PA17-958736	ALRMF ALARM FALSE FAULT		NO	YES	CLOSED CAD
2017-Sep-04	13:58	PA17-960326	CANCEL CANCELLED BY COMPLAINANT		NO	YES	CLOSED CAD
2017-Sep-04	14:32	PA17-960586	DISM DISABLED MOTORIST		NO	YES	CLOSED CAD
2017-Sep-04	17:11	PA17-961911	DIST DISTURBANCE/NOISE COMPLAI		NO	YES	CLOSED CAD
2017-Sep-04	19:02	PA17-962750	HOUSCK HOUSE CHECK		YES	YES	GENERAL OF
2017-Sep-04	20:20	PA17-963234	DIST DISTURBANCE/NOISE COMPLAI		NO	YES	CLOSED CAD
2017-Sep-05	05:50	PA17-964239	ALRMF ALARM FALSE FAULT		YES	YES	GENERAL OF
2017-Sep-05	08:37	PA17-964664	PFVAV PFA VIOLATION		NO	YES	CLOSED CAD
2017-Sep-05	15:02	PA17-966020	CANCEL CANCELLED BY COMPLAINANT		YES	YES	PAPER REPO
2017-Sep-05	15:26	PA17-966083	MVCI MVC - INJURIES		NO	YES	CLOSED CAD
2017-Sep-05	16:44	PA17-966359	SUAT SUICIDE - ATTEMPT OR TERE		YES	YES	TRACS CRAS
2017-Sep-05	19:44	PA17-966921	ROAD ROAD HAZARD - ANIMAL - DE		YES	YES	PAPER REPO
2017-Sep-05	20:24	PA17-967004	ROAD ROAD HAZARD - ANIMAL - DE		NO	YES	CLOSED CAD
2017-Sep-05	20:31	PA17-967023	ROAD ROAD HAZARD - ANIMAL - DE		NO	YES	DUPLICATE
2017-Sep-06	16:44	PA17-969664	MVC RNI MVC - REPORTABLE, NO INJU		YES	YES	TRACS CRAS
2017-Sep-06	18:08	PA17-969883	ALRMF ALARM FALSE FAULT		NO	YES	CLOSED CAD
2017-Sep-07	22:12	PA17-970407	ALRMF ALARM FALSE FAULT		NO	YES	CLOSED CAD
2017-Sep-07	19:30	PA17-973344	WELCK WELFARE CHECK		NO	YES	CLOSED CAD
2017-Sep-08	07:19	PA17-974348	MVC RNI MVC - REPORTABLE, NO INJU		NO	YES	CLOSED CAD
2017-Sep-09	14:59	PA17-979259	ROAD ROAD HAZARD - ANIMAL - DE		YES	YES	TRACS CRAS
2017-Sep-09	16:02	PA17-979421	ALRMF ALARM FALSE FAULT		NO	YES	CLOSED CAD
2017-Sep-09	16:21	PA17-979466	OVRMTR OVERDUE MOTORIST		NO	YES	CLOSED CAD
2017-Sep-09	18:19	PA17-979804	WELCK WELFARE CHECK		NO	YES	CLOSED CAD
2017-Sep-09	20:34	PA17-980187	REFER REFER TO OTHER AGENCY - P		NO	YES	CLOSED CAD
2017-Sep-10	08:43	PA17-981401	CANCEL CANCELLED BY COMPLAINANT		NO	YES	CLOSED CAD
2017-Sep-10	09:38	PA17-981523	THEFT THEFT		YES	YES	PAPER REPO
2017-Sep-10	12:42	PA17-982083	CANCEL CANCELLED BY COMPLAINANT		NO	YES	CANCELLED
2017-Sep-10	17:45	PA17-982811	THEFT THEFT		NO	YES	PAPER REPO
2017-Sep-10	19:13	PA17-983040	WARSER WARRANT/SUBPOENA SERVICE		NO	YES	CLOSED CAD
2017-Sep-10	19:57	PA17-983156	ROAD ROAD HAZARD - ANIMAL - DE		NO	YES	CLOSED CAD
2017-Sep-10	21:25	PA17-983370	ALRMF ALARM FALSE FAULT		NO	YES	CLOSED CAD
2017-Sep-10	22:15	PA17-983471	TREHDR TRAF VIOL ERRATIC DRIVER		NO	YES	CLOSED CAD
2017-Sep-11	02:58	PA17-983843	ALRMF ALARM FALSE FAULT		NO	YES	ADVISE
2017-Sep-12	07:11	PA17-987725	MVC RNI MVC - REPORTABLE, NO INJU		NO	YES	CLOSED CAD
2017-Sep-12	08:15	PA17-987938	DSCHK DOMESTIC SECURITY CHECK		YES	YES	TRACS CRAS
2017-Sep-12	08:45	PA17-988053	MVCNR MVC - NON-REPORTABLE		YES	YES	CLOSED CAD
2017-Sep-12	11:41	PA17-988853	MVCNR MVC - NON-REPORTABLE		YES	YES	TRACS CRAS
2017-Sep-13	12:49	PA17-992836	MVCNR INTERSTATE HIGHWAY - CLEA		YES	YES	TRACS CRAS
2017-Sep-14	11:44	PA17-994472	ILNZN INTERSTATE HIGHWAY - CLEA		YES	YES	TRACS CRAS
2017-Sep-14	12:32	PA17-996028	PFVAV PFA VIOLATION		NO	YES	CLOSED CAD
2017-Sep-14	15:01	PA17-996594	CANCEL CANCELLED BY COMPLAINANT		YES	YES	PAPER REPO
2017-Sep-14	18:20	PA17-997314	DISM DISABLED MOTORIST		NO	YES	CANCELLED
2017-Sep-14	19:31	PA17-997504	MVCNR MVC - NON-REPORTABLE		YES	YES	CLOSED CAD
2017-Sep-14	20:20	PA17-997616	DIST DISTURBANCE/NOISE COMPLAI		YES	YES	TRACS CRAS
2017-Sep-15	09:06	PA17-998900	CANCEL CANCELLED BY COMPLAINANT		NO	YES	GENERAL OF
2017-Sep-15	09:06	PA17-998900	WELCK WELFARE CHECK		NO	YES	CLOSED CAD

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, SEPTEMBER 20, 2017 – 6:30 PM**

CALL TO ORDER by Chair Caughlan at 6:31 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: SUSAN G. CAUGHLAN [X]
STEPHEN C. QUIGLEY [X]
ARTHUR C. BUSTARD [X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced the Board of Supervisors met in Executive Session on September 18 to discuss the following issues: a matter of litigation, in specific Mollick v. the Worcester Township Board of Supervisors and individual Board members, Montgomery County Court of Common Pleas, docket number #15-13760; a matter of litigation, in specific The Cutler Group v. Worcester Township, Commonwealth Court, #1223 C.D. 2016, and Montgomery County Court of Common Pleas docket #15-13769; a matter of potential litigation, in specific a property that is in violation of the Township Code; a personnel matter, in specific potential revisions to the terms of employment and to the benefits provided to Township employees; and, a personnel matter, regarding the Township Manager. Mr. Ryan noted a decision on the matter of Mollick v. the Worcester Township Board of Supervisors and individual Board members, Montgomery County Court of Common Pleas, docket number #15-13760, is expected to be made at this evening's Business Meeting.
- Mr. Ryan noted the request for a waiver of land development to install a utility shed at a Shearer Road property will not be considered at this evening's Business Meeting, at the request of PECO, the Applicant. This matter will be considered at the October 18 Business Meeting.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the Township auditor presentation at a public meeting, past year receipts and expenditures, past year surpluses, and Township financial statements.

PRESENTATIONS

2018 Budget – Mr. Ryan provided an update on the 2018 Budget. Mr. Ryan noted the draft budget does not include an increase in taxes and does not include new taxes, and he noted the budget does not include additional full-time employees.

Mr. Ryan provided an overview of primary receipts. Mr. Ryan noted the budget assumes a conservative 1.5% increase in Earned Income Tax receipts. Mr. Ryan noted the budget assumes a 14% decrease in building permit fees, as construction at active subdivisions is expected to conclude in 2017.

Mr. Ryan noted the budget provides a 5% increase in operating and capital contributions to the Worcester Volunteer Fire Department, and funds the purchase of permitting and asset management software.

Mr. Ryan commented on proposed capital improvements, including a new trail and pedestrian bridge at Defford Road Park, improvements to traffic signals at Valley Forge Road and Germantown Pike, and the replacement of existing, and the purchase of new, Public Works equipment. Mr. Ryan noted the budget provides \$825,000 for the Township's annual Road Program, which is in addition to dollars budgeted for program design, bidding and inspection, and which is in addition to funding for smaller roadway fixes to be made throughout the year.

Mr. Ryan commented on Sewer Fund operations, and efforts made by Township staff and the contracted sewer operator to lower system expenses. Mr. Ryan noted the draft budget includes a 1% increase to sewer service fees, which equates to an approximate \$0.45 increase per month for each home connected to the Township's sanitary sewer system.

Mr. Ryan commented on the State Fund, and the 2018 estimated Liquid Fuels allocation.

Chair Caughlan commented on restoring an administrative charge to the Sewer Fund. Mr. Ryan noted this charge was removed from the 2017 Budget, and he noted the additional cost to ratepayers if the charge was restored to its previous level. Mr. Ryan noted this matter is for the Board to decide.

Supervisor Quigley commented on sanitary sewer system work performed by Public Works personnel.

Mr. Ryan noted he would provide an update on the proposed 2018 Budget at the October 18 Business Meeting. He noted the Budget would also be presented at the November 15 Business Meeting, and then made available for a 20-day public inspection hearing, before being considered at a Public Hearing at the December 20 Business Meeting.

proposed sign ordinance – Bob Brant, Township Solicitor, commented on a US Supreme Court decision that requires content-neutral municipal sign regulations. Mr. Brant provided an overview of a proposed sign ordinance that amends current Township Code so to comply with the Court’s decision.

Chair Caughlan commented on the permitted posting duration for temporary signs. The consensus of the Board was to permit a 30-day posting period.

Chair Caughlan commented on the permitted size of temporary signs. The consensus of the Board was to permit a total of 35sf for all temporary signs posted at each residential or non-residential property.

Chair Caughlan commented on the Township’s ability to remove illegally-posted signs, and Mr. Brant noted the Township’s ability to remove illegally-posted signs.

Chair Caughlan commented on signage for accessory uses. The consensus of the Board was to amend the Township Code to delete the accessory signage classification.

There was general discussion regarding development identification signage at the entrance of certain subdivisions, and the maintenance of same.

Mr. Brant will revise the proposed ordinance, for continued review at a future meeting.

OTHER BUSINESS

- There was no other business discussed at this evening’s Work Session.

ADJOURNMENT

There being no further business brought before the Board, Chair Caughlan adjourned the Work Session at 7:27 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, SEPTEMBER 20, 2017 – 7:30 PM**

CALL TO ORDER by Chair Caughlan at 7:35 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: SUSAN G. CAUGHLAN [X]
STEPHEN C. QUIGLEY [X]
ARTHUR C. BUSTARD [X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced the Board of Supervisors met in Executive Session on September 18 to discuss the following issues: a matter of litigation, in specific Mollick v. the Worcester Township Board of Supervisors and individual Board members, Montgomery County Court of Common Pleas, docket number #15-13760; a matter of litigation, in specific The Cutler Group v. Worcester Township, Commonwealth Court, #1223 C.D. 2016, and Montgomery County Court of Common Pleas docket #15-13769; a matter of potential litigation, in specific a property that is in violation of the Township Code; a personnel matter, in specific potential revisions to the terms of employment and to the benefits provided to Township employees; and, a personnel matter, regarding the Township Manager. In addition, Mr. Ryan noted the Board met in Executive Session prior to this evening's Business Meeting to discuss a matter of litigation, in specific Mollick v. the Worcester Township Board of Supervisors and individual Board members, Montgomery County Court of Common Pleas, docket number #15-13760. Mr. Ryan noted a decision on the matter of Mollick v. the Worcester Township Board of Supervisors and individual Board members, Montgomery County Court of Common Pleas, docket number #15-13760, is expected to be made at this evening's Business Meeting.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the 2017 audit, past year surpluses, the net financial position of the Township, and the review conducted by the Township's elected auditors.

OFFICIAL ACTION ITEMS

- a) Consent Agenda – Chair Caughlan asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

Supervisor Bustard made a motion to approve a consent agenda that includes (a) the Treasurer's Report and other Monthly Reports for August 2017, (b) bill payment for August 2017 in the amount of \$1,093,856.25; (c) the August 16, 2017 Work Session minutes; and, (d) the August 16, 2017 Business Meeting minutes. The motion was seconded by Chair Caughlan.

Dr. Mollick commented on the Township Solicitor's invoice, legal expenses to date, Right-To-Know legal expenses to date, and the 2017 Budget.

By unanimous vote the Board adopted the motion to approve.

- b) Settlement Agreement – Bob Brant, Township Solicitor, noted Board of Supervisors' consideration of a proposed Settlement Agreement in the matter of Mollick v. the Worcester Township Board of Supervisors and individual Board members, Montgomery County Court of Common Pleas, docket number #15-13760.

Supervisor Bustard made a motion to approve a Settlement Agreement in the matter of Mollick v. the Worcester Township Board of Supervisors and individual Board members, Montgomery County Court of Common Pleas, docket number #15-13760. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- c) Public Hearing – At 7:50 pm Chair Caughlan opened a Public Hearing to consider Ordinance 2017-271, an ordinance to install a stop sign at North Wales Road and Yost Road.

Mr. Brant noted the ordinance had been submitted to the *Times Herald* and the Montgomery County Law Library on August 22. Mr. Brant noted the ordinance had been posted in the Township Building lobby and on the Township website on August 22, and had been advertised in the *Times Herald* on September 1.

Mr. Ryan noted McMahon Associates, Traffic Engineer for both Whitpain Township and Worcester Township, had conducted a stop sign analysis that found a warrant to install a three-way stop at the intersection of North Wales Road and Yost Road.

Dr. Mollick commented on conditions at the intersection of Bean Road and Whitehall Road. Mr. Ryan noted Pennsylvania Department of Transportation approval for a four-way stop at this location is needed, as Whitehall Road is a State-owned roadway. Mr. Ryan noted that, in recent years, PennDOT has denied the Township's requests to install a four-way stop at this intersection.

Chair Caughlan called for additional public comment, and there was none.

The Public Hearing was closed at 7:56 pm.

- d) Ordinance 2017-271 – Supervisor Bustard made a motion to approve Ordinance 2017-271, to authorize installation of a stop sign on North Wales Road, on the southbound approach to the intersection of North Wales Road and Yost Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- e) Public Hearing – At 7:57 pm Chair Caughlan opened a Public Hearing to consider Ordinance 2017-272, an ordinance to amend and close the Township’s defined-benefit pension plan, and to create a Township defined-contribution pension plan.

Mr. Brant noted the ordinance had been submitted to the *Times Herald* and the Montgomery County Law Library on August 31. Mr. Brant noted the ordinance had been posted in the Township Building lobby and on the Township website on August 31, and had been advertised in the *Times Herald* on September 1.

Mr. Ryan provided an overview of defined-benefit and defined-contribution pension plans, and the relative cost of each plan type. Mr. Ryan noted the defined-contribution pension plan will be provided to all qualifying Township employees with an employment start date on or after January 1, 2017.

Chair Caughlan called for public comment, and there was none.

The Public Hearing was closed at 8:02 pm.

- f) Ordinance 2017-272 – Supervisor Bustard made a motion to approve Ordinance 2017-272, to amend and close the Township’s defined-benefit pension plan, and to create a Township defined-contribution pension plan. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) Minimum Municipal Obligation (MMO) – Mr. Ryan commented on the calculated MMO amounts to be paid to the Township’s two pension plans in the coming year.

Supervisor Bustard made a motion to approve the Minimum Municipal Obligation payments for 2018 in the amount of \$52,571 for the defined-benefit pension plan, and in the amount of \$5,624 for the defined-contribution pension plan. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

h) resignation – Supervisor Bustard made a motion to accept the resignation of Laura Simpson, Parks, Grants & Outreach Coordinator. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

OTHER BUSINESS

- There was no other business discussed at this evening's Business Meeting.

ADJOURNMENT

There being no further business brought before the Board, Chair Caughlan adjourned the Business Meeting at 8:05 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager



agenda item b)

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2017-18

**A RESOLUTION TO GRANT REVISED PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL OF FAIRVIEW VILLAGE CHURCH PLAN -
BUILDING ADDITION**

WHEREAS, Church of the Nazarene of Fairview Village (hereinafter referred to as "Applicant") has submitted a Land Development Plan to Worcester Township and has made application for Preliminary/Final Plan Approval of a plan known as Building Addition - Fairview Village Church Plan. The Applicant is the legal owner of an approximate 19.274 acre tract of land located at 3044 Germantown Pike, Worcester Township, Montgomery County, Pennsylvania in the AGR - Agricultural Zoning District of the Township, being Tax Parcel Nos. 67-00-01585-004 and 67-00-01585-104 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the property was subject to a previous Land Development Application which was granted Preliminary/Final Approval by the Worcester Township Board of Supervisors at its August 17, 2016 Meeting; and

WHEREAS, this is an amended Final Plan in which the Applicant proposes to construct two building additions of 3,442 square feet and 1,360 square feet to the existing church building; and

WHEREAS, said Plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on September 28, 2017; and

WHEREAS, the Preliminary/Final Plan for the proposed land development, prepared by Woodrow & Associates, Inc., titled, "Building Addition - Fairview Village Church" consisting of 4 sheets, dated May 13, 2016, with latest revisions dated July 26, 2017, along with a "Post Construction Stormwater Management Report - Addition Size Revision" dated June, 2017, also prepared by Woodrow & Associates, Inc., is now in a form suitable for Preliminary/Final Plan Approval by the Worcester Township Board of Supervisors, subject to certain conditions.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING,

IT IS HEREBY RESOLVED by the Board of Supervisors of Worcester Township, as follows:

1. **Approval of Plan.** The Preliminary/Final Plan prepared by Woodrow & Associates, Inc. as described above, is hereby approved, subject to the conditions set forth below.

2. **Conditions of Approval.** The approval of the Preliminary/Final Plan is subject to strict compliance with the following conditions:

- A. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of August 23, 2017.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of September 27, 2017.
- C. Compliance with the Decision and Order of the Worcester Township Zoning Hearing Board entered on May 20, 2016 regarding Application No. 16-04.
- D. The approval and/or receipt of permits required from any and all outside agencies, including but not limited to, Montgomery County Conservation District, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation, and all other authorities, agencies, municipalities, and duly constituted public authorities having jurisdiction in any way over the development.
- E. Prior to recording the Final Plan, Applicant shall enter into a Land Development and Financial Security Agreement ("Agreement") with the Township. The Agreement shall be in a form satisfactory to the Township Solicitor, and the Applicant shall obligate itself to complete all of the improvements shown on the Plans in accordance with applicable Township criteria and specifications, as well as to

secure the completion of the public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

- F. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the Applicant, or its successors or assigns at the Property, Applicant shall, prior to the Township executing the Plans, execute a declaration to reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township, at the Township's sole discretion, with all expenses being charged to the Applicant, in the event said maintenance responsibilities are not fulfilled by the Applicant after the Township provides reasonable notice to the Applicant to do so. The declaration shall be satisfactory to the Township Solicitor and shall be recorded simultaneously with the Plans.
- G. The Applicant's obligation to install sidewalks pursuant to Section 130-18.A of the Worcester Township Subdivision and Land Development Ordinance is deferred until such time as directed by the Township.
- H. The Applicant shall provide to the Township for signature that number of Plans required for recordation and filing with the various Departments of Montgomery County, plus an additional three (3) Plans to be retained by the Township, and the Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recordation.
- I. The Applicant shall provide a copy of the recorded Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recordation.
- J. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recordation.

- K. 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 Resolution.
- L. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Resolution, and the Agreement shall be borne entirely by the Applicant, and shall be at no cost to the Township.
- M. Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hour notice prior to the initiation of any grading or ground clearing, whether for the construction of public improvements or in connection with any portion of the Development.
- N. Applicant understands that it will not be granted Township building or grading permits until the record plan, financial security, and all appropriate development and financial security agreements, easements, and other required legal documents are approved by the Township and recorded with the Montgomery County Recorder of Deeds and all appropriate approvals and/or permits from Township or other agencies for the above-mentioned project are received. Any work performed on this project without the proper permits, approvals, and agreements in place will be stopped.

3. **Waivers.** The Worcester Township Board of Supervisors hereby grants the following waivers requested with respect to this Plan:

- A. Section 130-16.C. of the Worcester Township Subdivision and Land Development Ordinance - Road frontage improvements;
- B. Section 130-18.A. of the Worcester Township Subdivision and Land Development Ordinance - Sidewalks to be provided along all streets;

- C. Section 130-18.B. of the Worcester Township Subdivision and Land Development Ordinance - curbing to be installed along each side of every residential, secondary or commercial street;
- D. Section 130-23.A. & C. of the Worcester Township Subdivision and Land Development Ordinance - Setting monuments along right-of-way and permanent markers on all property corners;
- E. Section 130-23.B. of the Worcester Township Subdivision and Land Development Ordinance - Benchmarks to be on Township Sewer and/or USGS Datum;
- F. Section 130-28.G. (4) of the Worcester Township Subdivision and Land Development Ordinance - Street trees to be planted;
- G. Section 130-28.G. (5) of the Worcester Township Subdivision and Land Development Ordinance - Perimeter buffers;
- H. Section 130-28.G. (6) of the Worcester Township Subdivision and Land Development Ordinance - Parking lot buffering;
- I. Section 130-28.G. (7) of the Worcester Township Subdivision and Land Development Ordinance - One shade tree per 50 LF of basin perimeter;
- J. Section 130-33.C. of the Worcester Township Subdivision and Land Development Ordinance - Proving existing features within 500 feet of any part of the land development being subdivided;
- K. Section 130-33.G. of the Worcester Township Subdivision and Land Development Ordinance - Providing a natural resource protection plan; and
- L. Section 130-24.B.(4)(e)[2] of the Worcester Township Subdivision and Land Development Ordinance - seepage bed to drain within 24 hours.

4. **Acceptance.** The conditions set forth in paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.

5. **Effective Date.** This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicant in writing.

BE IT FURTHER RESOLVED that the Plans shall be considered to have received Final Approval once staff appointed by the Worcester Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to the satisfaction of Township staff and appropriate Township officials have signed said Plans and submitted them for recording with the Montgomery County Recorder of Deeds. Applicant shall provide the Township with executed Final Plans, record plans, development agreements, easements, and other associated documentation, according to Township procedures. Any changes to the approved site plan will require the submission of an amended site plan for land development review by all Township review parties.

RESOLVED and **ENACTED** this 18th day of October, 2017 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Susan G. Caughlan, Chair

Attest:

Tommy Ryan, Secretary

ACCEPTANCE

The undersigned states that he is authorized to execute this Acceptance on behalf of the Applicant and owner of the property which is the subject matter of this Resolution, that he has reviewed the Conditions imposed by the Board of Supervisors in the foregoing Resolution and that he accepts the Conditions on behalf of the Applicant and the owner and agrees to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

**CHURCH OF THE NAZARENE OF
FAIRVIEW VILLAGE**

Date: _____

By: _____

**Jerry A. Ginter
Executive Director**

C
K
S

CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

RECEIVED
AUG 28 2017

August 23, 2017
Ref: #7503

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 3044 Germantown Pike - Church of the Nazarene - Land Development Plan
(Worcester Township LD 2017-07)

Dear Mr. Ryan:

I am in receipt of the Township's memorandum requesting my review of the amended final land development plan proposed at the existing church facility. The applicant is currently proposing two building additions, 3,442 SF and 1,360 SF. The Amended Final Land Development Plan has been prepared for the applicant by Woodrow & Associates, Inc., of Lower Gwynedd, Pennsylvania. The plan consists of four sheets dated May 13, 2016, last revised July 26, 2017. The submission also includes a "Post Construction Stormwater Management Report - Addition Size Revision", dated June, 2017, also prepared by Woodrow & Associates, Inc. I have reviewed this plan for conformance with the Zoning Ordinance and the Subdivision and Land Development Ordinance of Worcester Township. Based on my review, I offer the following comments:

1. The plan had previously received final approval from the Worcester Board of Supervisors by 2016-27, which includes a series of twelve waivers from the Subdivision and Land Development Ordinance as well as requiring compliance with Zoning Hearing Board Order 16-04.
2. As noted above, the plan proposes two building additions. This differs from the previous (approved) plan in that the approved plan proposed one 2,100 SF building addition. We note that the ZHB Order permitted the applicant to increase the impervious surface total on the site no greater than 0.27%. The plan proposes two building additions, 3,442 SF and 1,360 SF, as well as proposing to remove approximately 1,394 SF of an existing driveway.

The "Parcel Area Schedule" identifies the existing and proposed building and impervious surface coverage for the site, and indicates a total impervious coverage of 39.32%. The ZHB Order limited the coverage to 39.33% (the existing coverage of 39.06% plus the allowance to increase it by 0.27%).

We request that the plan be revised to further clarify how the proposed impervious surface totals and percentage were achieved. For instance, the areas of the building additions are greater than the prior proposal by 2,700 SF. The existing impervious surface total of 237,800 SF is identified in the tabulation as part of the existing conditions, however it is shown as 236,440 SF in the "Proposed Coverage" portion of the tabulation. The tabulation does identify the removal of 1,394 SF of existing driveway, but it is not clear how or why the existing impervious surface total changes from 237,800 to 236,440 SF.

We suspect that the total percentage is correct and compliance has been achieved, but the discrepancies on the plan should be addressed.

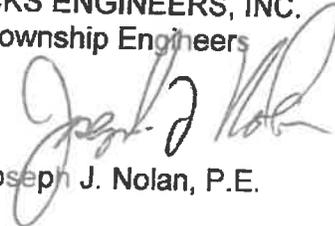
3. The plan does not contemplate any waiver requests that weren't granted with the previous plan approval. All are noted on the plan, as is the Zoning Hearing Board decision and condition.
4. The Stormwater Management Report does not include the correct total of new impervious surface being added. As presented, only the larger of the two building additions are accounted for in calculating the increase in runoff. The calculations should be revised accordingly, and any necessary modifications to the existing stormwater management system should be identified on the plans.
5. The applicant should indicate how comment number 4 from the June 28, 2016 CKS Engineers, Inc. review letter has been addressed, regarding proposed landscaping. We note that compliance with comments in that letter is item 2.A in the approval resolution.
6. Item 2.F from the approval resolution refers to ownership and maintenance responsibilities of the stormwater management facilities. We recommend that a note be added to the Record Plan stating the respective responsibilities, including reference to the access rights to Worcester Township for the purpose of inspecting the facilities, etc.
7. There is sufficient parking provided on the site to comply with the Zoning Ordinance requirements, however we recommend that the applicant confirm whether the two building additions will require changes to the parking summary in the zoning tabulation.

CKS Engineers, Inc.

August 23, 2017
Ref: #7503
Page 3

The above represents our comments on this amended final plan. Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert Brandt, Esq., Township Solicitor
Timothy P. Woodrow, Woodrow & Associates, Inc.
File



McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9446

September 18, 2017

Mr. Tommy Ryan
Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #1 – Final Land Development Plan**
Fairview Village Church Addition (LD 2017-07)
Worcester Township, Montgomery County, PA
McMahon Project No. 817608.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our initial traffic engineering review of the proposed church expansion at 3044 Germantown Pike in Worcester Township, Montgomery County, PA. It is our understanding that the proposed expansion will consist of 3,442 square feet of building space and a 1,360 square-foot courtyard. Currently, access to the site is provided via three full-movement driveways along Germantown Pike. As part of this expansion, it is proposed to remove the westernmost driveway, resulting in two full-movement driveways that will continue to serve the site.

The following document was reviewed and/or referenced in preparation of our traffic review:

- Record Plan for Fairview Village Church Building Expansion prepared by Woodrow & Associates, Inc., last revised July 26, 2017.

Upon review of the plans, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. The applicant was granted a waiver from the following ordinance sections at a July 28, 2016 meeting:
 - **Section 130-16** – requiring roadway improvements along the Germantown Pike site frontage.
 - **Section 130-18.A** – requiring sidewalk along the Germantown Pike site frontage. It should be noted that the installation of sidewalk has been deferred until the Township deems it necessary.
 - **Section 130-18.B** – requiring curbing along the Germantown Pike site frontage.

Mr. Tommy Ryan
September 18, 2017
Page 2

2. Adequate sight distance measurements must be provided on the plans for the two existing driveways that will serve the site as required by **Section 130-16.E(5) of the Subdivision and Land Development Ordinance**. The sight distance was measured in the field at the two existing full movement driveways and it appears that the sight distance satisfies the minimum safe stopping sight distance or greater at both locations.
3. A stop sign and stop bar must be shown on the plans on both driveway approaches to Germantown Pike.
4. Since Germantown Pike is a County Roadway, a County Highway Occupancy Permit will be required for the closure of the westernmost driveway and any modifications to the two driveways that will serve the site. The Township must be copied on all plan submissions and correspondence between the applicant and the County, and invited to any and all meetings between these parties.

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me.

Sincerely,



Casey A. Moore, P.E.
Vice President & Regional Manager

BMJ/CAM/lsw

cc: Joseph Nolan, P.E., Township Engineer
Bob Brant, Esq., Township Solicitor
Timothy Woodrow, P.E., Woodrow & Associates, Inc. (Applicant's Engineer)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

September 27, 2017

Mr. Tommy Ryan, Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #16-0126-002
Plan Name: Fairview Village Church
Situate: Germantown Avenue (S)/Park Avenue (W)
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 21, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant, Church of the Nazarene of Fairview Village, is proposing to construct a 3,442 square foot addition to their building located in the Township's AGR-Agricultural District. The existing building is 62,800 square feet and is located on a 19.27 acre parcel. The applicant has also proposed a 1,360 square foot addition to the existing courtyard located in the center of the existing building. This plan is a resubmission with changes. The previous plan, submitted in June of 2016, included a building addition of 2,100 square feet. The applicant was awarded several waivers that were requested at the time of the former submission.

COMPREHENSIVE PLAN COMPLIANCE

We wish to reiterate our former comments regarding this plan's compliance with both the Township and the County's comprehensive plans.



- A. Worcester Township Comprehensive Plan—The proposal is generally consistent with the Worcester Comprehensive Plan. The plan designates this area as “mixed use village”. The plan notes that “the mixed use villages are the larger villages in the Township and already have several commercial uses, as well as a significant residential community around them. These villages are envisioned to become more important to the Township as small centers of population and commerce.” The expansion of the church is not inconsistent with this vision.
- B. Montco 2040: A Shared Vision—The proposal is generally consistent with the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. This part of Worcester Township is located in the Suburban Residential Area. The primary uses for this area should be single-family detached homes, less dense multifamily and single-family attached uses, and institutional uses. The expansion of the church fits under the institutional use category.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant’s proposal without further comment as we have found it to be generally consistent with Worcester Township’s Comprehensive Plan and Montco 2040: A Shared Vision.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal without additional comment.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

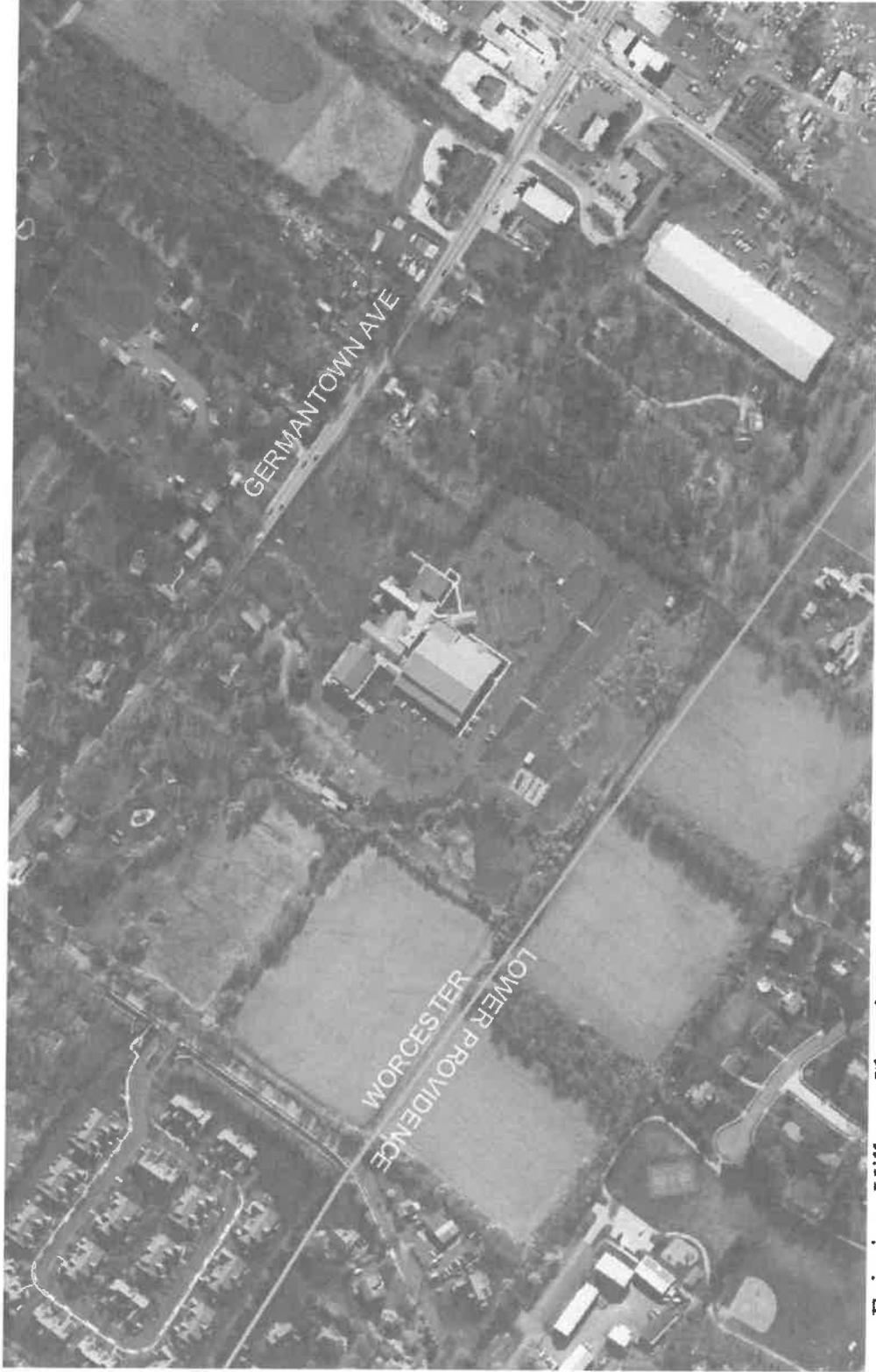
Sincerely,



Jamie Magaziner, Planner II
JMagazin@montcopa.org
610-278-3738

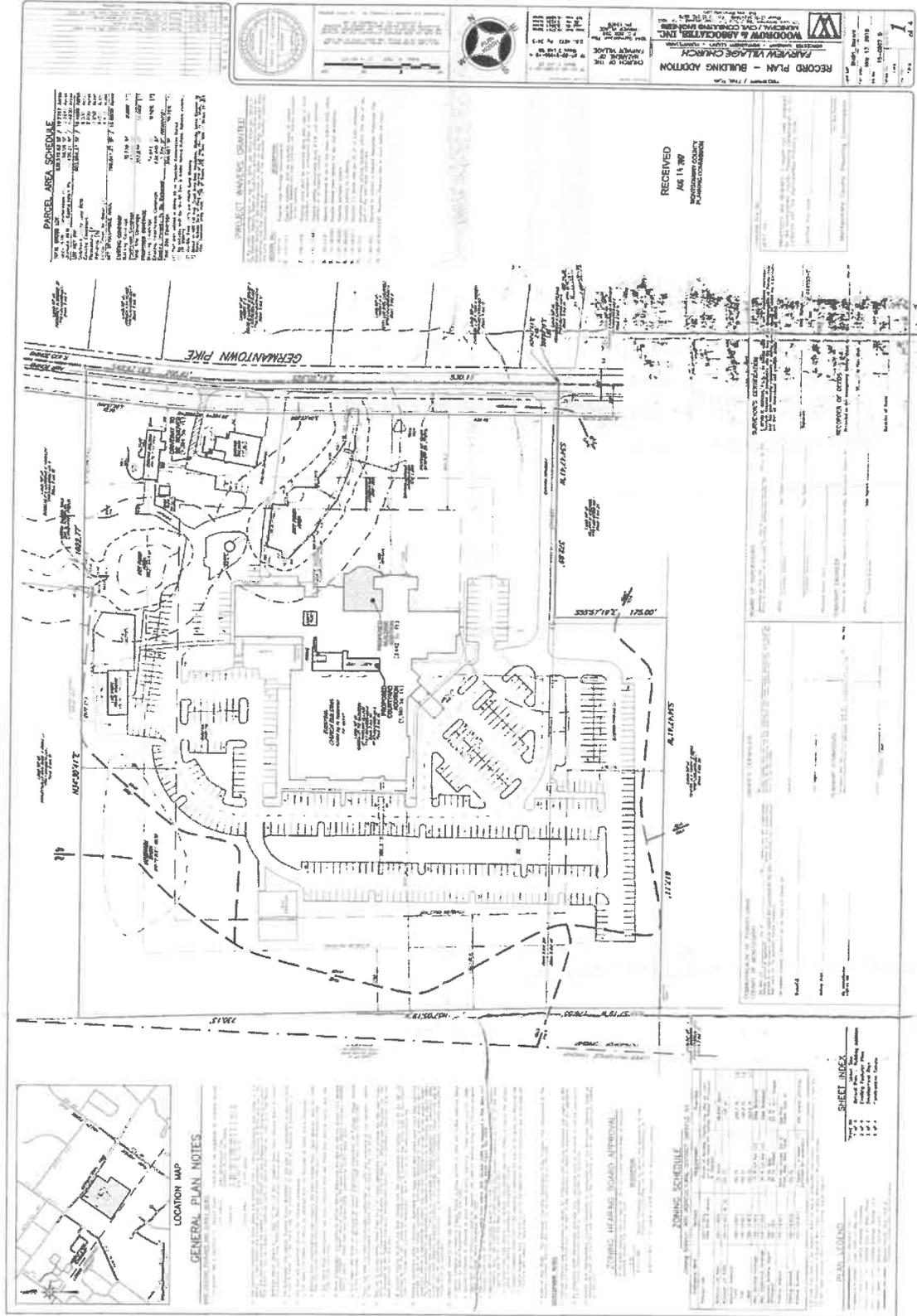
c: Church of the Nazarene of Fairview Village, Applicant
Woodrow & Associates, Applicant’s Representative
Gordon Todd, Chrm., Township Planning Commission

Attachments: 1. Aerial View of Site
 2. Reduced Copy of Plan



Fairview Village Church
160126002

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
600 Maryland Drive, Suite 40311
Baltimore, MD 21201
Tel: 410.278.3722 Fax: 410.278.3941
www.montcopa.org/pla.com
Year 2015 aerial photography provided by the
De Anne Water Regional Planning Commission



**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2017-19

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL OF MINOR SUBDIVISION PLAN
2199 BERKS ROAD; BLOCK 24, UNIT 6**

WHEREAS, Justin E. Hales and Lauren E. Hales, (hereinafter referred to as "Applicants") have submitted a Minor Subdivision Plan to Worcester Township and have made application for Preliminary/Final Plan Approval of a plan known as Minor Subdivision Plan, 2119 Berks Road Plan, further identified by Worcester Township as Plan no. LD 2017-03 ("Rhoads 2"). The Applicants are owners of an approximate 6.58 acre tract of land located at 2119 Berks Road, Worcester Township, Montgomery County, Pennsylvania in the LPD - Land Preservation Zoning District of the Township, being Tax Parcel No. 67-00-00277-007 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicants propose to subdivide the existing tract into 2 lots; Lot No. 1 containing approximately 3.23 acres and Lot No. 2 containing approximately 3.03 acres; and

WHEREAS, said Plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on August 24, 2017; and

WHEREAS, the Preliminary/Final Plan for the proposed minor subdivision prepared by Woodrow & Associates, Inc., titled, "Minor Subdivision Plan 2199 Berks Road" consisting of 1 sheet, dated June 15, 2017, is now in a form suitable for Preliminary/Final Plan Approval by the Worcester Township Board of Supervisors, subject to certain conditions.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING,

IT IS HEREBY RESOLVED by the Board of Supervisors of Worcester Township, as follows:

1. **Approval of Plan.** The Preliminary/Final Plan prepared by Woodrow & Associates, Inc. as described above, is hereby approved, subject to the conditions set forth below.

2. **Conditions of Approval.** The approval of the Preliminary/Final Plan is subject to strict compliance with the following conditions:

- A. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of July 28, 2017, Ref: #7518, relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of August 16, 2017, MCPC #10-0129-007.
- C. Compliance with all comments and conditions set forth in the McMahon Associates, Inc. letter of July 28, 2017, Project No. 817537.11.
- D. Payment to the Township of a Traffic Impact Fee, in the total amount of \$7,954.00, which shall be paid on a per lot basis and at the time of submission of a building permit application for each of the dwellings to be built on 2 lots, in the amount of \$3,977.00 per lot. Any further subdivision of Lot 1 or 2 shall be assessed with the applicable Worcester Township Traffic Impact Fee in effect at the time of such further subdivision.
- E. The approval and/or receipt of permits required from any and all outside agencies, including but not limited to, Montgomery County Conservation District, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation, and all other authorities, agencies, municipalities, and duly constituted public authorities having jurisdiction in any way over the development.
- F. Prior to recording the Final Plan, Applicants shall enter into a Land Development and Financial Security Agreement ("Agreement") with the Township.

The Agreement shall be in a form satisfactory to the Township Solicitor, and the Applicants shall obligate themselves to complete all of the improvements shown on the Plan in accordance with applicable Township criteria and specifications, as well as to secure the completion of the public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

- G. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the Applicants, or their successors or assigns at the Property, Applicants shall, prior to the Township executing the Plan, execute a declaration to reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township, at the Township's sole discretion, with all expenses being charged to the Applicants, in the event said maintenance responsibilities are not fulfilled by the Applicants after the Township provides reasonable notice to the Applicants to do so. The declaration shall be satisfactory to the Township Solicitor and shall be recorded simultaneously with the Plan.
- H. The Applicants shall provide to the Township for signature that number of Plans required for recordation and filing with the various Departments of Montgomery County, plus an additional three (3) Plans to be retained by the Township, and the Applicants shall have all Plans recorded, and the Applicants return the three (3) Plans to the Township within seven (7) days of Plan recordation.
- I. The Applicants shall provide a copy of the recorded Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recordation.
- J. The Applicants shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recordation.

- K. The Development shall be constructed in strict accordance with the content of the Plan, notes on the Plan and the terms and conditions of this Resolution.
- L. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan, notes to the Plan, this Resolution, and the Agreement shall be borne entirely by the Applicants, and shall be at no cost to the Township.
- M. Applicants shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hour notice prior to the initiation of any grading or ground clearing, whether for the construction of public improvements or in connection with any portion of the Development.
- N. Applicants understand that they will not be granted Township building or grading permits until the record plan, financial security, and all appropriate development and financial security agreements, easements, and other required legal documents are approved by the Township and recorded with the Montgomery County Recorder of Deeds and all appropriate approvals and/or permits from Township or other agencies for the above mentioned project are received. Any work performed on this project without the proper permits, approvals, and agreements in place will be stopped.

3. **Waivers.** The Worcester Township Board of Supervisors hereby grants the following waivers requested with respect to this Plan:

- A. Section 130-16 of the Worcester Township Subdivision and Land Development Ordinance - requiring road frontage improvements;
- B. Section 130-18.A of the Worcester Township Subdivision and Land Development Ordinance - partial waiver deferring sidewalk installation along all road frontage, until such time as

determined to be required by the Board of Supervisors;

- C. Section 130-18.B of the Worcester Township Subdivision and Land Development Ordinance - requiring curbing to be installed along the street or road fronting the property;
- D. Section 130-28.G(5) of the Worcester Township Subdivision and Land Development Ordinance - requiring perimeter buffer around the property;
- E. Section 130-28.G(9) of the Worcester Township Subdivision and Land Development Ordinance - requiring individual lot landscaping requirements;
- F. Section 130-33.C(1) of the Worcester Township Subdivision and Land Development Ordinance - requiring an Existing Features Plan to show features within 400 feet of any part of the land being subdivided; and
- G. Section 130-33.G of the Worcester Township Subdivision and Land Development Ordinance - requiring a Natural Resource and Protection Plan in conjunction with this proposed subdivision.

4. **Acceptance.** The conditions set forth in paragraph 2 above shall be accepted by the Applicants, in writing, within ten (10) days from the date of receipt of this Resolution.

5. **Effective Date.** This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicants in writing.

BE IT FURTHER RESOLVED that the Plan shall be considered to have received Final Approval once staff appointed by the Worcester Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to the satisfaction of Township staff and appropriate Township officials have signed said Plan and submitted them for recording with the Montgomery County Recorder of Deeds. Applicants shall provide the Township with executed Final Plan, record the plan, development

agreements, easements, and other associated documentation, according to Township procedures. Any changes to the approved site plan will require the submission of an amended site plan for land development review by all Township review parties.

RESOLVED and **ENACTED** this 18th day of October, 2017 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

Attest:

By: _____
Susan G. Caughlan, Chair

Tommy Ryan, Secretary

ACCEPTANCE

The undersigned states that he/she is authorized to execute this Acceptance on behalf of the Applicants and owner of the property which is the subject matter of this Resolution, that he/she has reviewed the Conditions imposed by the Board of Supervisors in the foregoing Resolution and that he/she accepts the Conditions on behalf of the Applicants and the owner and agrees to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

Date: _____

Justin E. Hales

Lauren E. Hales

C
K
S

CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

July 28, 2017
Ref: #7517

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

RECEIVED
AUG 02 2017

Attention: Tommy Ryan, Township Manager

Reference: 2119 Berks Road – “Rhoads 2” - Minor Subdivision Plan
(Worcester Township LD 2017-03)

Dear Mr. Ryan:

I am in receipt of the Township's memorandum requesting review of the proposed minor subdivision plan proposed at 2119 Berks Road. The applicant, Rhoads Real Estate Ventures, of North Wales, Pennsylvania, proposes to subdivide an existing tract of approximately 6.58 acres into 2 lots. Lot No. 1 would contain approximately 3.23 acres (net area) and Lot No. 2 would contain 3.03 acres. The minor subdivision plan has been prepared for the applicant by Woodrow & Associates, Inc., of Lower Gwynedd, Pennsylvania. The plan consists of one sheet and is dated June 15, 2017. I have reviewed this plan for conformance with the Subdivision and Land Development Code of Worcester Township. Based on my review, I offer the following comments:

1. A note has been included on the plan stating "This plan was prepared as a parcel subdivision only. No new construction is proposed with this application." The individual lots, therefore, do not show the proposed location of any buildings or homes on these two lots. However, the plan does not show the location of test pits for a septic system that should be performed in conjunction with this application.

We note that multiple test pit locations had been indicated on the December 18, 2015 subdivision plan that created this parcel. The applicant should verify if those test pits are still viable and accordingly, revise the plan to indicate the locations that are relevant for these proposed lots. This information should be provided to the Township so that we can verify that there is adequate area on each lot to construct an on-lot sewage disposal system in the future if homes are eventually proposed for these lots.

July 28, 2017

Ref: #7517

Page 2

2. The applicant must submit a Planning Module to the Pennsylvania Department of Environmental Protection in conjunction with this project. Planning approval will be required prior to final approval of this minor subdivision plan. The applicant is requested to have his engineer prepare the appropriate Planning Modules for submission to DEP.
3. When building construction is eventually proposed on these building lots, a Plot Plan will be required as part of the Building Permit Application. At that time, the applicant must meet the requirements of the Township Ordinances currently in effect regarding the development of these lots.
4. The applicant is requesting the following waivers in conjunction with this subdivision:
 - a. Section 130-16 requiring road frontage improvements.
 - b. Section 130-18.A requiring sidewalks along all road frontages.
 - c. Section 130-18.B requiring curbing to be installed along the street or road fronting the property.
 - d. Section 130-28.G(5) requiring perimeter buffer around the property.
 - e. Section 130-28.G(9) requiring individual lot landscaping requirements.
 - f. Section 130-33.C(1) requiring an Existing Features Plan to show features within 400 feet of any part of the land being subdivided.
 - g. Section 130-33.G requiring a Natural Resource and Protection Plan in conjunction with this proposed subdivision.
 - h. Section 130-28.G(4) requiring street trees. We note that the plan appears to indicate existing trees along the site fronting Berks Road. As shown, these trees would address the requirement to provide street trees. The applicant may wish to indicate the disposition of the trees (existing or proposed) and modify the plan and waiver request accordingly.

The Township Planning Commission and Board of Supervisors should consider these waiver requests in conjunction with their review of these plans.

5. The plan does not offer the area between the legal and ultimate rights of way to the Township; in accordance with the ordinance, this area should be offered for dedication. (SO Section 130-16.C(2)(c))

July 28, 2017

Ref: #7517

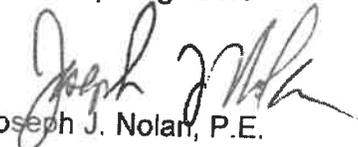
Page 3

7. The "Site Data and Zoning Schedule" correctly identifies the required yard setbacks, and the setbacks as shown are graphically correct, however we recommend that the yards be dimensioned on the plan. (ZO Section 150-13, SO Section 130-1.A(3)(d))
8. Subdivision Ordinance Section 130-17.B(7) requires that all new flag lots shall share driveway access with the lot between the flag and the street when driveway access is proposed to a primary, secondary feeder or secondary collector road. Berks Road is a secondary feeder. We recommend that a note be added to the plan stating this requirement.

The above represents all comments on this minor subdivision plan. The applicant and his engineer should address these comments and resubmit revised plans as required and also documentation on compliance with all applicable comments.

Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers


Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq. Township Solicitor
Timothy P. Woodrow, Woodrow & Associates, Inc.
Rhoads Real Estate Ventures
Justin E. & Lauren Hales, c/o 570 DeKalb Pike North Wales, PA 19464
File



McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9446

July 28, 2017

Mr. Tommy Ryan
Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
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William T. Steffens
Casey A. Moore, P.E.
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R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #1**
2119 Berks Road – Rhoads 2 (LD 2017-03)
Worcester Township, Montgomery County, PA
McMahon Project No. 817536.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our traffic engineering review of the proposed subdivision to be located at 2119 Berks Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision will consist of subdividing a larger lot on the lands of Justin E. & Lauren E. Hales (67-00-00277-00-1) into two smaller lots (lots 1 and 2) with a single-family home proposed on each lot. Access to the two proposed lots is assumed to be provided from a shared access that exists as a stone driveway and currently serves for access to/from the lands of Christopher Bruce and Diane Leigh Esbensen (67-00-03916-41-8).

The following document was reviewed and/or referenced in preparation of our traffic review:

- Minor Subdivision Plans for 2119 Berks Road prepared by Woodrow & Associates, Inc., dated June 15, 2017.

Upon review of the subdivision plans, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. Adequate sight distance measurements must be provided on the plans for the proposed driveway(s) to Lots 1 and 2 as required by **Section 130-16.E(5)** of the **Subdivision and Land Development Ordinance**. The sight distance was measured in the field at the existing stone driveway that appears will be the future joint access to the proposed subdivision, as well, and

the sight distance currently appears to satisfy the minimum safe stopping sight distance or greater.

2. The applicant is requesting a waiver from **Section 130-16** of the **Subdivision and Land Development Ordinance** requiring a 32-foot cartway width along the site frontage. The plans currently show an approximate 23-foot cartway width along the site frontage of Berks Road, thereby not meeting the ordinance requirement. Since the 23-foot cartway width along the site frontage is consistent with the cartway width along Berks Road in the vicinity of the site, McMahan is not opposed to the granting of this waiver.
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5. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on Land Use Code 210 (Single Family Detached Housing) in the Institute of Transportation Engineers publication, **Trip Generation**, Ninth Edition, the 2 single family homes will generate approximately 2 total "new" weekday afternoon peak hour trips. The TSA North impact fee of \$3,977 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$7,954.
6. A more detailed review of the site and all transportation-related elements on the plans can be conducted, if the Township deems necessary, once specific development is proposed for either Lot 1 or 2 and submitted for review. Additional comments may then follow.

Mr. Tommy Ryan

July 28, 2017

Page 3

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Casey A. Moore".

Casey A. Moore, P.E.
Vice President & Regional Manager

BMJ/CAM/lsw

E:\eng\817536\Correspondence\Municipality\Review Letter #1.docx

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
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JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
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WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

August 16, 2017

Mr. Tommy Ryan, Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #10-0129-007
Plan Name: 2119 Berks Road – South
(2 lots on 6.17 acres)
Situate: Berks Road (W)/South of Pennsylvania Turnpike
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced subdivision proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 26, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicants, Justin E. & Lauren E. Hales, are proposing to subdivide an existing tract of approximately 6 acres on the western side of Berks Road southwest of the Pennsylvania Turnpike into 2 lots. The proposed lots would each be approximately 3 acres. The subject tract is located in the LPD Residential District and no dwelling units or other structures are currently being proposed. We reviewed previous proposals for this tract, most recently on February 9, 2016. At that time, the applicant proposed dividing a larger lot into this lot and one other.

COMPREHENSIVE PLAN COMPLIANCE

Worcester Township Comprehensive Plan – The Township's 2008 Comprehensive Plan Update states its first goal as, "Maintain the Rural Character of the Majority of the Township." As an objective towards that goal, the plan states, "Encourage cluster development to help preserve critical natural and farmland resources and to move homes away from roads or behind ridgelines and woodlands to preserve views." (emphasis added) Additionally, the Comprehensive Plan states "Continue to use conservation subdivision techniques to ensure new residential development contributes positively to the character of the township and preserves rural resources." (emphasis

added) This proposal is a second subdivision of a previous subdivision, creating large lots instead of cluster development, which does not achieve the stated goals and objectives of Worcester Township's Comprehensive Plan. Since this site has already been subdivided once, there seems to be nothing that can be done to keep it from being subdivided again. However, the Township should consider changes to the Zoning Ordinance to prevent this situation from happening again in the future.

MontCo 2040: A Shared Vision - The proposal is generally consistent with the Montgomery County Comprehensive Plan, Montco 2040: A Shared Vision. This part of Worcester Township is located in the Rural Resource Area. This area should consist of "open land with a traditional rural appearance that includes farms, small woodlands, some low density residential homes, and rural villages." One of the primary uses for this area is "low-density residential development that is clustered or has a rural character." This subdivision is still low-density at 3 acres per lot.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that Worcester Township may wish to consider for the future, to better support their stated goals and objectives. Our comments are as follows:

REVIEW COMMENTS

FLAG LOTS

- A. Flag Lots – It appears that the house at 2121 Berks Rd. takes access from the same driveway that these two lots will, as will the two lots 2119 Berks Rd. (North). That is five lots sharing one driveway. This may create potential access issues if all of these lots are developed.

ZONING

- A. Compliance – This tract is in the LPD Residential District. However, this proposal is for subdivision of a lot less than 8 acres, therefore a Conservation Subdivision or land preservation cluster is not required. This proposal appears to be in compliance with the existing zoning requirements.
- B. Future Revisions – The Township may wish to amend the LPD Ordinance to prohibit developers from evasive maneuvers to avoid clustering development. Two possible strategies are proposed here for the Township's consideration. Note that these strategies are not applicable to the currently proposed subdivision, but would prevent future scenarios of developers using successive subdivisions to avoid clustering development.
- 1) Deed restrictions after initial subdivision – If properties over 8 acres are to be subdivided into two parcels, the Township could require deed restrictions prohibiting additional subdivisions of the same tract of land.
 - 2) Elimination of the 3 lot minimum for Conservation Subdivisions or land preservation cluster – If all subdivisions of land over 8 acres required following one of the township's clustering techniques, even just for two lots, then there would be no way to avoid creating a more conservation-focused subdivision.

Mr Tommy Ryan

August 16, 2017

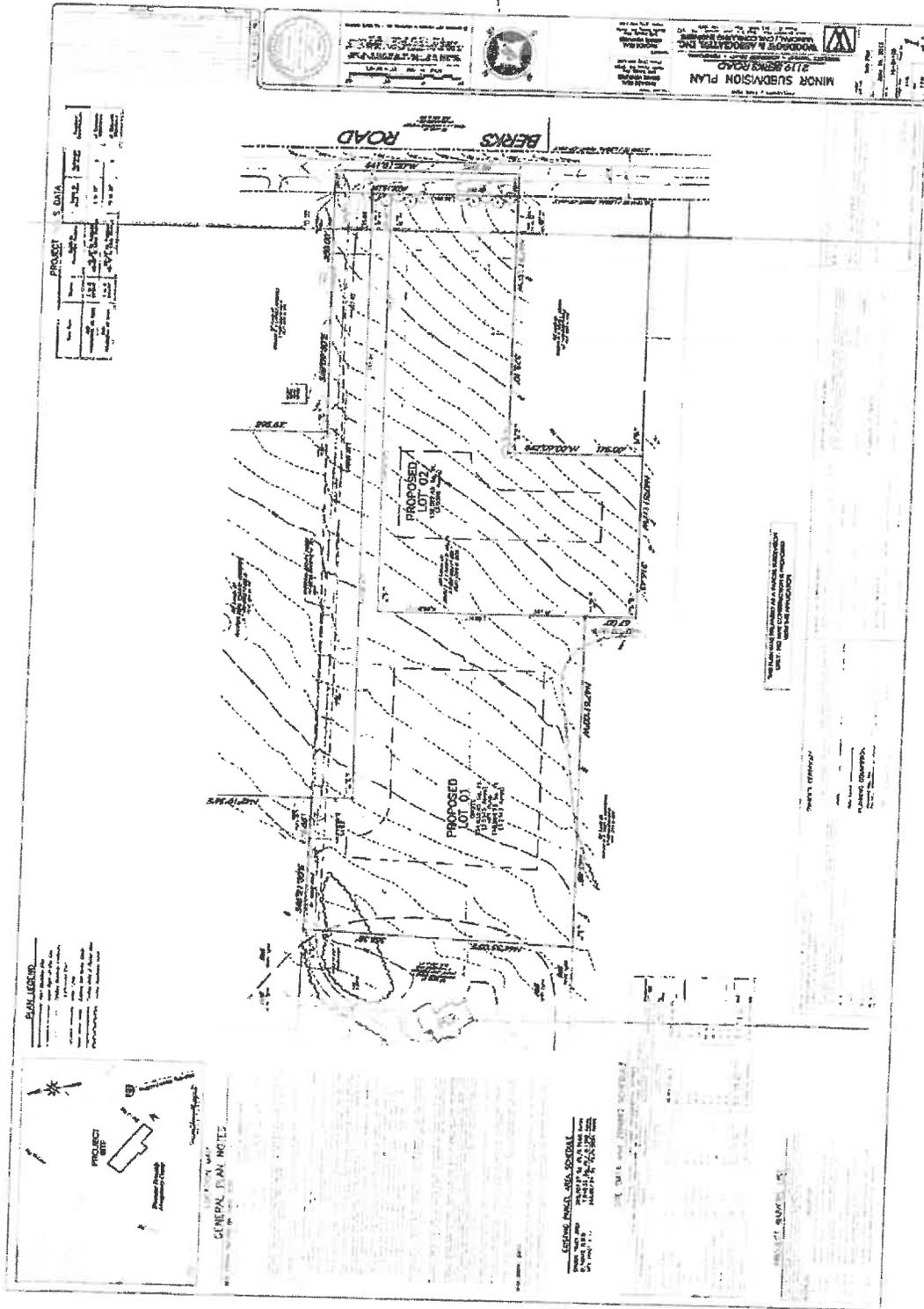


2119 Berks Road - South
100129007

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
200 Bankers Building - North Meridian
PO Box 311 - North Meridian, PA 17004-0311
P: 610.278.3722 F: 610.278.3841
www.montco.org/planning
Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission

Mr. Tommy Ryan

August 16, 2017



**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2017-20

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL OF MINOR SUBDIVISION PLAN
2199 BERKS ROAD; BLOCK 24, UNIT 131**

WHEREAS, Rhoads Real Estate Ventures, (hereinafter referred to as "Applicant") has submitted a Minor Subdivision Plan to Worcester Township and has made application for Preliminary/Final Plan Approval of a plan known as Minor Subdivision Plan, 2119 Berks Road Plan, further identified by Worcester Township as Plan No. LD 2017-04 ("Rhoads 3"). The Applicant is owner of an approximate 3.88 acre tract of land located at 2119 Berks Road, Worcester Township, Montgomery County, Pennsylvania in the LPD - Land Preservation Zoning District of the Township, being Tax Parcel No. 67-00-00277-025 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicant proposes to subdivide the existing tract into 2 lots; Lot No. 1 containing approximately 1.88 acres and Lot No. 2 containing approximately 1.86 acres; and

WHEREAS, said Plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on August 24, 2017; and

WHEREAS, the Preliminary/Final Plan for the proposed minor subdivision prepared by Woodrow & Associates, Inc., titled, "Minor Subdivision Plan 2199 Berks Road" consisting of 1 sheet, dated June 15, 2017, is now in a form suitable for Preliminary/Final Plan Approval by the Worcester Township Board of Supervisors, subject to certain conditions.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING,

IT IS HEREBY RESOLVED by the Board of Supervisors of Worcester Township, as follows:

1. Approval of Plan. The Preliminary/Final Plan prepared by Woodrow & Associates, Inc. as described above, is hereby approved, subject to the conditions set forth below.

2. Conditions of Approval. The approval of the Preliminary/Final Plan is subject to strict compliance with the following conditions:

- A. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of July 28, 2017, Ref: #7518, relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of August 16, 2017, MCPC #10-0129-006.
- C. Compliance with all comments and conditions set forth in the McMahon Associates, Inc. letter of July 28, 2017, Project No. 817537.11.
- D. Payment to the Township of a Traffic Impact Fee, in the total amount of \$7,954.00, which shall be paid on a per lot basis and at the time of submission of a building permit application for each of the dwellings to be built on 2 lots, in the amount of \$3,977.00 per lot. Any further subdivision of Lots 1 or 2 shall be assessed with the applicable Worcester Township Traffic Impact Fee in effect at the time of such further subdivision.
- E. The approval and/or receipt of permits required from any and all outside agencies, including but not limited to, Montgomery County Conservation District, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation, and all other authorities, agencies, municipalities, and duly constituted public authorities having jurisdiction in any way over the development.
- F. Prior to recording the Final Plan, Applicant shall enter into a Land Development and Financial Security Agreement ("Agreement") with the Township.

The Agreement shall be in a form satisfactory to the Township Solicitor, and the Applicant shall obligate itself to complete all of the improvements shown on the Plan in accordance with applicable Township criteria and specifications, as well as to secure the completion of the public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

- G. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the Applicant, or its successors or assigns at the Property, Applicant shall, prior to the Township executing the Plan, execute a declaration to reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township, at the Township's sole discretion, with all expenses being charged to the Applicant, in the event said maintenance responsibilities are not fulfilled by the Applicant after the Township provides reasonable notice to the Applicant to do so. The declaration shall be satisfactory to the Township Solicitor and shall be recorded simultaneously with the Plan.
- H. The Applicant shall provide to the Township for signature that number of Plans required for recordation and filing with the various Departments of Montgomery County, plus an additional three (3) Plans to be retained by the Township, and the Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recordation.
- I. The Applicant shall provide a copy of the recorded Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recordation.
- J. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recordation.

- K. The Development shall be constructed in strict accordance with the content of the Plan, notes on the Plan and the terms and conditions of this Resolution.
- L. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan, notes to the Plan, this Resolution, and the Agreement shall be borne entirely by the Applicant, and shall be at no cost to the Township.
- M. Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hour notice prior to the initiation of any grading or ground clearing, whether for the construction of public improvements or in connection with any portion of the Development.
- N. Applicant understands that it will not be granted Township building or grading permits until the record plan, financial security, and all appropriate development and financial security agreements, easements, and other required legal documents are approved by the Township and recorded with the Montgomery County Recorder of Deeds and all appropriate approvals and/or permits from Township or other agencies for the above mentioned project are received. Any work performed on this project without the proper permits, approvals, and agreements in place will be stopped.

3. **Waivers**. The Worcester Township Board of Supervisors hereby grants the following waivers requested with respect to this Plan:

- A. Section 130-16 of the Worcester Township Subdivision and Land Development Ordinance - requiring road frontage improvements;
- B. Section 130-18.A of the Worcester Township Subdivision and Land Development Ordinance - partial waiver deferring sidewalk installation along all road frontage, until such time as

determined to be required by the Board of Supervisors;

- C. Section 130-18.B of the Worcester Township Subdivision and Land Development Ordinance - requiring curbing to be installed along the street or road fronting the property;
- D. Section 130-28.G(5) of the Worcester Township Subdivision and Land Development Ordinance - requiring perimeter buffer around the property;
- E. Section 130-28.G(9) of the Worcester Township Subdivision and Land Development Ordinance - requiring individual lot landscaping requirements;
- F. Section 130-33.C(1) of the Worcester Township Subdivision and Land Development Ordinance - requiring an Existing Features Plan to show features within 400 feet of any part of the land being subdivided; and
- G. Section 130-33.G of the Worcester Township Subdivision and Land Development Ordinance - requiring a Natural Resource and Protection Plan in conjunction with this proposed subdivision.

4. **Acceptance.** The conditions set forth in paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.

5. **Effective Date.** This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicant in writing.

BE IT FURTHER RESOLVED that the Plan shall be considered to have received Final Approval once staff appointed by the Worcester Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to the satisfaction of Township staff and appropriate Township officials have signed said Plan and submitted it for recording with the Montgomery County Recorder of Deeds. Applicant shall provide the Township with executed Final Plans, record plans, development

agreements, easements, and other associated documentation, according to Township procedures. Any changes to the approved site plan will require the submission of an amended site plan for land development review by all Township review parties.

RESOLVED and **ENACTED** this 18th day of October, 2017 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

Attest: By: _____
Susan G. Caughlan, Chair

Tommy Ryan, Secretary

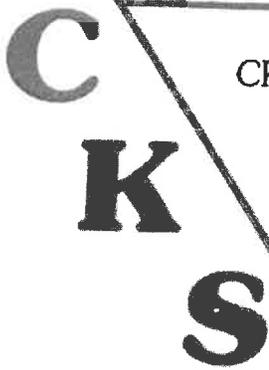
ACCEPTANCE

The undersigned states that he/she is authorized to execute this Acceptance on behalf of the Applicant and owner of the property which is the subject matter of this Resolution, that he/she has reviewed the Conditions imposed by the Board of Supervisors in the foregoing Resolution and that he/she accepts the Conditions on behalf of the Applicant and the owner and agrees to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

RHOADS REAL ESTATE VENTURES

Date: _____ **By:** _____

(PRINT NAME AND TITLE)



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

July 28, 2017
Ref: #7518
RECEIVED
AUG 02 2017

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 2119 Berks Road – "Rhoads 3" - Minor Subdivision Plan
(Worcester Township LD 2017-04)

Dear Mr. Ryan:

I am in receipt of the Township's memorandum requesting review of the proposed minor subdivision plan proposed at 2119 Berks Road. The applicant, Rhoads Real Estate Ventures, of North Wales, Pennsylvania, proposes to subdivide an existing tract of approximately 3.88 acres into 2 lots. Lot No. 1 would contain approximately 1.88 acres and Lot No. 2 would contain 1.86 acres. The minor subdivision plan has been prepared for the applicant by Woodrow & Associates, Inc., of Lower Gwynedd, Pennsylvania. The plan consists of one sheet and is dated June 15, 2017. I have reviewed this plan for conformance with the Subdivision and Land Development Code of Worcester Township. Based on my review, I offer the following comments:

1. A note has been included on the plan stating "This plan was prepared as a parcel subdivision only. No new construction is proposed with this application." The individual lots, therefore, do not show the proposed location of any buildings or homes on these two lots. However, the plans do show the location of test pits that were performed in conjunction with this application. The testing information of each of these test pits should be provided to the Township so that we can verify that there is adequate area on each lot to construct an on-lot sewage disposal system in the future if homes are eventually proposed for these lots.
2. The applicant must submit a Planning Module to the Pennsylvania Department of Environmental Protection in conjunction with this project. Planning approval will be required prior to final approval of this minor subdivision plan. The applicant is requested to have his engineer prepare the appropriate Planning Modules for submission to DEP.

3. When building construction is eventually proposed on these building lots, a Plot Plan will be required as part of the Building Permit Application. At that time, the applicant must meet the requirements of the Township Ordinances currently in effect regarding the development of these lots.
4. Section 130-28.G(4) requires street trees. We note that the plan does not propose any street trees, however the frontage available is only 50 total feet in width. The Township may wish to require trees, or in the alternate, a waiver request from the applicant.
5. The applicant is requesting the following waivers in conjunction with this subdivision:
 - a. Section 130-16 requiring road frontage improvements.
 - b. Section 130-18.A requiring sidewalks along all road frontages.
 - c. Section 130-18.B requiring curbing to be installed along the street or road fronting the property.
 - d. Section 130-28.G(5) requiring perimeter buffer around the property.
 - e. Section 130-28.G(9) requiring individual lot landscaping requirements.
 - f. Section 130-33.C(1) requiring an Existing Features Plan to show features within 400 feet of any part of the land being subdivided.
 - g. Section 130-33.G requiring a Natural Resource and Protection Plan in conjunction with this proposed subdivision.

The Township Planning Commission and Board of Supervisors should consider these waiver requests in conjunction with their review of these plans.

6. The plan indicates an existing access easement for the parcel behind the tract to be subdivided. The easement and existing driveway are not completely in alignment, and will be further complicated by the addition of the proposed lot lines. We recommend that the easement be revised to account for the new lot lines, so the appropriate access rights are established with the new property owners.
7. The plan does not offer the area between the legal and ultimate rights of way to the Township; in accordance with the ordinance, this area should be offered for dedication. (SO Section 130-16.C(2)(c))

July 28, 2017

Ref: #7518

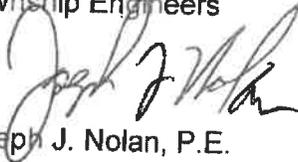
Page 3

8. Subdivision Ordinance Section 130-17.B(7) requires that all new flag lots shall share driveway access with the lot between the flag and the street when driveway access is proposed to a primary, secondary feeder or secondary collector road. Berks Road is a secondary feeder. We recommend that a note be added to the plan stating this requirement.
9. The plan indicates two iron pins to be set at the intersection of the proposed property lines and ultimate right of way on Berks Road. These iron pins should be revised to indicate the installation of concrete monuments. (SO Section 130-23.A)

The above represents all comments on this minor subdivision plan. The applicant and his engineer should address these comments and resubmit revised plans as required and also documentation on compliance with all applicable comments.

Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers


Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Timothy P. Woodrow, Woodrow & Associates, Inc.
Rhoads Real Estate Ventures
File



McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9446

July 28, 2017

Mr. Tommy Ryan
Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #1**
2119 Berks Road – Rhoads 3 (LD 2017-04)
Worcester Township, Montgomery County, PA
McMahon Project No. 817537.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our traffic engineering review of the proposed subdivision to be located at 2119 Berks Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision will consist of subdividing a larger lot on the lands of Rhoads Real Estate Ventures (67-00-00277-02-5) into two smaller lots (lots 1 and 2) with a single-family home proposed on each lot. Access to the two proposed lots is assumed to be provided from a shared access that exists as a stone driveway and currently serves for access to/from the lands of Christopher Bruce and Diane Leigh Esbensen (67-00-03916-41-8).

The following document was reviewed and/or referenced in preparation of our traffic review:

- Minor Subdivision Plans for 2119 Berks Road prepared by Woodrow & Associates, Inc., dated June 15, 2017.

Upon review of the subdivision plans, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. Adequate sight distance measurements must be provided on the plans for the proposed driveway(s) to Lots 1 and 2 as required by Section 130-16.E(5) of the **Subdivision and Land Development Ordinance**. The sight distance was measured in the field at the existing stone driveway that appears will be the future joint access to the proposed subdivision, as well, and

the sight distance currently appears to satisfy the minimum safe stopping sight distance or greater.

2. The applicant is requesting a waiver from **Section 130-16** of the **Subdivision and Land Development Ordinance** requiring a 32-foot cartway width along the site frontage. The plans currently show an approximate 23-foot cartway width along the site frontage of Berks Road, thereby not meeting the ordinance requirement. Since the 23-foot cartway width along the site frontage is consistent with the cartway width along Berks Road in the vicinity of the site, McMahan is not opposed to the granting of this waiver.
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4. The applicant is requesting a waiver from **Section 130-18.B** of the **Subdivision and Land Development Ordinance** requiring curbing to be provided along the site frontage. The plans currently do not show any curbing along the site frontage of Berks Road, thereby not meeting the ordinance requirement. Since there is currently no curbing along Berks Road in the vicinity of the site, McMahan is not opposed to the granting of this waiver.
5. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on Land Use Code 210 (Single Family Detached Housing) in the Institute of Transportation Engineers publication, **Trip Generation**, Ninth Edition, the 2 single family homes will generate approximately 2 total "new" weekday afternoon peak hour trips. The TSA North impact fee of \$3,977 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$7,954.
6. A more detailed review of the site and all transportation-related elements on the plans can be conducted, if the Township deems necessary, once specific development is proposed for either Lot 1 or 2 and submitted for review. Additional comments may then follow.

Mr. Tommy Ryan

July 28, 2017

Page 3

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Casey A. Moore". The signature is fluid and cursive, with a long horizontal stroke at the end.

Casey A. Moore, P.E

Vice President & Regional Manager

BMJ/CAM/lsw

I:\eng\817537\Correspondence\Municipality\Review Letter #1.docx

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

August 16, 2017

Mr. Tommy Ryan, Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #10-0129-006
Plan Name: 2119 Berks Road – North
(2 lots on 4.27 acres)
Situate: Berks Road (W)/South of Pennsylvania Turnpike
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced subdivision proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 26, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant, Rhoads Real Estate Ventures, is proposing to subdivide an existing tract of approximately 4.25 acres on the western side of Berks Road southwest of the Pennsylvania Turnpike into two lots. The proposed lots would each be approximately two acres. The subject tract is located in the LPD Residential District and no dwelling units or other structures are currently being proposed. We reviewed previous proposals for this tract, most recently on February 9, 2016. At that time, the applicant proposed dividing a larger lot into this lot and one other.

COMPREHENSIVE PLAN COMPLIANCE

Worcester Township Comprehensive Plan – The Township's 2008 Comprehensive Plan Update states its first goal as, "Maintain the Rural Character of the Majority of the Township." As an objective towards that goal, the plan states, "Encourage cluster development to help preserve critical natural and farmland resources and to move homes away from roads or behind ridgelines and woodlands to preserve views." (emphasis added) Additionally, the Comprehensive Plan states "Continue to use conservation subdivision techniques to ensure new residential

development contributes positively to the character of the township and preserves rural resources.” (emphasis added) This proposal is a second subdivision of a previous subdivision, creating large lots instead of cluster development, which does not achieve the stated goals and objectives of Worcester Township’s Comprehensive Plan. While normally a subdivision of one lot into two in this location would not go against the stated objectives of the Township Comprehensive Plan, it is important to consider the context and history of this property. In the future, the standards for conservation subdivisions would benefit from being strengthened in order to prevent this situation from happening again.

MontCo 2040: A Shared Vision - The proposal is generally consistent with the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. This part of Worcester Township is located in the Rural Resource Area. This area should consist of “open land with a traditional rural appearance that includes farms, small woodlands, some low density residential homes, and rural villages.” One of the primary uses for this area is “low-density residential development that is clustered or has a rural character.”

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal, however, in the course of our review we have identified the following issues that Worcester Township may wish to consider for the future, to better support their stated goals and objectives. Our comments are as follows:

REVIEW COMMENTS

FLAG LOTS

- A. Flag Lots – It appears that the house at 2121 Berks Rd. takes access from the same driveway that these two lots will, as will the two proposed lots at 2119 Berks Rd (South). That is five lots sharing one driveway. This may create potential issues between neighbors if all of these lots are developed. The applicant should consider alternate designs to promote proper access to all the proposed lots.

ZONING

- A. Compliance – This tract is in the LPD Residential District. However, this proposal is for subdivision of a lot less than eight acres, therefore a Conservation Subdivision or land preservation cluster is not required. This proposal appears to be in compliance with the existing zoning requirements.
- B. Future Revisions – The Township may wish to amend the LPD Ordinance to prohibit developers from evasive maneuvers to avoid clustering development. Two possible strategies are proposed here for the Township’s consideration. Note that these strategies are not applicable to the currently proposed subdivision, but would prevent future scenarios of developers using successive subdivisions to avoid clustering development.
1. Deed restrictions after initial subdivision – If properties over 8 acres are to be subdivided into two parcels, the Township could require deed restrictions prohibiting additional subdivisions of the same tract of land.
 2. Elimination of the three lot minimum for Conservation Subdivisions or land preservation cluster – If all subdivisions of land over eight acres required following one of the township’s clustering

techniques, even just for two lots, then there would be no way to avoid creating a more conservation-focused subdivision.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- A. Waivers - The applicant is requesting seven waivers for road improvements and landscaping. Considering that this is a simple two lot subdivision with no proposed buildings, we feel that the requested waivers are reasonable.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, as it complies with the existing zoning as written, but we believe that our suggested revisions will better achieve Worcester Township's planning objectives for development in the future.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Brandon Rudd, Senior Planner
610-278-3748 - brudd@montcopa.org

- c: Rhoads Real Estate Ventures, Applicant
Woodrow & Associates, Inc., Applicant's Representative
Gordon Todd, Chairman, Township Planning Commission

Attachments: Aerial Map
 Reduced Copy of Applicant's Plan

Mr. Tommy Ryan

August 16, 2017



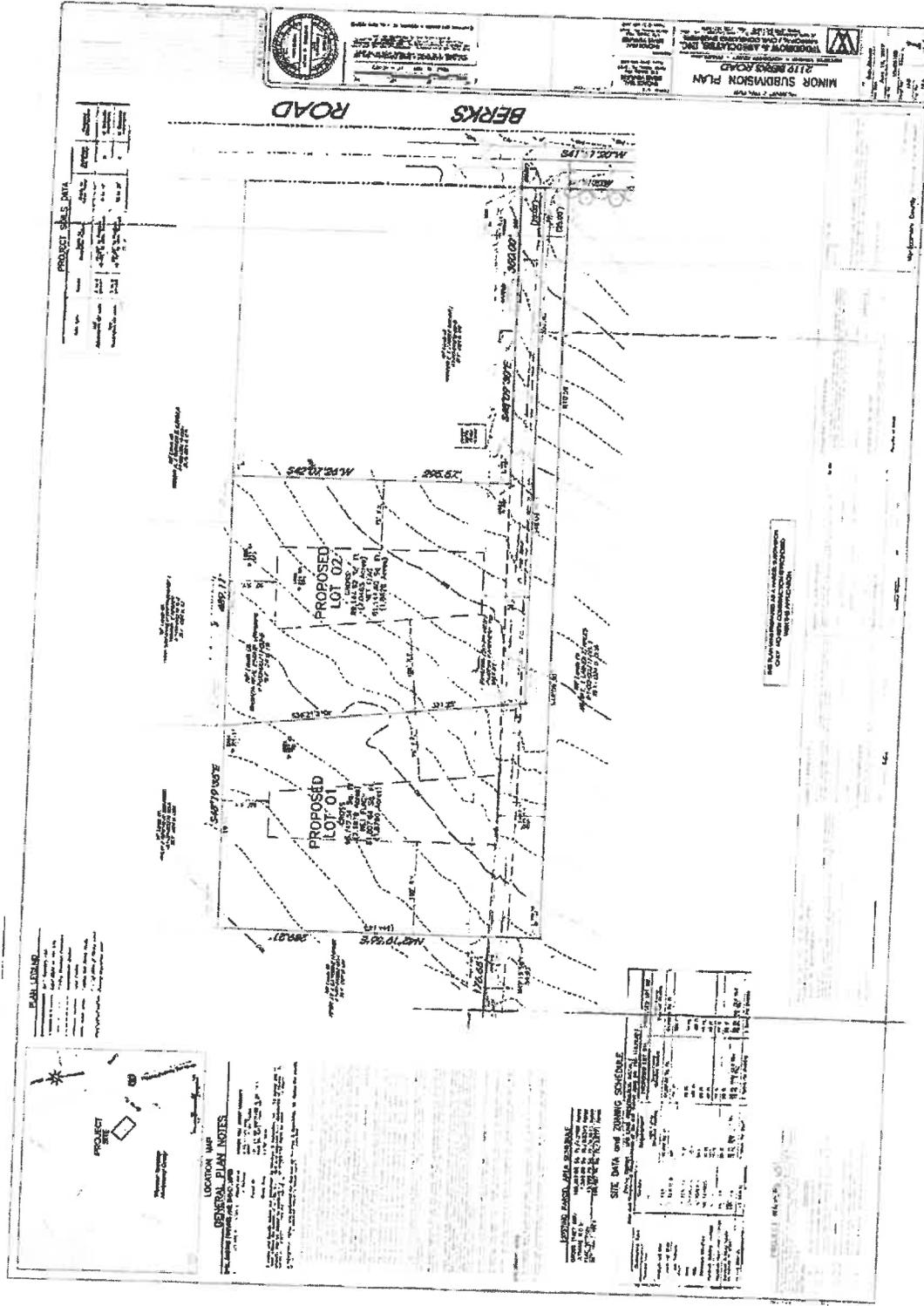
2119 Berks Road - North
100129006

Montgomery County
Planning Commission
Montgomery County Courthouse - Planning Commission
600 Broad Street, 11th Floor
P.O. Box 30900
Harrisburg, PA 17105-0309
www.montco.org/planning
Year 2016 aerial photography provided by the
Susquehanna Valley Regional Planning Commission



Mr Tommy Ryan

August 16, 2017



MEMO

to: Board of Supervisors
cc:
from: Tommy Ryan
date: October 13, 2017
re: Valley Green WWTP bid results & recommendation

Six bids for received for the above-noted project. The bids were opened on October 11, and the bid results are noted below:

Premier Roofing	\$19,850.00
Banes Roofing, Inc.	\$22,230.00
Picard & Son Construction	\$23,472.00
Russell Roofing	\$28,154.00
CRJ Construction	\$28,960.00

The bids have been reviewed by staff, and at the October 18 Business Meeting I will recommend a contract be awarded to Premier Roof, the lowest responsive and responsible bidder.

GENERAL FUND

RECEIPTS	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Taxes	\$ 3,103,704.58	\$ 2,834,095.00	\$ 3,030,947.69	\$ 2,907,740.00
Licenses & Permits	\$ 233,691.56	\$ 221,140.00	\$ 229,197.95	\$ 224,850.00
Fines & Forfeits	\$ 1,713.73	\$ 1,000.00	\$ 2,590.12	\$ 1,500.00
Interest & Rents	\$ 183,613.89	\$ 159,313.32	\$ 173,333.63	\$ 170,018.40
Intergovernmental Revenue	\$ 170,402.75	\$ 166,055.18	\$ 150,055.11	\$ 140,659.15
Charges for Services	\$ 254,651.23	\$ 178,495.00	\$ 175,607.37	\$ 156,170.00
Miscellaneous Revenue	\$ 36,114.14	\$ 14,260.00	\$ 57,046.43	\$ 11,050.00
Other Financing	\$ 384,672.00	\$ 800.00	\$ 400.00	\$ 400.00
	\$ 4,368,563.88	\$ 3,575,158.50	\$ 3,819,178.30	\$ 3,612,387.55

EXPENDITURES	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Legislative	\$ 118,371.29	\$ 113,692.14	\$ 105,443.66	\$ 101,658.19
Management	\$ 137,750.74	\$ 220,668.99	\$ 210,625.85	\$ 219,935.33
Finance	\$ 86,774.71	\$ 93,712.17	\$ 86,620.48	\$ 101,761.31
Tax Collection	\$ 38,476.78	\$ 40,292.52	\$ 39,443.49	\$ 41,206.69
Legal	\$ 95,830.24	\$ 81,000.00	\$ 53,918.88	\$ 78,600.00
Clerical	\$ 189,552.27	\$ 200,361.33	\$ 154,388.81	\$ 202,718.12
Engineering	\$ 28,734.94	\$ 41,500.00	\$ 25,817.52	\$ 37,000.00
Township Building	\$ 30,118.38	\$ 33,051.00	\$ 22,653.84	\$ 33,012.00
Garage	\$ 19,349.25	\$ 24,800.40	\$ 18,110.11	\$ 25,644.00
Community Hall	\$ 8,794.57	\$ 11,112.00	\$ 7,019.85	\$ 10,920.00
Historical Building	\$ 5,097.93	\$ 5,528.92	\$ 3,093.96	\$ 5,713.00
Hollow Road Rental	\$ 2,209.83	\$ 4,330.00	\$ 5,220.93	\$ 4,234.00
Springhouse	\$ 350.00	\$ 1,000.00	\$ -	\$ 1,000.00
Fire Protection	\$ 326,647.45	\$ 341,434.86	\$ 341,397.45	\$ 340,980.65
Code Enforcement	\$ 222,740.78	\$ 168,526.61	\$ 123,947.37	\$ 169,539.61
Zoning Hearing Board	\$ 100,034.60	\$ 24,172.56	\$ 69,504.10	\$ 41,108.84
PA One Call	\$ 1,974.04	\$ 3,840.00	\$ 602.49	\$ 1,860.00
Public Works	\$ 553,608.11	\$ 585,339.75	\$ 543,111.01	\$ 602,035.73
Snow Removal	\$ -	\$ 59,268.75	\$ 48,954.32	\$ 46,875.00
Traffic Signals	\$ 26,022.01	\$ 27,790.00	\$ 9,989.54	\$ 22,340.00
Machinery & Tools	\$ 38,692.77	\$ 90,414.00	\$ 25,810.08	\$ 91,064.00
Road Maintenance	\$ 492,883.10	\$ 137,197.00	\$ 92,468.39	\$ 134,667.00
Stormwater Management	\$ 19,966.53	\$ 44,500.00	\$ 38,723.49	\$ 49,500.00
Recreation Administration	\$ 58,432.99	\$ 75,772.25	\$ 53,192.13	\$ 27,083.21
Recreation & Culture	\$ 40,185.06	\$ 49,600.00	\$ 28,645.01	\$ 48,765.00
Parks	\$ 35,798.61	\$ 58,690.00	\$ 36,815.93	\$ 58,310.00
Public Relations	\$ 12,342.16	\$ 15,800.00	\$ 13,528.79	\$ 19,800.00
Other	\$ 114,350.49	\$ 1,021,763.25	\$ 7,273,708.48	\$ 1,095,055.88
	\$ 2,805,089.63	\$ 3,575,158.49	\$ 9,432,755.96	\$ 3,612,387.55

\$ 0.00

STATE FUND

RECEIPTS	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Interest	\$ 862.46	\$ 250.00	\$ 935.34	\$ 400.00
Licenses	\$ 325,426.98	\$ 343,000.00	\$ 350,887.21	\$ 361,632.53
	\$ 326,289.44	\$ 343,250.00	\$ 351,822.55	\$ 362,032.53

EXPENDITURES	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Public Works	\$ 388,180.25	\$ 340,000.00	\$ 365,000.00	\$ 350,000.00

\$ 12,032.53

SEWER FUND

RECEIPTS	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Wastewater	\$ 1,103,093.79	\$ 660,945.87	\$ 653,864.47	\$ 670,600.71
	\$ 1,103,093.79	\$ 660,945.87	\$ 653,864.47	\$ 670,600.71

EXPENDITURES	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Wastewater	\$ 599,289.62	\$ 660,934.66	\$ 575,470.72	\$ 668,364.46

\$ 2,236.25

CAPITAL FUND

RECEIPTS	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Interest	\$ 14,612.17	\$ 17,000.00	\$ 26,788.02	\$ 20,000.00
Other Government Levels	\$ -	\$ -	\$ -	\$ 284,940.00
Fees	\$ -	\$ 51,857.00	\$ 102,830.75	\$ 16,204.00
Transfers In	\$ -	\$ 895,566.25	\$ 7,164,815.82	\$ 988,784.08
	\$ 14,612.17	\$ 964,423.25	\$ 7,294,434.59	\$ 1,309,928.08

EXPENDITURES	2016 Actual	2017 Budget	2017 Projected	2018 Budget
General Government	\$ 384,517.68	\$ 69,500.00	\$ 56,694.31	\$ 83,000.00
Public Works	\$ -	\$ 721,300.00	\$ 966,591.63	\$ 974,634.00
Parks & Recreation	\$ -	\$ 157,500.00	\$ 24,962.88	\$ 371,000.00
	\$ 384,517.68	\$ 948,300.00	\$ 1,048,248.82	\$ 1,428,634.00

\$ (118,705.92)

GENERAL FUND RECEIPTS

Taxes	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
property, current	301-100	\$ 46,361.79	\$ 47,200.00	\$ 46,878.20	\$ 46,250.00
property, lienied	301-500	\$ 594.30	\$ 770.00	\$ 620.73	\$ 600.00
property, interim	301-600	\$ 255.86	\$ 260.00	\$ 209.99	\$ 250.00
per capita, current	310-010	\$ 4,628.78	\$ 4,755.00	\$ 4,605.00	\$ 4,620.00
per capita, delinquent	310-030	\$ 904.72	\$ 1,010.00	\$ 1,000.30	\$ 920.00
real estate transfer	310-100	\$ 365,908.16	\$ 245,000.00	\$ 292,136.67	\$ 245,000.00
earned income	310-210	\$ 2,653,012.57	\$ 2,535,000.00	\$ 2,685,471.81	\$ 2,610,000.00
earned income, prior year	310-220	\$ -	\$ 100.00	\$ 24.99	\$ 100.00
impact fees	310-900	\$ 32,038.40	\$ -	\$ -	\$ -
		\$ 3,103,704.58	\$ 2,834,095.00	\$ 3,030,947.69	\$ 2,907,740.00

Licenses & Permits	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
franchise fees	321-800	\$ 232,069.41	\$ 220,000.00	\$ 227,747.96	\$ 224,000.00
road opening permits	322-820	\$ 400.00	\$ 500.00	\$ 312.50	\$ 300.00
sign permits	322-900	\$ 122.15	\$ 250.00	\$ 62.49	\$ 200.00
yard sale permits	322-910	\$ 200.00	\$ 140.00	\$ 110.00	\$ 100.00
solicitation permits	322-920	\$ 900.00	\$ 250.00	\$ 965.00	\$ 250.00
		\$ 233,691.56	\$ 221,140.00	\$ 229,197.95	\$ 224,850.00

Fines & Forfeits	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
ordinance violations	331-120	\$ 1,713.73	\$ 1,000.00	\$ 2,590.12	\$ 1,500.00
		\$ 1,713.73	\$ 1,000.00	\$ 2,590.12	\$ 1,500.00

Interest & Rents	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
interest	341-000	\$ 41,068.43	\$ 1,000.00	\$ 5,630.50	\$ 1,000.00
rents & royalties	342-000	\$ 15,311.00	\$ 17,681.00	\$ 18,228.13	\$ 18,564.20
cell tower rental	342-120	\$ 127,234.46	\$ 140,632.32	\$ 149,475.00	\$ 150,454.20
		\$ 183,613.89	\$ 159,313.32	\$ 173,333.63	\$ 170,018.40

Intergov. Revenue	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
grants	354-090	\$ -	\$ 4,275.00	\$ 1,068.78	\$ -
utility realty tax	355-010	\$ 2,823.49	\$ 2,823.00	\$ 2,823.00	\$ 3,095.50
alcohol license fees	355-040	\$ 800.00	\$ 1,000.00	\$ 800.00	\$ 800.00
foreign casualty	355-050	\$ 56,870.40	\$ 56,870.32	\$ 51,305.68	\$ 42,706.00
foreign fire	355-070	\$ 101,086.86	\$ 101,086.86	\$ 94,057.65	\$ 94,057.65
tennis court grant	357-080	\$ 8,822.00	\$ -	\$ -	\$ -
		\$ 170,402.75	\$ 166,055.18	\$ 150,055.11	\$ 140,659.15

GENERAL FUND RECEIPTS *(continued)*

Charges for Services	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
land development fees	361-300	\$ 7,850.00	\$ 2,250.00	\$ 7,312.50	\$ 3,000.00
Conditional Use fees	361-330	\$ -	\$ 2,350.00	\$ -	\$ 1,350.00
Zoning Hearing Board fees	361-340	\$ 9,250.00	\$ 5,300.00	\$ 11,725.01	\$ 8,500.00
zoning amendment fees	361-350	\$ -	\$ 1,350.00	\$ -	\$ -
map & publication sales	361-500	\$ 49.66	\$ 50.00	\$ 127.51	\$ 50.00
building permit fees	362-410	\$ 166,141.61	\$ 120,000.00	\$ 120,170.10	\$ 99,000.00
zoning permit fees	362-420	\$ 13,892.50	\$ 8,500.00	\$ 9,993.34	\$ 7,000.00
commercial U&O fees	362-450	\$ 775.00	\$ 500.00	\$ 125.01	\$ 400.00
driveway permit fees	362-460	\$ 490.00	\$ 195.00	\$ 746.66	\$ 150.00
park cell tower rental	367-342	\$ 20,863.62	\$ -	\$ -	\$ -
PRPS ticket sales	367-400	\$ 5,695.95	\$ 8,000.00	\$ 7,716.71	\$ 6,600.00
sports & lesson fees	367-408	\$ 20,528.00	\$ 23,000.00	\$ 7,731.99	\$ 23,000.00
park trips	367-409	\$ 9,114.89	\$ 7,000.00	\$ 9,958.54	\$ 7,120.00
		\$ 254,651.23	\$ 178,495.00	\$ 175,607.37	\$ 156,170.00

Miscellaneous Revenue	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
park miscellaneous	367-420	\$ 8,289.16	\$ 4,900.00	\$ 23,994.84	\$ 10,300.00
miscellaneous income	381-000	\$ 27,824.98	\$ 8,160.00	\$ 32,722.93	\$ 500.00
service charge fees	381-001	\$ -	\$ 1,200.00	\$ 328.66	\$ 250.00
		\$ 36,114.14	\$ 14,260.00	\$ 57,046.43	\$ 11,050.00

Other Financing	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
escrow administration	383-200	\$ 800.00	\$ 800.00	\$ 400.00	\$ 400.00
interfund transfer	392-300	\$ 383,872.00	\$ -	\$ -	\$ -
		\$ 384,672.00	\$ 800.00	\$ 400.00	\$ 400.00

STATE FUND RECEIPTS

Interest	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
interest	341-000	\$ 862.46	\$ 250.00	\$ 935.34	\$ 400.00
		\$ 862.46	\$ 250.00	\$ 935.34	\$ 400.00

Licenses	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Liquid Fuel Funds	355-020	\$ 325,426.98	\$ 343,000.00	\$ 350,887.21	\$ 361,632.53
		\$ 325,426.98	\$ 343,000.00	\$ 350,887.21	\$ 361,632.53

SEWER FUND RECEIPTS

Wastewater	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
interest	341-000	\$ 742.50	\$ 600.00	\$ 852.73	\$ 800.00
interest, special district	341-100	\$ -	\$ -	\$ -	\$ -
tapping fees	364-110	\$ 501,551.74	\$ 11,400.00	\$ 38,823.22	\$ 42,207.62
sewer fees, residential	364-120	\$ 428,757.20	\$ 490,104.66	\$ 458,993.51	\$ 467,436.48
sewer fees, commercial	364-130	\$ 163,453.39	\$ 151,561.21	\$ 146,610.15	\$ 153,076.61
late fees	364-140	\$ 7,152.96	\$ 6,000.00	\$ 7,314.86	\$ 6,000.00
certification fees	364-150	\$ 1,060.00	\$ 1,080.00	\$ 1,270.00	\$ 1,030.00
liens	364-190	\$ 376.00	\$ 100.00	\$ -	\$ -
miscellaneous income	381-000	\$ -	\$ 100.00	\$ -	\$ 50.00
		\$ 1,103,093.79	\$ 660,945.87	\$ 653,864.47	\$ 670,600.71

CAPITAL FUND RECEIPTS

Interest	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
interest	341-000	\$ 14,612.17	\$ 17,000.00	\$ 26,788.02	\$ 20,000.00
		\$ 14,612.17	\$ 17,000.00	\$ 26,788.02	\$ 20,000.00

Other Government Level	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
grants	354-351	\$ -	\$ -	\$ -	\$ 284,940.00
		\$ -	\$ -	\$ -	\$ 284,940.00

Fees	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
traffic impact fees	363-100	\$ -	\$ 45,857.00	\$ 63,918.00	\$ 14,204.00
miscellaneous	381-000	\$ -	\$ 6,000.00	\$ 38,912.75	\$ 2,000.00
		\$ -	\$ 51,857.00	\$ 102,830.75	\$ 16,204.00

Transfers In	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
General Fund transfer	392-010	\$ -	\$ 895,566.25	\$ 7,164,815.82	\$ 988,784.08
		\$ -	\$ 895,566.25	\$ 7,164,815.82	\$ 988,784.08

GENERAL FUND EXPENDITURES

Legislative	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
payroll	400-110	\$ 7,560.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
benefits	400-150	\$ 65,708.76	\$ 68,917.14	\$ 63,687.14	\$ 55,957.19
consultant services	400-312	\$ 38,297.00	\$ 26,100.00	\$ 23,922.68	\$ 27,476.00
mileage reimbursement	400-337	\$ 311.04	\$ 500.00	\$ 399.88	\$ 475.00
dues & subscriptions	400-420	\$ 3,249.00	\$ 5,950.00	\$ 5,310.00	\$ 5,350.00
meetings & seminars	400-460	\$ 3,245.49	\$ 4,725.00	\$ 4,623.96	\$ 4,900.00
		\$ 118,371.29	\$ 113,692.14	\$ 105,443.66	\$ 101,658.19

Management	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
payroll	401-120	\$ 83,168.05	\$ 139,050.00	\$ 135,000.00	\$ 135,675.00
benefits	401-150	\$ 45,609.88	\$ 68,868.99	\$ 67,783.76	\$ 71,510.33
consultant services	401-312	\$ 2,737.75	\$ 5,000.00	\$ 1,250.01	\$ 5,000.00
mobile phone	401-321	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00
mileage reimbursement	401-337	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00
meetings & seminars	401-460	\$ 835.06	\$ 2,350.00	\$ 1,192.08	\$ 2,350.00
		\$ 137,750.74	\$ 220,668.99	\$ 210,625.85	\$ 219,935.33

Finance	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
payroll	402-120	\$ 55,782.59	\$ 63,375.90	\$ 65,172.03	\$ 67,465.00
benefits	402-150	\$ 30,629.71	\$ 28,436.27	\$ 27,980.00	\$ 32,896.31
mobile phone	402-321	\$ (35.83)	\$ 300.00	\$ 300.00	\$ 300.00
mileage reimbursement	402-337	\$ 159.80	\$ 300.00	\$ 168.29	\$ 300.00
meetings & seminars	402-460	\$ 238.44	\$ 1,300.00	\$ 265.18	\$ 800.00
		\$ 86,774.71	\$ 93,712.17	\$ 93,885.50	\$ 101,761.31

Tax Collection	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
payroll	403-110	\$ 2,383.42	\$ 2,411.50	\$ 2,363.41	\$ 2,355.00
benefits	403-150	\$ 182.33	\$ 184.72	\$ 180.80	\$ 180.39
office supplies	403-210	\$ 3,427.72	\$ 4,740.00	\$ 2,713.72	\$ 4,740.00
professional services	403-310	\$ 32,483.31	\$ 32,956.30	\$ 34,185.56	\$ 33,931.30
		\$ 38,476.78	\$ 40,292.52	\$ 39,443.49	\$ 41,206.69

Legal	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
general services	404-310	\$ 59,438.50	\$ 69,000.00	\$ 50,638.87	\$ 69,000.00
RTK services	404-320	\$ 36,391.74	\$ 12,000.00	\$ 3,280.01	\$ 9,600.00
		\$ 95,830.24	\$ 81,000.00	\$ 53,918.88	\$ 78,600.00

GENERAL FUND EXPENDITURES *(continued)*

Clerical	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
payroll	405-140	\$ 70,503.12	\$ 80,150.48	\$ 71,261.55	\$ 84,659.82
benefits	405-150	\$ 50,870.20	\$ 31,475.85	\$ 30,520.00	\$ 35,712.30
office supplies	405-210	\$ 5,051.68	\$ 7,900.00	\$ 3,998.44	\$ 6,600.00
payroll services	405-310	\$ 13,664.05	\$ 14,850.00	\$ 15,424.36	\$ 15,795.00
telephone	405-321	\$ 5,200.31	\$ 5,085.00	\$ 3,592.56	\$ 4,245.00
postage	405-325	\$ 4,374.72	\$ 4,181.00	\$ 3,469.54	\$ 4,468.00
auto allowance	405-337	\$ 132.19	\$ 240.00	\$ 218.19	\$ 240.00
advertisement	405-340	\$ 3,628.99	\$ 9,000.00	\$ 7,718.16	\$ 8,800.00
meetings & seminars	405-460	\$ 2,698.60	\$ 5,150.00	\$ 2,910.24	\$ 1,750.00
computer expense	405-465	\$ 19,897.06	\$ 25,589.00	\$ 10,714.48	\$ 35,072.00
other expense	405-470	\$ 13,531.35	\$ 16,740.00	\$ 4,561.29	\$ 5,376.00
		\$ 189,552.27	\$ 200,361.33	\$ 154,388.81	\$ 202,718.12

Engineering	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
engineering services	408-310	\$ 28,734.94	\$ 41,500.00	\$ 25,817.52	\$ 37,000.00
		\$ 28,734.94	\$ 41,500.00	\$ 25,817.52	\$ 37,000.00

Township Building	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
utilities	409-136	\$ 7,760.59	\$ 10,260.00	\$ 6,339.39	\$ 10,524.00
maintenance & repairs	409-137	\$ 18,620.99	\$ 16,779.00	\$ 12,573.09	\$ 16,272.00
alarm service	409-142	\$ 2,470.44	\$ 3,612.00	\$ 2,490.12	\$ 3,636.00
other expenses	409-147	\$ 1,266.36	\$ 2,400.00	\$ 1,251.24	\$ 2,580.00
		\$ 30,118.38	\$ 33,051.00	\$ 22,653.84	\$ 33,012.00

Garage	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
utilities	409-236	\$ 8,892.38	\$ 12,420.00	\$ 9,378.35	\$ 13,260.00
maintenance & repairs	409-237	\$ 9,453.91	\$ 9,464.40	\$ 6,641.85	\$ 9,456.00
alarm service	409-242	\$ 1,002.96	\$ 1,416.00	\$ 1,002.96	\$ 1,428.00
other expenses	409-247	\$ -	\$ 1,500.00	\$ 1,086.95	\$ 1,500.00
		\$ 19,349.25	\$ 24,800.40	\$ 18,110.11	\$ 25,644.00

Community Hall	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
utilities	409-436	\$ 2,995.67	\$ 5,340.00	\$ 2,759.54	\$ 5,160.00
maintenance & repairs	409-437	\$ 5,373.38	\$ 5,172.00	\$ 4,243.11	\$ 5,160.00
other expenses	409-447	\$ 425.52	\$ 600.00	\$ 17.20	\$ 600.00
		\$ 8,794.57	\$ 11,112.00	\$ 7,019.85	\$ 10,920.00

GENERAL FUND EXPENDITURES *(continued)*

Historical Building	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
utilities	409-536	\$ 2,433.61	\$ 3,829.00	\$ 2,855.29	\$ 3,829.00
maintenance & repairs	409-537	\$ 2,664.32	\$ 1,699.92	\$ 238.67	\$ 1,884.00
		\$ 5,097.93	\$ 5,528.92	\$ 3,093.96	\$ 5,713.00

Hollow Road Rental	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
utilities	409-636	\$ 104.32	\$ 250.00	\$ (62.41)	\$ 250.00
maintenance & repairs	409-637	\$ 2,105.51	\$ 4,080.00	\$ 5,283.34	\$ 3,984.00
		\$ 2,209.83	\$ 4,330.00	\$ 5,220.93	\$ 4,234.00

Springhouse	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
maintenance & repairs	409-737	\$ 350.00	\$ 1,000.00	\$ -	\$ 1,000.00
		\$ 350.00	\$ 1,000.00	\$ -	\$ 1,000.00

Fire Protection	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
hydrant rentals	411-380	\$ 25,360.59	\$ 25,398.00	\$ 25,360.59	\$ 25,398.00
WVFD contributions	411-540	\$ 301,286.86	\$ 316,036.86	\$ 316,036.86	\$ 315,582.65
		\$ 326,647.45	\$ 341,434.86	\$ 341,397.45	\$ 340,980.65

Code Enforcement	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Fire Marshal payroll	413-110	\$ 4,868.60	\$ 9,640.80	\$ 6,145.83	\$ 11,006.58
Fire Marshal benefits	413-110-150	\$ 450.69	\$ 942.48	\$ 623.08	\$ 1,203.10
Codes payroll	413-140	\$ 105,425.68	\$ 43,775.00	\$ 43,160.00	\$ 44,969.80
Codes benefits	413-150	\$ 46,165.21	\$ 26,773.33	\$ 21,520.65	\$ 30,790.56
supplies	413-210	\$ 2,472.50	\$ 7,855.00	\$ 6,269.03	\$ 9,355.00
consultant services	413-312	\$ 63,166.00	\$ 77,880.00	\$ 45,549.34	\$ 70,374.56
mileage	413-337	\$ 615.60	\$ 660.00	\$ 612.76	\$ 840.00
meetings & seminars	413-460	\$ (423.50)	\$ 1,000.00	\$ 66.68	\$ 1,000.00
		\$ 222,740.78	\$ 168,526.61	\$ 123,947.37	\$ 169,539.61

GENERAL FUND EXPENDITURES *(continued)*

Zoning Hearing Board	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
payroll	414-140	\$ 1,200.00	\$ 1,600.00	\$ 1,900.00	\$ 2,400.00
benefits	414-150	\$ 91.92	\$ 122.56	\$ 137.88	\$ 183.84
professional services	414-310	\$ 2,938.50	\$ 2,700.00	\$ 4,599.99	\$ 4,200.00
engineering	414-313	\$ 2,678.08	\$ 1,500.00	\$ -	\$ 1,500.00
legal	414-314	\$ 11,648.00	\$ 10,800.00	\$ 38,969.78	\$ 24,000.00
conditional use	414-315	\$ 79,206.66	\$ 4,500.00	\$ 20,529.99	\$ 4,500.00
advertising	414-341	\$ 2,208.62	\$ 2,750.00	\$ 3,366.46	\$ 4,125.00
meetings & seminars	414-460	\$ 62.82	\$ 200.00	\$ -	\$ 200.00
		\$ 100,034.60	\$ 24,172.56	\$ 69,504.10	\$ 41,108.84

PA One Call	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
PA One Call	419-242	\$ 1,974.04	\$ 3,840.00	\$ 602.49	\$ 1,860.00
		\$ 1,974.04	\$ 3,840.00	\$ 602.49	\$ 1,860.00

Public Works	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
payroll	430-140	\$ 374,536.74	\$ 396,706.44	\$ 354,600.00	\$ 390,172.24
benefits	430-150	\$ 165,190.98	\$ 172,336.31	\$ 177,650.00	\$ 197,028.49
uniform rental	430-238	\$ 6,651.41	\$ 9,397.00	\$ 7,023.95	\$ 9,640.00
cell phones	430-326	\$ 2,363.52	\$ 1,260.00	\$ 1,022.93	\$ 1,200.00
meetings & seminars	430-460	\$ 1,841.27	\$ 3,100.00	\$ 628.42	\$ 2,350.00
other expenses	430-470	\$ 3,024.19	\$ 2,540.00	\$ 2,185.71	\$ 1,645.00
		\$ 553,608.11	\$ 585,339.75	\$ 543,111.01	\$ 602,035.73

Snow Removal	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
materials	432-200	\$ -	\$ 44,268.75	\$ 43,115.98	\$ 31,875.00
contractor	432-450	\$ -	\$ 15,000.00	\$ 5,838.34	\$ 15,000.00
		\$ -	\$ 59,268.75	\$ 48,954.32	\$ 46,875.00

Traffic Signals	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
engineering	433-313	\$ 5,493.08	\$ 6,500.00	\$ 583.33	\$ 6,500.00
electricity	433-361	\$ 3,492.67	\$ 3,240.00	\$ 3,190.00	\$ 3,240.00
maintenance	433-374	\$ 17,036.26	\$ 18,050.00	\$ 6,216.21	\$ 12,600.00
		\$ 26,022.01	\$ 27,790.00	\$ 9,989.54	\$ 22,340.00

GENERAL FUND EXPENDITURES *(continued)*

Machinery & Tools	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
vehicle maintenance	437-250	\$ 31,103.67	\$ 83,064.00	\$ 17,648.85	\$ 83,064.00
small tools	437-260	\$ 7,204.43	\$ 6,850.00	\$ 7,594.57	\$ 7,000.00
small tool repairs	437-370	\$ 384.67	\$ 500.00	\$ 566.66	\$ 1,000.00
		\$ 38,692.77	\$ 90,414.00	\$ 25,810.08	\$ 91,064.00

Road Maintenance	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
gasoline	438-231	\$ 3,779.80	\$ 5,267.00	\$ 4,014.26	\$ 4,787.00
diesel	438-232	\$ 11,690.71	\$ 22,330.00	\$ 13,105.11	\$ 17,880.00
signs	438-242	\$ 3,378.04	\$ 3,200.00	\$ 940.54	\$ 3,200.00
supplies	438-245	\$ 14,390.64	\$ 35,900.00	\$ 13,688.39	\$ 38,500.00
contractor, snow	438-300	\$ 7,062.50	\$ -	\$ -	\$ -
engineering	438-313	\$ 61,171.78	\$ 55,000.00	\$ 53,669.41	\$ 55,000.00
contractor, road program	438-370	\$ 391,409.63	\$ 15,500.00	\$ 7,050.68	\$ 15,300.00
		\$ 492,883.10	\$ 137,197.00	\$ 92,468.39	\$ 134,667.00

Stormwater Management	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
engineering	446-313	\$ 19,966.53	\$ 44,500.00	\$ 38,723.49	\$ 49,500.00
		\$ 19,966.53	\$ 44,500.00	\$ 38,723.49	\$ 49,500.00

Recreation Administration	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
payroll	451-140	\$ 34,446.80	\$ 47,586.00	\$ 36,667.27	\$ 24,102.00
benefits	451-150	\$ 23,986.19	\$ 26,861.25	\$ 16,364.87	\$ 2,206.21
mobile phone	451-326	\$ -	\$ -	\$ -	\$ -
mileage reimbursement	451-337	\$ -	\$ 300.00	\$ -	\$ 300.00
meetings & seminars	451-460	\$ -	\$ 1,025.00	\$ 159.99	\$ 475.00
		\$ 58,432.99	\$ 75,772.25	\$ 53,192.13	\$ 27,083.21

Recreation & Culture	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
discounted tickets	452-247	\$ 5,757.00	\$ 7,900.00	\$ 7,533.34	\$ 6,550.00
camps & sport leagues	452-248	\$ 18,475.99	\$ 22,100.00	\$ 6,838.67	\$ 22,100.00
trips	452-249	\$ 9,952.07	\$ 6,800.00	\$ 2,083.32	\$ 6,800.00
Community Day	452-250	\$ -	\$ 6,500.00	\$ 5,889.68	\$ 6,700.00
library	452-520	\$ 6,000.00	\$ 6,300.00	\$ 6,300.00	\$ 6,615.00
		\$ 40,185.06	\$ 49,600.00	\$ 28,645.01	\$ 48,765.00

GENERAL FUND EXPENDITURES *(continued)*

Parks	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Heebner Park - utilities	454-436	\$ 3,001.46	\$ 3,180.00	\$ 1,883.17	\$ 2,880.00
Heebner Park - fields	454-437-001	\$ 13,034.02	\$ 16,400.00	\$ 16,390.00	\$ 16,800.00
Heebner Park - expenses	454-437-002	\$ 9,492.57	\$ 12,000.00	\$ 4,272.02	\$ 11,500.00
Mt. Kirk Park - fields	454-438-001	\$ 2,929.59	\$ 3,000.00	\$ 2,950.00	\$ 3,400.00
Mt. Kirk Park - expenses	454-438-002	\$ 610.54	\$ 1,450.00	\$ 479.60	\$ 1,450.00
Sunny Brook Park - fields	454-439-001	\$ 3,958.97	\$ 4,400.00	\$ 4,250.00	\$ 4,700.00
Sunny Brook Park - expans.	454-439-002	\$ 1,883.23	\$ 4,900.00	\$ 2,482.81	\$ 4,400.00
Sunny Brook Park - utilities	454-446	\$ 763.57	\$ 1,560.00	\$ 902.25	\$ 1,380.00
Heyser Park - horse ring	454-470	\$ -	\$ 500.00	\$ -	\$ 500.00
Heyser Park - expenses	454-471	\$ 45.00	\$ 1,300.00	\$ -	\$ 1,300.00
trails	454-480	\$ 79.66	\$ 5,600.00	\$ 2,945.00	\$ 5,600.00
other parks	454-490	\$ -	\$ 4,400.00	\$ 261.08	\$ 4,400.00
		\$ 35,798.61	\$ 58,690.00	\$ 36,815.93	\$ 58,310.00

Public Relations	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
community newsletter	459-340	\$ 12,342.16	\$ 14,400.00	\$ 13,528.79	\$ 18,400.00
other communications	459-341	\$ -	\$ 1,400.00	\$ -	\$ 1,400.00
		\$ 12,342.16	\$ 15,800.00	\$ 13,528.79	\$ 19,800.00

Other	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
real estate taxes	481-430	\$ 6,320.84	\$ 7,160.00	\$ 6,537.66	\$ -
insurances	486-350	\$ 108,029.65	\$ 119,037.00	\$ 102,355.00	\$ 106,271.80
transfer to Capital Fund	492-300	\$ -	\$ 895,566.25	\$ 7,164,815.82	\$ 988,784.08
		\$ 114,350.49	\$ 1,021,763.25	\$ 7,273,708.48	\$ 1,095,055.88

STATE FUND EXPENDITURES

Public Works	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
snow & ice removal	432-250	\$ 44,180.25	\$ -	\$ -	\$ -
road maintenance contractor	438-370	\$ 344,000.00	\$ 340,000.00	\$ 365,000.00	\$ 350,000.00
		\$ 388,180.25	\$ 340,000.00	\$ 365,000.00	\$ 350,000.00

SEWER FUND EXPENDITURES

Wastewater Treatment	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
alarm services	429-242	\$ 932.10	\$ 982.00	\$ 969.30	\$ 1,020.00
other expenses	429-300	\$ 25,406.38	\$ 63,570.00	\$ 46,428.82	\$ 127,140.00
engineering	429-313	\$ 10,630.91	\$ 10,750.00	\$ 9,152.51	\$ 11,400.00
legal	429-314	\$ 330.23	\$ 3,900.00	\$ 482.77	\$ 2,500.00
plant operations	429-316	\$ 166,274.02	\$ 126,512.40	\$ 101,856.81	\$ 78,540.00
telephone	429-321	\$ 761.26	\$ 888.00	\$ 827.50	\$ 888.00
utilities	429-361	\$ 109,975.78	\$ 101,460.00	\$ 85,579.23	\$ 101,520.00
water	429-366	\$ 389.14	\$ -	\$ -	\$ -
equipment & repairs	429-374	\$ 17,008.97	\$ 12,600.00	\$ 20,116.39	\$ 24,000.00
CPF, operations	429-421-001	\$ 10,933.50	\$ 9,042.00	\$ 7,266.50	\$ 5,616.00
CPF, utilities & repairs	429-421-002	\$ 8,445.66	\$ 4,452.00	\$ 6,404.75	\$ 4,716.00
MW, operations	429-422-001	\$ 18,547.37	\$ 9,042.00	\$ 8,126.60	\$ 5,616.00
MW, utilities & repairs	429-422-002	\$ 547.45	\$ 1,752.00	\$ 393.62	\$ 1,752.00
FC, operations	429-424-001	\$ 10,563.72	\$ 9,042.00	\$ 7,412.90	\$ 5,616.00
FC, utilities & repairs	429-424-002	\$ 2,905.61	\$ 3,804.00	\$ 2,118.57	\$ 3,948.00
HV, operations	429-423-001	\$ 9,832.67	\$ 9,042.00	\$ 7,295.20	\$ 5,616.00
HV, utilities & repairs	429-423-002	\$ 3,604.92	\$ 4,380.00	\$ 2,672.87	\$ 5,040.00
CP, operations	429-425-001	\$ 10,568.86	\$ 9,042.00	\$ 7,373.76	\$ 5,616.00
CP, utilities & repairs	429-425-002	\$ 3,936.34	\$ 4,488.00	\$ 2,516.32	\$ 4,668.00
AD, operations	429-426-001	\$ 10,295.25	\$ 9,042.00	\$ 7,709.37	\$ 5,616.00
AD, utilities & repairs	429-426-002	\$ 4,828.84	\$ 3,228.00	\$ 2,416.29	\$ 3,276.00
capital improvements	429-700	\$ -	\$ 90,000.00	\$ 73,384.38	\$ 90,000.00
staff costs	405-150	\$ 47,154.00	\$ -	\$ -	\$ -
insurance	489-350	\$ 3,054.80	\$ 3,095.00	\$ 3,095.00	\$ 3,299.20
GOB - principal	471-200	\$ -	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00
GOB - interest	472-200	\$ 47,890.17	\$ 50,821.26	\$ 50,821.26	\$ 49,861.26
GOB - fiscal agent fees	475-000	\$ 74,471.67	\$ -	\$ 1,050.00	\$ 1,100.00
		\$ 599,289.62	\$ 660,934.66	\$ 575,470.72	\$ 668,364.46

CAPITAL FUND EXPENDITURES

General Government	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
office equipment	405-720	\$ -	\$ 29,800.00	\$ 29,379.11	\$ 51,000.00
investing/CD fees	402-470	\$ 645.68	\$ -	\$ -	\$ -
building improvements	409-600	\$ -	\$ 39,700.00	\$ 27,315.20	\$ 32,000.00
interfund transfer	492-010	\$ 383,872.00	\$ -	\$ -	\$ -
		\$ 384,517.68	\$ 69,500.00	\$ 56,694.31	\$ 83,000.00

Public Works	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
capital roads	430-600	\$ -	\$ 504,000.00	\$ 699,820.92	\$ 558,000.00
equipment purchase	430-740	\$ -	\$ 207,200.00	\$ 259,246.94	\$ 100,700.00
traffic signs & signals	433-600	\$ -	\$ 10,100.00	\$ 7,523.77	\$ 315,934.00
		\$ -	\$ 721,300.00	\$ 966,591.63	\$ 974,634.00

Parks & Recreation	code	2016 Actual	2017 Budget	2017 Projected	2018 Budget
parks and trails	454-600	\$ -	\$ 77,500.00	\$ 9,678.98	\$ 216,500.00
land acquisition	454-710	\$ -	\$ 80,000.00	\$ 15,283.90	\$ 154,500.00
		\$ -	\$ 157,500.00	\$ 24,962.88	\$ 371,000.00