

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

OCTOBER 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 Range: First
Expend Account Range: First
Print Zero YTD Activity: No

to Last
to Last

Year To Date As Of: 10/31/17
Current Period: 10/01/17 to 10/31/17
Prior Year: 10/01/16 to 10/31/16

Include Non-Anticipated: No
Include Non-Budget: No

| Revenue Account | Description | Prior Yr Rev | Anticipated | Current Rev | YTD Revenue | Cancel | Excess/Deficit | % Real |
|-----------------|---------------------------------|--------------|--------------|-------------|--------------|--------|----------------|--------|
| 001-301-100-000 | Property Taxes- Current | 175.67 | 47,200.00 | 96.62 | 46,474.82 | 0.00 | 725.18- | 98 |
| 001-301-500-000 | Property Taxes- Liened | 57.63 | 770.00 | 51.02 | 641.75 | 0.00 | 128.25- | 83 |
| 001-301-600-000 | Property Taxes- Interim | 14.10 | 260.00 | 24.44 | 154.43 | 0.00 | 105.57- | 59 |
| | Segment 3 Total | 247.40 | 48,230.00 | 172.08 | 47,271.00 | 0.00 | 959.00- | 98 |
| 001-310-010-000 | Per Capita Taxes- Current | 200.97 | 4,755.00 | 215.84 | 4,185.11 | 0.00 | 569.89- | 88 |
| 001-310-030-000 | Per Capita Taxes- Delinquent | 37.70 | 1,010.00 | 107.80 | 833.10 | 0.00 | 176.90- | 82 |
| 001-310-100-000 | Real Estate Transfer Taxes | 35,426.97 | 245,000.00 | 36,494.62 | 263,631.29 | 0.00 | 18,631.29 | 108 |
| 001-310-210-000 | Earned Income Taxes | 66,797.47 | 2,535,000.00 | 64,270.09 | 1,658,165.19 | 0.00 | 876,834.81- | 65 |
| 001-310-220-000 | Earned Income Taxes- Prior Year | 0.00 | 100.00 | 0.00 | 0.00 | 0.00 | 100.00- | 0 |
| | Segment 3 Total | 102,463.11 | 2,785,865.00 | 101,088.35 | 1,926,814.69 | 0.00 | 859,050.31- | 69 |
| 001-321-800-000 | Franchise Fees | 0.00 | 220,000.00 | 0.00 | 117,747.96 | 0.00 | 102,252.04- | 54 |
| | Segment 3 Total | 0.00 | 220,000.00 | 0.00 | 117,747.96 | 0.00 | 102,252.04- | 54 |
| 001-322-820-000 | Road Opening Permits | 0.00 | 500.00 | 0.00 | 400.00 | 0.00 | 100.00- | 80 |
| 001-322-900-000 | Sign Permits | 0.00 | 250.00 | 0.00 | 0.00 | 0.00 | 250.00- | 0 |
| 001-322-910-000 | Yard Sale Permits | 15.00 | 140.00 | 10.00 | 120.00 | 0.00 | 20.00- | 86 |
| 001-322-920-000 | Solicitation Permits | 0.00 | 250.00 | 0.00 | 965.00 | 0.00 | 715.00 | 386 |
| | Segment 3 Total | 15.00 | 1,140.00 | 10.00 | 1,485.00 | 0.00 | 345.00 | 130 |
| 001-331-120-000 | Ordinance Violations | 0.00 | 1,000.00 | 126.89 | 2,467.02 | 0.00 | 1,467.02 | 247 |
| | Segment 3 Total | 0.00 | 1,000.00 | 126.89 | 2,467.02 | 0.00 | 1,467.02 | 247 |
| 001-341-000-000 | Interest Earnings | 2,347.23 | 1,000.00 | 97.15 | 5,567.86 | 0.00 | 4,567.86 | 557 |
| | Segment 3 Total | 2,347.23 | 1,000.00 | 97.15 | 5,567.86 | 0.00 | 4,567.86 | 557 |
| 001-342-000-000 | Rents & Royalties | 1,550.00 | 17,681.00 | 1,442.00 | 15,227.00 | 0.00 | 2,454.00- | 86 |
| 001-342-120-000 | Cell Tower Rental | 11,578.93 | 140,632.32 | 12,658.43 | 124,524.25 | 0.00 | 16,108.07- | 89 |

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

| Revenue Account | Description | Prior Yr Rev | Anticipated | Current Rev | YTD Revenue | Cancel | Excess/Deficit | % Real |
|------------------|-------------------------------------|--------------|-------------|-------------|-------------|--------|----------------|--------|
| Segment 3 Total | | 13,128.93 | 158,313.32 | 14,100.43 | 139,751.25 | 0.00 | 18,562.07- | 88 |
| 001-354-090-000 | Grants | 0.00 | 4,275.00 | 0.00 | 0.00 | 0.00 | 4,275.00- | 0 |
| *001-354-120-000 | Emergency Relief- PEMA | 0.00 | 0.00 | 0.00 | 29,858.03- | 0.00 | 29,858.03- | 0 |
| Segment 3 Total | | 0.00 | 4,275.00 | 0.00 | 29,858.03- | 0.00 | 34,133.03- | 698- |
| 001-355-010-000 | Public Utility Realty Tax | 2,823.49 | 2,823.00 | 3,095.50 | 3,095.50 | 0.00 | 272.50 | 110 |
| 001-355-040-000 | Alcohol License Fees | 0.00 | 1,000.00 | 400.00 | 800.00 | 0.00 | 200.00- | 80 |
| 001-355-050-000 | General Municipal Pension State Aid | 0.00 | 56,870.32 | 0.00 | 51,305.68 | 0.00 | 5,564.64- | 90 |
| 001-355-070-000 | Volunteer Fire Relief Association | 0.00 | 101,086.86 | 0.00 | 94,057.65 | 0.00 | 7,029.21- | 93 |
| Segment 3 Total | | 2,823.49 | 161,780.18 | 3,495.50 | 149,258.83 | 0.00 | 12,521.35- | 92 |
| 001-361-300-000 | Land Development Fees | 5,400.00 | 2,250.00 | 0.00 | 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 | 750.00 | 5,300.00 | 800.00 | 12,000.00 | 0.00 | 6,700.00 | 226 |
| 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 | 0.00 | 50.00 | 3.00 | 118.00 | 0.00 | 68.00 | 236 |
| Segment 3 Total | | 6,150.00 | 11,300.00 | 803.00 | 19,868.00 | 0.00 | 8,568.00 | 176 |
| 001-362-410-000 | Building Permit Fees | 12,238.90 | 120,000.00 | 6,698.90 | 97,974.50 | 0.00 | 22,025.50- | 82 |
| 001-362-420-000 | Zoning Permit Fees | 1,765.00 | 8,500.00 | 1,100.00 | 8,640.00 | 0.00 | 140.00 | 102 |
| 001-362-450-000 | Commercial U&O Fees | 0.00 | 500.00 | 0.00 | 0.00 | 0.00 | 500.00- | 0 |
| 001-362-460-000 | Driveway Permit Fees | 0.00 | 195.00 | 0.00 | 560.00 | 0.00 | 365.00 | 287 |
| Segment 3 Total | | 14,003.90 | 129,195.00 | 7,798.90 | 107,174.50 | 0.00 | 22,020.50- | 83 |
| *001-367-342-000 | Park Cell Tower Rental | 1,734.89 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-367-400-000 | PRPS Ticket Sales | 0.00 | 8,000.00 | 96.00 | 5,883.53 | 0.00 | 2,116.47- | 74 |
| 001-367-408-000 | Sports & Lesson Fees | 0.00 | 23,000.00 | 0.00 | 5,799.00 | 0.00 | 17,201.00- | 25 |
| 001-367-409-000 | Park Trips | 60.00 | 7,000.00 | 344.00 | 7,916.90 | 0.00 | 916.90 | 113 |
| 001-367-420-000 | Park Miscellaneous | 650.00 | 4,900.00 | 125.00 | 22,282.34 | 0.00 | 17,382.34 | 455 |
| Segment 3 Total | | 2,444.89 | 42,900.00 | 565.00 | 41,881.77 | 0.00 | 1,018.23- | 98 |
| 001-381-000-000 | Miscellaneous Income | 63.75 | 8,160.00 | 255.85 | 30,978.78 | 0.00 | 22,818.78 | 380 |
| 001-381-001-000 | Service Charge Fees | 0.00 | 1,200.00 | 26.35 | 273.84 | 0.00 | 926.16- | 23 |

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

| Revenue Account | Description | Prior Yr Rev | Anticipated | Current Rev | YTD Revenue | Cancel | Excess/Deficit | % Real |
|------------------------|------------------------------------|--------------|--------------|-------------|--------------|--------|----------------|--------|
| Segment 3 Total | | | | | | | | |
| 001-383-200-000 | Escrow Administration | 63.75 | 9,360.00 | 282.20 | 31,252.62 | 0.00 | 21,892.62 | 334 |
| Segment 3 Total | | | | | | | | |
| Fund 001 Revenue Total | | 143,687.70 | 3,575,158.50 | 128,639.50 | 2,560,982.47 | 0.00 | 1,014,176.03 | 72 |
| Segment 3 Total | | | | | | | | |
| 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 | 630.00 | 7,500.00 | 630.00 | 6,300.00 | 0.00 | 1,200.00 | 84 |
| 001-400-150-000 | Legislative- Benefits | 5,475.73 | 68,917.14 | 5,131.39 | 53,418.60 | 0.00 | 15,498.54 | 78 |
| 001-400-312-000 | Legislative- Consultant Services | 9,191.25 | 26,100.00 | 6,147.00 | 24,089.00 | 0.00 | 2,011.00 | 92 |
| 001-400-337-000 | Legislative- Mileage Reimbursement | 0.00 | 500.00 | 0.00 | 299.92 | 0.00 | 200.08 | 60 |
| 001-400-420-000 | Legislative- Dues & Subscriptions | 225.00 | 5,950.00 | 225.00 | 205.40 | 0.00 | 5,744.60 | 3 |
| 001-400-460-000 | Legislative- Meetings & Seminars | 0.00 | 4,725.00 | 0.00 | 3,467.97 | 0.00 | 1,257.03 | 73 |
| Segment 3 Total | | | | | | | | |
| 001-401-000-000 | MANAGER: | 15,521.98 | 113,692.14 | 12,133.39 | 87,780.89 | 0.00 | 25,911.25 | 77 |
| 001-401-120-000 | Management- Payroll | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-401-150-000 | Management- Benefits | 519.24 | 139,050.00 | 10,384.62 | 109,038.51 | 0.00 | 30,011.49 | 78 |
| 001-401-312-000 | Management- Consultant Services | 0.00 | 68,868.99 | 5,648.80 | 56,486.61 | 0.00 | 12,382.38 | 82 |
| 001-401-321-000 | Management- Mobile Phone | 50.00 | 5,000.00 | 850.00 | 850.00 | 0.00 | 4,150.00 | 17 |
| 001-401-337-000 | Management- Mileage Reimbursement | 400.00 | 600.00 | 50.00 | 500.00 | 0.00 | 100.00 | 83 |
| 001-401-460-000 | Management- Meetings & Seminars | 0.00 | 4,800.00 | 400.00 | 4,000.00 | 0.00 | 800.00 | 83 |
| Segment 3 Total | | | | | | | | |
| 001-402-000-000 | FINANCIAL ADMINISTRATION: | 969.24 | 220,668.99 | 17,462.42 | 171,898.18 | 0.00 | 48,770.81 | 78 |
| 001-402-120-000 | Finance- Payroll | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-402-150-000 | Finance- Benefits | 4,732.40 | 63,375.90 | 5,038.48 | 55,095.07 | 0.00 | 8,280.83 | 87 |
| 001-402-321-000 | Finance- Mobile Phone | 0.00 | 28,436.27 | 9,320.03 | 24,409.56 | 0.00 | 4,026.71 | 86 |
| 001-402-337-000 | Finance- Mileage Reimbursement | 9.72 | 300.00 | 25.00 | 250.00 | 0.00 | 50.00 | 83 |
| 001-402-460-000 | Finance- Meeting & Seminars | 0.00 | 1,300.00 | 23.01 | 157.30 | 0.00 | 142.70 | 52 |
| Segment 3 Total | | | | | | | | |
| | | 11,225.68 | 93,712.17 | 14,406.52 | 80,110.81 | 0.00 | 13,601.36 | 85 |

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

| Expend Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Cancel | Balance | % Expd |
|-----------------|---------------------------------------|---------------|------------|--------------|--------------|--------|-----------|--------|
| 001-403-000-000 | TAX COLLECTION: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-403-110-000 | Tax collection- Payroll | 0.00 | 2,411.50 | 0.00 | 2,363.41 | 0.00 | 48.09 | 98 |
| 001-403-150-000 | Tax collection- Benefits | 0.00 | 184.72 | 0.00 | 180.80 | 0.00 | 3.92 | 98 |
| 001-403-210-000 | Tax collection- Office Supplies | 0.00 | 4,740.00 | 0.00 | 2,035.30 | 0.00 | 2,704.70 | 43 |
| 001-403-310-000 | Tax collection- Professional Services | 584.70 | 32,956.30 | 580.81 | 27,791.10 | 0.00 | 5,165.20 | 84 |
| | Segment 3 Total | 584.70 | 40,292.52 | 580.81 | 32,370.61 | 0.00 | 7,921.91 | 80 |
| 001-404-000-000 | LEGAL SERVICES: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-404-310-000 | Legal- General Services | 5,860.00 | 69,000.00 | 5,584.00 | 36,063.16 | 0.00 | 32,936.84 | 52 |
| 001-404-320-000 | Legal- RTK Services | 2,112.00 | 12,000.00 | 0.00 | 960.00 | 0.00 | 11,040.00 | 8 |
| | Segment 3 Total | 7,972.00 | 81,000.00 | 5,584.00 | 37,023.16 | 0.00 | 43,976.84 | 46 |
| 001-405-000-000 | CLERICAL: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-405-140-000 | Clerical- Payroll | 6,948.80 | 80,150.48 | 5,239.44 | 58,685.61 | 0.00 | 21,464.87 | 73 |
| 001-405-150-000 | Clerical- Benefits | 12,774.64 | 31,475.85 | 9,291.26 | 24,701.46 | 0.00 | 6,774.39 | 78 |
| 001-405-210-000 | Clerical- Office Supplies | 156.61 | 7,900.00 | 359.15 | 3,357.99 | 0.00 | 4,542.01 | 43 |
| 001-405-310-000 | Payroll services | 1,064.11 | 14,850.00 | 1,201.28 | 12,769.56 | 0.00 | 2,080.44 | 86 |
| 001-405-321-000 | Clerical- Telephone | 239.75 | 5,085.00 | 871.07 | 3,565.49 | 0.00 | 1,519.51 | 70 |
| 001-405-325-000 | Postage | 381.33 | 4,181.00 | 451.73 | 3,049.07 | 0.00 | 1,131.93 | 73 |
| 001-405-337-000 | Clerical- Mileage Reimbursement | 0.00 | 240.00 | 25.15 | 188.80 | 0.00 | 51.20 | 79 |
| 001-405-340-000 | Clerical- Advertisement | 196.76 | 9,000.00 | 180.46 | 5,969.08 | 0.00 | 3,030.92 | 66 |
| 001-405-460-000 | Clerical- Meetings & Seminars | 75.50 | 5,150.00 | 0.00 | 1,207.67 | 0.00 | 3,942.33 | 23 |
| 001-405-465-000 | Computer Expense | 7,055.17 | 25,589.00 | 4,607.61 | 12,643.48 | 0.00 | 12,945.52 | 49 |
| 001-405-470-000 | Clerical- Other Expense | 681.21 | 16,740.00 | 281.83 | 3,783.76 | 0.00 | 12,956.24 | 23 |
| | Segment 3 Total | 29,573.88 | 200,361.33 | 22,508.98 | 129,921.97 | 0.00 | 70,439.36 | 65 |
| 001-408-000-000 | ENGINEERING SERVICES: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-408-310-000 | Engineering Services | 6,030.18 | 41,500.00 | 943.94 | 12,807.07 | 0.00 | 28,692.93 | 31 |
| | Segment 3 Total | 6,030.18 | 41,500.00 | 943.94 | 12,807.07 | 0.00 | 28,692.93 | 31 |
| 001-409-000-000 | GOVERNMENT BUILDINGS & PLANT: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-409-136-000 | Administration- Utilities | 951.66 | 10,260.00 | 848.50 | 5,603.05 | 0.00 | 4,656.95 | 55 |
| 001-409-137-000 | Administration- Maintenance & Repairs | 620.40 | 16,779.00 | 657.30 | 10,087.11 | 0.00 | 6,691.89 | 60 |
| 001-409-142-000 | Administration- Alarm Service | 173.00 | 3,612.00 | 346.00 | 2,317.12 | 0.00 | 1,294.88 | 64 |
| 001-409-147-000 | Administration- Other Expenses | 0.00 | 2,400.00 | 31.86 | 970.29 | 0.00 | 1,429.71 | 40 |
| 001-409-236-000 | Garage- Utilities | 279.48 | 12,420.00 | 645.49 | 7,679.25 | 0.00 | 4,740.75 | 62 |

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

| Expend Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Cancel | Balance | % Expd |
|-----------------|---|---------------|------------|--------------|--------------|--------|------------|--------|
| 001-409-237-000 | Garage- Maintenance & Repairs | 551.76 | 9,464.40 | 451.90 | 5,433.28 | 0.00 | 4,031.12 | 57 |
| 001-409-242-000 | Garage- Alarm Service | 45.00 | 1,416.00 | 90.00 | 957.96 | 0.00 | 458.04 | 68 |
| 001-409-247-000 | Garage- Other Expenses | 0.00 | 1,500.00 | 22.57 | 837.78 | 0.00 | 662.22 | 56 |
| 001-409-436-000 | Community Hall- Utilities | 393.28 | 5,340.00 | 153.03 | 2,222.69 | 0.00 | 3,117.31 | 42 |
| 001-409-437-000 | Community Hall- Maintenance & Repairs | 1,720.50 | 5,172.00 | 306.65 | 3,488.99 | 0.00 | 1,683.01 | 67 |
| 001-409-447-000 | Community Hall- Other Expenses | 0.00 | 600.00 | 0.00 | 12.91 | 0.00 | 587.09 | 2 |
| 001-409-536-000 | Historical Bldg- Utilities | 682.05 | 3,829.00 | 126.62 | 2,268.09 | 0.00 | 1,560.91 | 59 |
| 001-409-537-000 | Historical Bldg- Maintenance & Repairs | 0.00 | 1,699.92 | 0.00 | 179.00 | 0.00 | 1,520.92 | 11 |
| 001-409-636-000 | Hollow Rd Rental- Utilities | 0.00 | 250.00 | 0.00 | 62.41 | 0.00 | 312.41 | 25- |
| 001-409-637-000 | Hollow Rd Rental- Maintenance & Repairs | 0.00 | 4,080.00 | 0.00 | 3,904.00 | 0.00 | 176.00 | 96 |
| 001-409-703-000 | WIP- Salt Building | 295.28 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-409-737-000 | Springhouse- Maintenance & Repairs | 0.00 | 1,000.00 | 0.00 | 0.00 | 0.00 | 1,000.00 | 0 |
| | Segment 3 Total | 5,712.41 | 79,822.32 | 3,679.92 | 45,899.11 | 0.00 | 33,923.21 | 58 |
| | FIRE: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-411-000-000 | Fire Protection- Hydrant Rentals | 806.65 | 25,398.00 | 822.08 | 7,399.16 | 0.00 | 17,998.84 | 29 |
| 001-411-540-000 | Fire Protection- WFFD Contributions | 101,286.86 | 316,036.86 | 94,057.65 | 300,307.65 | 0.00 | 15,729.21 | 95 |
| | Segment 3 Total | 102,093.51 | 341,434.86 | 94,879.73 | 307,706.81 | 0.00 | 33,728.05 | 90 |
| | UCC & CODE ENFORCEMENT: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-413-000-000 | Fire Marshal- Payroll | 530.60 | 9,640.80 | 579.92 | 5,189.30 | 0.00 | 4,451.50 | 54 |
| 001-413-110-000 | Fire Marshal- Benefits | 45.90 | 942.48 | 55.96 | 523.58 | 0.00 | 418.90 | 56 |
| 001-413-140-000 | Code Enforcement- Payroll | 13,615.62 | 43,775.00 | 3,045.06 | 34,585.06 | 0.00 | 9,189.94 | 79 |
| 001-413-150-000 | Code Enforcement- Benefits | 11,095.43 | 26,773.33 | 9,104.03 | 24,991.76 | 0.00 | 1,781.57 | 93 |
| 001-413-210-000 | Code Enforcement- Supplies | 0.00 | 7,855.00 | 25.00 | 4,726.77 | 0.00 | 3,128.23 | 60 |
| 001-413-312-000 | Code Enforcement- Consultant Services | 4,789.50 | 77,880.00 | 992.00 | 35,154.00 | 0.00 | 42,726.00 | 45 |
| 001-413-337-000 | Code Enforcement- MiLeage Reimbursement | 110.70 | 660.00 | 89.88 | 549.46 | 0.00 | 110.54 | 83 |
| 001-413-460-000 | Code Enforcement- Meetings & Seminars | 0.00 | 1,000.00 | 52.45 | 102.45 | 0.00 | 897.55 | 10 |
| | Segment 3 Total | 30,187.75 | 168,526.61 | 13,944.30 | 105,822.38 | 0.00 | 62,704.23 | 63 |
| | PLANNING & ZONING: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-414-000-000 | Zoning- Payroll | 200.00 | 1,600.00 | 150.00 | 1,700.00 | 0.00 | 100.00- | 106 |
| 001-414-140-000 | Zoning- Benefits | 15.32 | 122.56 | 11.49 | 114.90 | 0.00 | 7.66 | 94 |
| 001-414-150-000 | Zoning- Professional services | 215.50 | 2,700.00 | 353.00 | 3,803.00 | 0.00 | 1,103.00- | 141 |
| 001-414-310-000 | Zoning- Engineering | 0.00 | 1,500.00 | 0.00 | 0.00 | 0.00 | 1,500.00 | 0 |
| 001-414-313-000 | Zoning- Legal | 760.00 | 10,800.00 | 4,863.50 | 34,090.84 | 0.00 | 23,290.84- | 316 |
| 001-414-314-000 | Zoning- Conditional Use | 15,649.07 | 4,500.00 | 170.00 | 15,567.50 | 0.00 | 11,067.50- | 346 |

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

| Expend Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Cancel | Balance | % Expd |
|-----------------|--|---------------|------------|--------------|--------------|--------|------------|--------|
| 001-414-341-000 | Zoning- Advertisement | 307.60 | 2,750.00 | 981.48 | 3,506.32 | 0.00 | 756.32- | 128 |
| 001-414-460-000 | Zoning- Meetings & Seminars | 0.00 | 200.00 | 7.00 | 7.00 | 0.00 | 193.00 | 4 |
| | Segment 3 Total | 17,147.49 | 24,172.56 | 6,536.47 | 58,789.56 | 0.00 | 34,617.00- | 243 |
| 001-419-000-000 | OTHER PUBLIC SAFETY: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-419-242-000 | PA One Call | 34.44 | 3,840.00 | 267.09 | 676.08 | 0.00 | 3,163.92 | 18 |
| | Segment 3 Total | 34.44 | 3,840.00 | 267.09 | 676.08 | 0.00 | 3,163.92 | 18 |
| 001-430-000-000 | PUBLIC WORKS - ADMIN: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-430-140-000 | Public Works- Payroll | 28,181.00 | 396,706.44 | 26,767.86 | 278,685.12 | 0.00 | 118,021.32 | 70 |
| 001-430-150-000 | Public Works- Benefits | 42,940.06 | 172,336.31 | 41,355.09 | 154,104.33 | 0.00 | 18,231.98 | 89 |
| 001-430-238-000 | Public Works- Uniforms | 540.20 | 9,397.00 | 689.35 | 5,957.31 | 0.00 | 3,439.69 | 63 |
| 001-430-326-000 | Public Works- Mobile phones | 67.68 | 1,260.00 | 92.95 | 830.88 | 0.00 | 429.12 | 66 |
| 001-430-460-000 | Public Works- Meetings & Seminars | 0.00 | 3,100.00 | 0.00 | 434.59 | 0.00 | 2,665.41 | 14 |
| 001-430-470-000 | Public Works- Other Expenses | 1,146.47 | 2,540.00 | 35.00 | 1,674.29 | 0.00 | 865.71 | 66 |
| | Segment 3 Total | 72,875.41 | 585,339.75 | 68,940.25 | 441,686.52 | 0.00 | 143,653.23 | 75 |
| 001-432-000-000 | WINTER MAINTENANCE- SNOW REMOVAL: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-432-200-000 | Snow Removal- Materials | 0.00 | 44,268.75 | 0.00 | 32,336.98 | 0.00 | 11,931.77 | 73 |
| 001-432-450-000 | Snow Removal- Contractor | 0.00 | 15,000.00 | 0.00 | 4,378.75 | 0.00 | 10,621.25 | 29 |
| | Segment 3 Total | 0.00 | 59,268.75 | 0.00 | 36,715.73 | 0.00 | 22,553.02 | 62 |
| 001-433-000-000 | TRAFFIC CONTROL DEVICES: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-433-313-000 | Traffic Signal- Engineering | 1,085.00 | 6,500.00 | 922.50 | 1,360.00 | 0.00 | 5,140.00 | 21 |
| 001-433-361-000 | Traffic Signal- Electricity | 262.19 | 3,240.00 | 265.60 | 2,367.69 | 0.00 | 872.31 | 73 |
| 001-433-374-000 | Traffic Signal- Maintenance | 0.00 | 18,050.00 | 250.05 | 4,912.20 | 0.00 | 13,137.80 | 27 |
| | Segment 3 Total | 1,347.19 | 27,790.00 | 1,438.15 | 8,639.89 | 0.00 | 19,150.11 | 31 |
| 001-437-000-000 | REPAIRS OF TOOLS AND MACHINERY: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-437-250-000 | Machinery & Tools- Vehicle Maintenance | 7,250.18 | 83,064.00 | 7,530.17 | 20,766.80 | 0.00 | 62,297.20 | 25 |
| 001-437-260-000 | Machinery & Tools- Small Tools | 267.69 | 6,850.00 | 367.11 | 6,063.04 | 0.00 | 786.96 | 89 |
| 001-437-370-000 | Machinery & Tools- Small Tool Repairs | 126.93 | 500.00 | 0.00 | 425.00 | 0.00 | 75.00 | 85 |
| | Segment 3 Total | 7,644.80 | 90,414.00 | 7,897.28 | 27,254.84 | 0.00 | 63,159.16 | 30 |

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

| Expend Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Cancel | Balance | % Expd |
|-----------------|------------------------------------|---------------|------------|--------------|--------------|--------|-----------|--------|
| 001-438-000-000 | ROADS & BRIDGES: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-438-231-000 | Gasoline | 371.83 | 5,267.00 | 495.48 | 3,506.18 | 0.00 | 1,760.82 | 67 |
| 001-438-232-000 | Diesel Fuel | 1,016.17 | 22,330.00 | 1,217.65 | 11,046.49 | 0.00 | 11,283.51 | 49 |
| 001-438-242-000 | Road Signs | 0.00 | 3,200.00 | 0.00 | 705.40 | 0.00 | 2,494.60 | 22 |
| 001-438-245-000 | Road Supplies | 161.71 | 35,900.00 | 2,880.00 | 13,146.29 | 0.00 | 22,753.71 | 37 |
| 001-438-313-000 | Engineering | 6,222.48 | 55,000.00 | 1,694.25 | 41,948.56 | 0.00 | 13,051.44 | 76 |
| 001-438-370-000 | Road Program- Contractor | 38,483.64 | 15,500.00 | 0.00 | 5,288.00 | 0.00 | 10,212.00 | 34 |
| | Segment 3 Total | 46,255.83 | 137,197.00 | 6,287.38 | 75,640.92 | 0.00 | 61,556.08 | 55 |
| 001-446-000-000 | STORM WATER MANAGEMENT: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-446-313-000 | Stormwater Management- Engineering | 2,130.00 | 44,500.00 | 7,633.47 | 21,676.09 | 0.00 | 22,823.91 | 49 |
| | Segment 3 Total | 2,130.00 | 44,500.00 | 7,633.47 | 21,676.09 | 0.00 | 22,823.91 | 49 |
| 001-451-000-000 | RECREATION- ADMINISTRATION: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-451-140-000 | Recreation- Payroll | 0.00 | 47,586.00 | 180.00 | 31,747.27 | 0.00 | 15,838.73 | 67 |
| 001-451-150-000 | Recreation- Benefits | 4,739.20 | 26,861.25 | 74.15- | 15,900.06 | 0.00 | 10,961.19 | 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 | 4,739.20 | 75,772.25 | 105.85 | 47,767.33 | 0.00 | 28,004.92 | 63 |
| 001-452-000-000 | PARTICIPANT RECREATION: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-452-247-000 | Discounted Tickets (PRPS) | 0.00 | 7,900.00 | 0.00 | 5,650.00 | 0.00 | 2,250.00 | 72 |
| 001-452-248-000 | Camps & Sport Leagues | 0.00 | 22,100.00 | 0.00 | 5,129.00 | 0.00 | 16,971.00 | 23 |
| 001-452-249-000 | Bus Trips | 0.00 | 6,800.00 | 0.00 | 1,452.48 | 0.00 | 5,347.52 | 21 |
| 001-452-250-000 | Community Day | 0.00 | 6,500.00 | 0.00 | 3,984.80 | 0.00 | 2,515.20 | 61 |
| 001-452-520-000 | Library | 6,000.00 | 6,300.00 | 6,300.00 | 6,300.00 | 0.00 | 0.00 | 100 |
| | Segment 3 Total | 6,000.00 | 49,600.00 | 6,300.00 | 22,516.28 | 0.00 | 27,083.72 | 45 |
| 001-454-000-000 | PARKS: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-454-436-000 | Hebner Park- Utilities | 82.60 | 3,180.00 | 112.78 | 1,525.16 | 0.00 | 1,654.84 | 48 |
| 001-454-437-001 | Hebner Park- Athletic Fields | 1,619.62 | 16,400.00 | 793.80 | 6,242.08 | 0.00 | 10,157.92 | 38 |
| 001-454-437-002 | Hebner Park- Expenses | 5,280.84 | 12,000.00 | 368.70 | 3,556.53 | 0.00 | 8,443.47 | 30 |
| 001-454-438-001 | Mount Kirk Park- Athletic Fields | 331.79 | 3,000.00 | 132.30 | 1,069.66 | 0.00 | 1,930.34 | 36 |
| 001-454-438-002 | Mount Kirk Park- Expenses | 4.62 | 1,450.00 | 0.00 | 359.69 | 0.00 | 1,090.31 | 25 |
| 001-454-439-001 | Sunny Brook Park- Athletic Fields | 552.98 | 4,400.00 | 330.75 | 2,074.35 | 0.00 | 2,325.65 | 47 |
| 001-454-439-002 | Sunny Brook Park- Expenses | 18.48 | 4,900.00 | 0.00 | 1,862.11 | 0.00 | 3,037.89 | 38 |

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

| Expend Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Cancel | Balance | % Expd |
|-----------------|--|---------------|--------------|--------------|--------------|--------|---------------|--------|
| 001-454-446-000 | Sunny Brook Park- Utilities | 33.30 | 1,560.00 | 35.76 | 712.44 | 0.00 | 847.56 | 46 |
| 001-454-470-000 | Heyser Park- Horse Ring | 0.00 | 500.00 | 0.00 | 0.00 | 0.00 | 500.00 | 0 |
| 001-454-471-000 | Heyser Park- Expenses | 0.00 | 1,300.00 | 0.00 | 0.00 | 0.00 | 1,300.00 | 0 |
| 001-454-480-000 | Trail Expenses | 0.00 | 5,600.00 | 0.00 | 1,079.88 | 0.00 | 4,520.12 | 19 |
| 001-454-490-000 | Other Parks | 0.00 | 4,400.00 | 179.76 | 375.56 | 0.00 | 4,024.44 | 9 |
| 001-454-702-000 | WIP- Heebner Park Soccer Field | 3,383.92 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| | Segment 3 Total | 11,308.15 | 58,690.00 | 1,953.85 | 18,857.46 | 0.00 | 39,832.54 | 32 |
| 001-459-000-000 | PUBLIC RELATIONS: | | | | | | | |
| 001-459-340-000 | Public Relations- Community Newsletter | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-459-341-000 | Public Relations- Other Communications | 3,064.32 | 14,400.00 | 0.00 | 8,628.79 | 0.00 | 5,771.21 | 60 |
| | Segment 3 Total | 3,064.32 | 15,800.00 | 0.00 | 8,628.79 | 0.00 | 7,171.21 | 55 |
| 001-461-000-000 | CONSERVATION OF NATURAL RESOURCES: | | | | | | | |
| 001-461-711-000 | North Penn Lra Acquisition | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| | Segment 3 Total | 4,184.60 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-481-000-000 | EMPLOYER PAID BENEFITS AND WITHHOLDING I | | | | | | | |
| 001-481-430-000 | Inter Gov- Real Estate Taxes | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| | Segment 3 Total | 0.00 | 7,160.00 | 5,773.86- | 0.00 | 0.00 | 7,160.00 | 0 |
| 001-486-000-000 | INSURANCE: | | | | | | | |
| 001-486-350-000 | Insurances | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| | Segment 3 Total | 1,375.00 | 119,037.00 | 24,838.00 | 85,353.75 | 0.00 | 33,683.25 | 72 |
| 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 | 387,977.76 | 3,575,158.50 | 312,547.94 | 9,030,360.05 | 0.00 | 5,455,201.55- | 253 |

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 | 33.30 | 600.00 | 77.65 | 1,049.59 | 0.00 | 449.59 | 175 |
| | Segment 3 Total | 33.30 | 600.00 | 77.65 | 1,049.59 | 0.00 | 449.59 | 175 |
| 008-364-110-000 | Tapping Fees | 9,326.63 | 11,400.00 | 4,482.28 | 43,305.50 | 0.00 | 31,905.50 | 380 |
| 008-364-120-000 | Sewer Fees- Residential | 86,878.82 | 490,104.66 | 95,723.95 | 426,722.28 | 0.00 | 63,382.38 | 87 |
| 008-364-130-000 | Sewer Fees- Commercial | 12,176.88 | 151,561.21 | 22,828.57 | 132,847.62 | 0.00 | 18,713.59 | 88 |
| 008-364-140-000 | Late Fees | 398.20 | 6,000.00 | 650.16 | 6,477.96 | 0.00 | 477.96 | 108 |
| 008-364-150-000 | Certification Fees | 120.00 | 1,080.00 | 160.00 | 1,200.00 | 0.00 | 120.00 | 111 |
| 008-364-190-000 | Liens | 0.00 | 100.00 | 15.00 | 15.00 | 0.00 | 85.00 | 15 |
| | Segment 3 Total | 108,900.53 | 660,245.87 | 123,859.96 | 610,568.36 | 0.00 | 49,677.51 | 92 |
| 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 |
| | Fund 008 Revenue Total | 108,933.83 | 660,945.87 | 123,937.61 | 611,617.95 | 0.00 | 49,327.92 | 93 |

| Expend Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Cancel | Balance | % Expd |
|-----------------|---------------------------------------|---------------|------------|--------------|--------------|--------|-----------|--------|
| 008-429-000-000 | WASTEWATER COLLECTION AND TREATMENT: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 008-429-242-000 | Alarm Services | 0.00 | 982.00 | 0.00 | 969.30 | 0.00 | 12.70 | 99 |
| 008-429-300-000 | Other Expenses | 15.00 | 63,570.00 | 6,046.28 | 18,085.90 | 0.00 | 45,484.10 | 28 |
| 008-429-313-000 | Engineering | 0.00 | 10,750.00 | 0.00 | 6,864.38 | 0.00 | 3,885.62 | 64 |
| 008-429-314-000 | Legal | 0.00 | 3,900.00 | 0.00 | 362.08 | 0.00 | 3,537.92 | 9 |
| 008-429-316-000 | Plant Operations | 13,916.61 | 126,512.40 | 6,265.00 | 88,801.81 | 0.00 | 37,710.59 | 70 |
| 008-429-321-000 | Telephone | 33.60 | 888.00 | 103.73 | 724.35 | 0.00 | 163.65 | 82 |
| 008-429-361-000 | Utilities | 7,943.04 | 101,460.00 | 14,889.78 | 79,074.21 | 0.00 | 22,385.79 | 78 |
| 008-429-374-000 | Equipment & Repairs | 2,244.43 | 12,600.00 | 475.20 | 17,441.59 | 0.00 | 4,841.59 | 138 |
| 008-429-421-001 | Center Point- Operations | 978.06 | 9,042.00 | 447.50 | 6,334.00 | 0.00 | 2,708.00 | 70 |
| 008-429-421-002 | Center Point- Utilities & Repairs | 295.11 | 4,452.00 | 422.71 | 5,226.27 | 0.00 | 774.27 | 117 |
| 008-429-422-001 | Meadowood- Operations | 1,562.29 | 9,042.00 | 447.50 | 7,194.10 | 0.00 | 1,847.90 | 80 |
| 008-429-422-002 | Meadowood- Utilities & Repairs | 34.62 | 1,752.00 | 35.10 | 330.32 | 0.00 | 1,421.68 | 19 |
| 008-429-423-001 | Heritage Village- Operations | 877.60 | 9,042.00 | 447.50 | 6,362.70 | 0.00 | 2,679.30 | 70 |
| 008-429-423-002 | Heritage Village- Utilities & Repairs | 148.61 | 4,380.00 | 313.01 | 2,317.66 | 0.00 | 2,062.34 | 53 |
| 008-429-424-001 | Fawn Creek- Operations | 919.31 | 9,042.00 | 447.50 | 6,480.40 | 0.00 | 2,561.60 | 72 |
| 008-429-424-002 | Fawn Creek- Utilities & Repairs | 108.28 | 3,804.00 | 152.47 | 1,741.39 | 0.00 | 2,062.61 | 46 |
| 008-429-425-001 | Chadwick Place- Operations | 930.98 | 9,042.00 | 447.50 | 6,441.26 | 0.00 | 2,600.74 | 71 |

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

| Expend Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Cancel | Balance | % Expd |
|-----------------|-------------------------------------|---------------|------------|--------------|--------------|--------|------------|--------|
| 008-429-425-002 | Chadwick Place- Utilities & Repairs | 193.68 | 4,488.00 | 308.09 | 2,195.34 | 0.00 | 2,292.66 | 49 |
| 008-429-426-001 | Adair Pump- Operations | 836.20 | 9,042.00 | 447.50 | 6,776.87 | 0.00 | 2,265.13 | 75 |
| 008-429-426-002 | Adair Pump- Utilities & Repairs | 120.46 | 3,228.00 | 291.54 | 2,103.75 | 0.00 | 1,124.25 | 65 |
| 008-429-700-000 | Capital Improvements | 0.00 | 90,000.00 | 10,736.00 | 13,274.29 | 0.00 | 76,725.71 | 15 |
| | Segment 3 Total | 31,157.88 | 487,018.40 | 42,723.91 | 279,101.97 | 0.00 | 207,916.43 | 57 |
| 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- Principa | 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 | 0.00 | 50,821.26 | 0.00 | 25,410.63 | 0.00 | 25,410.63 | 50 |
| | Segment 3 Total | 0.00 | 50,821.26 | 0.00 | 25,410.63 | 0.00 | 25,410.63 | 50 |
| 008-475-000-000 | Fiscal Agent Fees- 2016 Bond | 0.00 | 0.00 | 0.00 | 1,050.00 | 0.00 | 1,050.00- | 0 |
| | Segment 3 Total | 0.00 | 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 | 0.00 | 3,095.00 | 0.00 | 0.00 | 0.00 | 3,095.00 | 0 |
| | Segment 3 Total | 0.00 | 3,095.00 | 0.00 | 0.00 | 0.00 | 3,095.00 | 0 |
| | Fund 008 Expend Total | 31,157.88 | 660,934.66 | 42,723.91 | 305,562.60 | 0.00 | 355,372.06 | 46 |

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 | 162.73 | 17,000.00 | 2,347.72 | 28,279.96 | 0.00 | 11,279.96 | 166 |
| | Segment 3 Total | 162.73 | 17,000.00 | 2,347.72 | 28,279.96 | 0.00 | 11,279.96 | 166 |
| 030-363-100-000 | Traffic Impact Fees | 0.00 | 45,857.00 | 0.00 | 63,918.00 | 0.00 | 18,061.00 | 139 |
| | Segment 3 Total | 0.00 | 45,857.00 | 0.00 | 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 |
| | Segment 3 Total | 0.00 | 895,566.25 | 0.00 | 7,164,815.82 | 0.00 | 6,269,249.57 | 800 |
| | Fund 030 Revenue Total | 162.73 | 964,423.25 | 2,347.72 | 7,295,926.53 | 0.00 | 6,331,503.28 | 757 |

| 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 | 0.00 | 0.00 | 0.00 | 10.00 | 0.00 | 10.00- | 0 |
| | Segment 3 Total | 0.00 | 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 | 253.74 | 22,288.07 | 0.00 | 7,511.93 | 75 |
| | Segment 3 Total | 0.00 | 29,800.00 | 253.74 | 22,288.07 | 0.00 | 7,511.93 | 75 |
| 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 | 0.00 | 16,736.40 | 0.00 | 22,963.60 | 42 |
| | Segment 3 Total | 0.00 | 39,700.00 | 0.00 | 16,736.40 | 0.00 | 22,963.60 | 42 |
| 030-430-600-000 | Capital Roads | 0.00 | 504,000.00 | 57,518.97 | 582,384.66 | 0.00 | 78,384.66- | 116 |
| 030-430-740-000 | Equipment Purchases | 0.00 | 207,200.00 | 0.00 | 194,435.21 | 0.00 | 12,764.79 | 94 |
| | Segment 3 Total | 0.00 | 711,200.00 | 57,518.97 | 776,819.87 | 0.00 | 65,619.87- | 109 |

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

| Expend Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Cancel | Balance | % Expd |
|-----------------|-------------------------|---------------|------------|--------------|--------------|--------|-----------|--------|
| 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 | 81,153.98 | 88,413.22 | 0.00 | 10,913.22 | 114 |
| 030-454-710-000 | Land Acquisition | 0.00 | 80,000.00 | 2,328.00 | 13,790.92 | 0.00 | 66,209.08 | 17 |
| | Segment 3 Total | 0.00 | 157,500.00 | 83,481.98 | 102,204.14 | 0.00 | 55,295.86 | 65 |
| | Fund 030 Expend Total | 0.00 | 948,300.00 | 141,254.69 | 923,701.31 | 0.00 | 24,598.69 | 97 |

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 | 0.63 | 250.00 | 1.04 | 1,685.46 | 0.00 | 1,435.46 | 674 |
| | Segment 3 Total | 0.63 | 250.00 | 1.04 | 1,685.46 | 0.00 | 1,435.46 | 674 |
| 035-355-020-000 | Liquid Fuel Funds | 0.00 | 343,000.00 | 0.00 | 350,887.21 | 0.00 | 7,887.21 | 102 |
| | Segment 3 Total | 0.00 | 343,000.00 | 0.00 | 350,887.21 | 0.00 | 7,887.21 | 102 |
| | Fund 035 Revenue Total | 0.63 | 343,250.00 | 1.04 | 352,572.67 | 0.00 | 9,322.67 | 103 |

| Expend Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Cancel | Balance | % Expd |
|-----------------|-----------------------------|---------------|------------|--------------|--------------|--------|------------|--------|
| 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 | 0.00 | 340,000.00 | 0.00 | 365,000.00 | 0.00 | 25,000.00- | 107 |
| | Segment 3 Total | 0.00 | 340,000.00 | 0.00 | 365,000.00 | 0.00 | 25,000.00- | 107 |
| | Fund 035 Expend Total | 0.00 | 340,000.00 | 0.00 | 365,000.00 | 0.00 | 25,000.00- | 107 |

BUDGET REPORT

October 31, 2017

| GENERAL | | STATE | |
|------------------------|-------------------|------------------------|-----------------|
| Revenue YTD: | \$ 2,560,982.47 | Revenue YTD: | \$ 352,572.67 |
| Revenue Budget: | \$ 2,918,791.11 | Revenue Budget: | \$ 343,208.33 |
| Revenue to Budget: | 87.74% | Revenue to Budget: | 102.73% |
| Expenditure YTD: | \$ 1,865,544.23 * | Expenditure YTD: | \$ 365,000.00 |
| Expenditure Budget: | \$ 2,335,835.60 | Expenditure Budget: | \$ 340,000.00 |
| Expenditure to Budget: | 80% | Expenditure to Budget: | 107% |
| | | | |
| WASTE WATER | | CAPITAL | |
| Revenue YTD: | \$ 611,617.95 | Revenue YTD: | \$ 131,110.71 * |
| Revenue Budget: | \$ 607,967.11 | Revenue Budget: | \$ 57,380.83 |
| Revenue to Budget: | 100.60% | Revenue to Budget: | 228.49% |
| Expenditure YTD: | \$ 305,562.60 | Expenditure YTD: | \$ 923,701.31 |
| Expenditure Budget: | \$ 436,620.36 | Expenditure Budget: | \$ 913,750.00 |
| Expenditure to Budget: | 70% | Expenditure to Budget: | 101% |

* 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
October 2017

Zoning Hearing Board (October 24)

- Continued and completed hearing for Meadowood (ZHB 17-12); approved variance as to building height.
- Conducted and completed hearing for Fink / Yildiz (ZHB 17-13); approved variance as to impervious coverage.

Planning Commission (October 26)

- Reviewed a Preliminary/Final plan of subdivision for Himsworth (LD 2017-08), and recommended conditional approval to the Board of Supervisors.
- Reviewed a Preliminary/Final Plan of land development for Advanced Realty (LD 2017-09), and recommended conditional approval to the Board of Supervisors.
- Reviewed a Final Plan of land development for Stony Creek Village (LD 2017-10), with discussion to be continued at a future Planning Commission meeting.
- Reviewed the 9th version of the proposed stormwater management ordinance, and recommended approval to the Board of Supervisors..

Parks:

- Patrice Albright, Recreation Coordinator, started position.
- Development of programs for the winter and spring seasons.
- Scheduled various park events.
- Scheduled field and pavilion rentals.



WORCESTER TOWNSHIP
Building and Codes Department
October 2017

Report Dates: 10/1/2017 - 10/31/2017

| | |
|-----------------------------|------------------------|
| Item | Count / Fee |
| Total Issued Permits | 28 / \$5,718.30 |

| Issued Permits | | | |
|------------------------------------|-------------|---------------------|-------------------|
| Fee Item | No. Permits | Construction Value | Permit Fee |
| Building | | | |
| 1 Accessory Structure | 2 | \$20,000.00 | \$162.60 |
| 2 Commercial Alterations | 2 | \$18,274.00 | \$588.00 |
| 3 HEAT / AC UNIT | 1 | \$15,870.00 | \$109.00 |
| 4 Pavilion | 1 | \$21,350.00 | \$74.00 |
| 5 Residential Alterations | 7 | \$200,625.00 | \$3,136.70 |
| 6 Wooden Deck | 2 | \$126,735.00 | \$258.00 |
| Electrical | | | |
| 7 New Electrical Work | 2 | \$2,950.00 | \$58.00 |
| Mechanical | | | |
| 8 New Mechanical | 2 | \$15,500.00 | \$168.00 |
| Plumbing | | | |
| 9 Plumbing Repairs And Alterations | 1 | \$5,976.00 | \$64.00 |
| Zoning | | | |
| 10 Accessory Structure | 2 | \$0.00 | \$90.00 |
| 11 Fence | 1 | \$9,100.00 | \$45.00 |
| 12 General Zoning | 1 | \$900.00 | \$45.00 |
| 13 Grading | 3 | \$0.00 | \$825.00 |
| 14 New Tenant | 1 | \$0.00 | \$95.00 |
| TOTALS: | 28 | \$437,280.00 | \$5,718.30 |

Other Fees Collected

| | |
|------------------|----------------|
| State Fee | \$84.00 |
|------------------|----------------|

Public Works Department Report

October 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. Started Green Hill Road Culvert replacement project**
 - G. Completed Methacton Avenue storm sewer project**

- 2) Storm Maintenance**
 - A. No significant storm events during the month of October**
 - B. Evaluated and serviced Brine System for the upcoming season**

- 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. Completed construction of the new Heebner Park parking area off of Heebner Road**
 - G. Aerate and over seed of playing fields**

- 4) Vehicle Maintenance**
 - A. Performed weekly maintenance of all Township vehicles**
 - B. Weekly maintenance of all mowing equipment**
 - C. State inspection of 64-11**
 - D. 64-25 and 64-08 taking in for general maintenance and repairs**
 - E. 64-42 replacement of fuel pump (warranty item)**
 - F. 64-21 2000hr service completed**

- 5) Miscellaneous**
 - A. Set and cleaned the Community Hall for all Township events and rentals**
 - B. Mowed Township maintained basins and open space**
 - C. Hosted annual PAC10 Cross Country Race in Heebner Park**

October Fire Marshal Report to the Board of Supervisors 10/9/17

- 1/ Investigations on 8 miscellaneous dispatches
- 2/ \$3000.00 fire damage on property valued at \$3000.00 for the month
- 3/ Finalized requests for fire lanes at the Grove (Meadowood) with Joe Nolan
- 4/ Met with Advance Realty on bollard locations in the driveways
- 5/ Attended MCATO meeting on the manpower and financial problems facing volunteer fire departments
- 6/ Attended county EMS meeting on the next due dispatch procedure for EMS units
- 7/ Arranged for fire drills at the high school and the Worcester Elem school
- 8/ One fine was issued for excessive automatic fire alarms
- 9/ One motorcycle accident in the township involved a fatality

MEMORANDUM

TO: Worcester Township Board of Supervisors
FROM: Joseph J. Nolan, P.E., Township Engineer
DATE: November 1, 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 November 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. This project has been completed, and we will process the final payment to the Contractor.

3. 2017 Road Program

The Road Program has now been completed. The PennDOT completion report has also been prepared for submittal to PennDOT for Liquid Fuels funding.

4. Greenhill Road Culvert Replacement

This contract was awarded to BP Patterson at the July Board of Supervisors meeting. The culvert has now been installed and the contractor is working on the paving and guide rail installation.

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

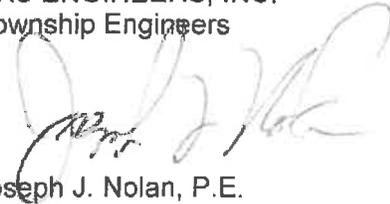
November 1, 2017
Ref:# 7200-51
Page 2

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.

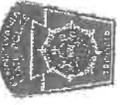
Respectfully submitted,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc. Tommy Ryan, Township Manager
File



PENNSYLVANIA STATE POLICE CAD Call Print Synopsis

Number of Records Returned: 170

Search Criteria: which_cad='P' and occ_date between '10/01/2017' and '10/31/2017' and case_type<>'TS' and municipality='46226' and jurisdiction='PA'

| Call Date | Time | Call Number | Call Type | Officer/Unit | Found | Report # | Cleared By |
|-------------|----------|-------------|--|--------------|-------|--------------|--------------------|
| Oct-01-2017 | 00:30:42 | 1061071 | DISTURBANCE/NOISE | | Yes | 2017-1061071 | GENERAL OFFENSE |
| Oct-01-2017 | 08:54:21 | 1061982 | ALARM - BURGLA/CANCELLED BY CO | | Yes | 2017-1061982 | CANCELLED |
| Oct-01-2017 | 10:19:48 | 1062055 | DOMESTIC - IN /HARASSMENT - CO | | Yes | 2017-1062055 | PAPER REPORT |
| Oct-01-2017 | 14:42:31 | 1062701 | SUICIDE - ATTEMPT OR THREAT | | Yes | 2017-1062701 | PAPER REPORT |
| Oct-01-2017 | 19:33:11 | 1063458 | REQUEST ASSIST - OTHER | | Yes | 2017-1063458 | CLOSED CAD |
| Oct-01-2017 | 21:47:05 | 1063746 | AGENCY SUICIDE - ATTEMPT/WELFARE CHECK | | Yes | 2017-1063746 | CALL |
| Oct-02-2017 | 08:45:54 | 1064651 | ROAD HAZARD - /CANCELLED BY CO | | Yes | 2017-1064651 | CALL |
| Oct-02-2017 | 09:03:08 | 1064709 | MVC - NON-REPO/MVC - REPORTABLE | | Yes | 2017-1064709 | CANCELLED |
| Oct-02-2017 | 14:41:33 | 1066039 | DISABLED MOTORIST ON ROAD | | Yes | 2017-1066039 | TRACS CRASH REPORT |
| Oct-02-2017 | 20:28:43 | 1067167 | ALARM - BURGLA/ALARM FALSE FAU | | Yes | 2017-1067167 | CLOSED CAD |
| Oct-03-2017 | 05:57:07 | 1067804 | MVC - REPORTABLE, NO INJURIES | | Yes | 2017-1067804 | CLOSED CAD |
| Oct-03-2017 | 07:54:57 | 1068040 | INTERSTATE HIGHWAY - CLEAR LIN | | Yes | 2017-1068040 | CALL |
| Oct-03-2017 | 21:31:49 | 1070983 | ALARM - BURGLA/CANCELLED BY CO | | Yes | 2017-1070983 | TRACS CRASH REPORT |
| Oct-04-2017 | 04:51:44 | 1071532 | ALARM - BURGLA/ALARM FALSE FAU | | Yes | 2017-1071532 | CLOSED CAD |
| Oct-04-2017 | 05:30:02 | 1071552 | MVC - REPORTAB/MVC - INJURIES | | Yes | 2017-1071552 | CALL |
| Oct-04-2017 | 08:34:08 | 1072016 | MVC - REPORTAB/MVC - NON-REPOR | | Yes | 2017-1072016 | CLOSED CAD |
| Oct-04-2017 | 09:26:18 | 1072222 | MVC - NON-REPORTABLE | | Yes | 2017-1072222 | TRACS CRASH REPORT |
| Oct-04-2017 | 11:37:24 | 1072880 | SEE OFFICER GO | | Yes | 2017-1072880 | TRACS CRASH REPORT |
| Oct-04-2017 | 18:09:32 | 1074463 | POLICE INFORMATION | | Yes | 2017-1074463 | GENERAL OFFENSE |
| Oct-05-2017 | 07:36:39 | 1075594 | ALARM - BURGLA/ALARM FALSE FAU | | Yes | 2017-1075594 | CLOSED CAD |
| Oct-05-2017 | 07:51:17 | 1075645 | BURGLARY OR ATTEMPTED BURGLARY | | Yes | 2017-1075645 | CALL |
| Oct-05-2017 | 08:52:30 | 1075819 | VEHICLE REPOSSESSION | | Yes | 2017-1075819 | CALL |
| Oct-05-2017 | 09:18:20 | 1075917 | SEE OFFICER /REQUEST ASSIST | | Yes | 2017-1075917 | PAPER REPORT |

Printed On: Wed Nov 01 2017
For User: 535276

PENNSYLVANIA STATE POLICE CAD Call Print Synopsis



| Call Date | Time | Call Number | Call Type | Original/Unit | Location | Founded | Report # | Created By |
|-------------|----------|-------------|-----------------------------------|---------------|----------|---------|--------------|--------------------|
| Oct-05-2017 | 10:02:44 | 1076096 | ALARM - BURGLA/CANCELLED BY CO | | | Yes | 2017-1076096 | CANCELLED |
| Oct-05-2017 | 12:51:45 | 1076688 | ROAD HAZARD - ANIMAL - DEBRIS | | | Yes | 2017-1076688 | CLOSED CAD CALL |
| Oct-05-2017 | 17:54:32 | 1077632 | MVC - NON-REPO/CANCELLED BY CO | | | Yes | 2017-1077632 | CLOSED CAD CALL |
| Oct-05-2017 | 18:55:39 | 1077819 | RUNAWAY /SEE OFFICER | | | Yes | 2017-1077819 | GENERAL OFFENSE |
| Oct-05-2017 | 21:51:50 | 1078245 | MVC - NON-REPORTABLE | | | Yes | 2017-1078245 | TRACS CRASH REPORT |
| Oct-06-2017 | 09:57:59 | 1079597 | TRAF VIOL ERRATIC DRIVER | | | Yes | 2017-1079597 | CLOSED CAD CALL |
| Oct-07-2017 | 01:11:35 | 1082471 | SUSPICIOUS PER/DISTURBANCE/NOI | | | Yes | 2017-1082471 | GENERAL OFFENSE |
| Oct-07-2017 | 04:12:10 | 1082781 | ALARM - BURGLA/CANCELLED BY CO | | | Yes | 2017-1082781 | CLOSED CAD CALL |
| Oct-07-2017 | 05:11:32 | 1082810 | THEFT | | | Yes | 2017-1082810 | PAPER REPORT |
| Oct-07-2017 | 07:02:02 | 1082902 | POLICE INFORMATION | | | Yes | 2017-1082902 | CLOSED CAD CALL |
| Oct-07-2017 | 10:17:57 | 1083390 | THEFT | | | Yes | 2017-1083390 | CLOSED CAD CALL |
| Oct-07-2017 | 12:24:54 | 1083815 | ANIMAL LOST - FOUND | | | Yes | 2017-1083815 | DUPLICATE CALL |
| Oct-07-2017 | 14:57:26 | 1084247 | DISABLED MOTORIST ON ROAD | | | Yes | 2017-1084247 | CLOSED CAD CALL |
| Oct-07-2017 | 15:36:54 | 1084355 | MVC - NON-REPORTABLE | | | Yes | 2017-1084355 | CLOSED CAD CALL |
| Oct-08-2017 | 11:41:57 | 1087199 | ROAD HAZARD - ANIMAL - DEBRIS | | | Yes | 2017-1087199 | TRACS CRASH REPORT |
| Oct-08-2017 | 15:21:13 | 1087696 | INTERSTATE HIGHWAY - CLEAR LIN | | | Yes | 2017-1087696 | CLOSED CAD CALL |
| Oct-08-2017 | 19:23:20 | 1088333 | MVC - NON-REPO/MVC - DUI - NON | | | Yes | 2017-1088333 | CLOSED CAD CALL |
| Oct-08-2017 | 21:01:37 | 1088557 | INTERSTATE HIGHWAY - STATIONAR | | | Yes | 2017-1088557 | TRACS CRASH REPORT |
| Oct-08-2017 | 23:08:20 | 1088746 | TRESPASSING | | | Yes | 2017-1088746 | CLOSED CAD CALL |
| Oct-09-2017 | 03:46:56 | 1089058 | /DISTURBANCE/NOI 911 HANG UP CALL | | | Yes | 2017-1089058 | GENERAL OFFENSE |
| Oct-09-2017 | 07:57:12 | 1089309 | MVC - REPORTABLE, NO INJURIES | | | Yes | 2017-1089309 | CLOSED CAD CALL |
| Oct-09-2017 | 11:27:15 | 1089903 | MVC - REPORTAB/MVC - NON-REPOR | | | Yes | 2017-1089903 | TRACS CRASH REPORT |
| Oct-09-2017 | 12:26:28 | 1090084 | ROAD HAZARD - ANIMAL - DEBRIS | | | Yes | 2017-1090084 | TRACS CRASH REPORT |
| Oct-09-2017 | 12:34:43 | 1090117 | ROAD HAZARD - ANIMAL - DEBRIS | | | Yes | 2017-1090117 | CLOSED CAD CALL |
| Oct-09-2017 | 13:36:27 | 1090287 | THEFT | | | Yes | 2017-1090287 | CLOSED CAD CALL |
| Oct-09-2017 | 14:20:00 | 1090394 | 911 HANG UP CALL | | | Yes | 2017-1090394 | PAPER REPORT |

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PENNSYLVANIA STATE POLICE CAD Call Print Synopsis

Call Date Time Call Number Call Type Original/Fin

| | | | |
|-------------|----------|---------|---|
| Oct-10-2017 | 11:49:07 | 1093525 | INTERSTATE HIGHWAY - CLEAR LIN |
| Oct-10-2017 | 12:15:21 | 1093827 | SEE OFFICER GO |
| Oct-10-2017 | 15:48:44 | 1094312 | SEE OFFICER GO |
| Oct-11-2017 | 00:28:10 | 1095726 | SEE OFFICER GO |
| Oct-11-2017 | 06:56:28 | 1096080 | TRAF VIOL OTHER |
| Oct-11-2017 | 07:18:44 | 1096130 | ALARM - BURGLA/ALARM FALSE FAU |
| Oct-11-2017 | 12:21:48 | 1097166 | MVC - HIT AND RUN, NO INJURIES |
| Oct-11-2017 | 17:26:47 | 1098030 | SEE OFFICER /ANIMAL LOST - F |
| Oct-11-2017 | 18:26:19 | 1098174 | DISABLED MOTORIST |
| Oct-12-2017 | 00:36:26 | 1098765 | ALARM - BURGLA/ALARM FALSE FAU |
| Oct-12-2017 | 04:56:15 | 1098976 | MVC - REPORTABLE, NO INJURIES |
| Oct-12-2017 | 13:39:27 | 1100553 | ALARM - BURGLA/ALARM FALSE FAU |
| Oct-12-2017 | 22:31:05 | 1101958 | TRAF VIOL OTHER |
| Oct-13-2017 | 09:52:02 | 1103157 | ALARM - BURGLA/ALARM FALSE FAU |
| Oct-13-2017 | 16:44:10 | 1104554 | ROAD HAZARD - ANIMAL - DEBRIS |
| Oct-14-2017 | 08:18:46 | 1106496 | SEE OFFICER /REQUEST ASSIST |
| Oct-14-2017 | 09:05:02 | 1106622 | ALARM - BURGLA/CANCELLED BY CO |
| Oct-14-2017 | 10:09:43 | 1106815 | ALARM - BURGLA/ALARM FALSE FAU |
| Oct-14-2017 | 15:28:28 | 1107718 | SHOTS FIRED |
| Oct-14-2017 | 18:38:24 | 1108310 | INDISTURBANCE/NOI DISTURBANCE/NOISE COMPLAINT |
| Oct-14-2017 | 19:22:44 | 1108432 | SEE OFFICER GO |
| Oct-14-2017 | 20:58:44 | 1108668 | INTERSTATE HIGHWAY - CLEAR LIN |
| Oct-15-2017 | 11:29:51 | 1110254 | CHILD CUSTODY /LANDLORD - DIVO |
| Oct-15-2017 | 16:33:30 | 1111007 | DISTURBANCE/NO/PATROL CHECK |
| Oct-15-2017 | 19:41:37 | 1111485 | MVC - NON-REPORTABLE |

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For User: 535276

Found Report # Cleared BY

| | | |
|-----|--------------|------------------------|
| Yes | 2017-1093525 | CLOSED CAD |
| Yes | 2017-1093827 | CALL GENERAL |
| Yes | 2017-1094312 | OFFENSE GENERAL |
| Yes | 2017-1095726 | OFFENSE GENERAL |
| Yes | 2017-1096080 | OFFENSE GENERAL |
| Yes | 2017-1096130 | CALL CLOSED CAD |
| Yes | 2017-1097166 | CALL CLOSED CAD |
| Yes | 2017-1098030 | TRACS CRASH REPORT |
| Yes | 2017-1098174 | REPORT CLOSED CAD |
| Yes | 2017-1098765 | CALL CLOSED CAD |
| Yes | 2017-1098976 | CALL CLOSED CAD |
| Yes | 2017-1100553 | TRACS CRASH REPORT |
| Yes | 2017-1101958 | REPORT CLOSED CAD |
| Yes | 2017-1103157 | CALL TRAFFIC |
| Yes | 2017-1104554 | CITATION CLOSED CAD |
| Yes | 2017-1106496 | CALL CLOSED CAD |
| Yes | 2017-1106622 | CALL CLOSED CAD |
| Yes | 2017-1106815 | CALL CANCELLED |
| Yes | 2017-1107718 | CLOSED CAD |
| Yes | 2017-1108310 | CALL GENERAL |
| Yes | 2017-1108432 | OFFENSE GENERAL |
| Yes | 2017-1108668 | OFFENSE GENERAL |
| Yes | 2017-1110254 | OFFENSE GENERAL |
| Yes | 2017-1111007 | CALL CLOSED CAD |
| Yes | 2017-1111485 | CALL CLOSED CAD |
| Yes | 2017-1111485 | TRACS CRASH REPORT |

PENNSYLVANIA STATE POLICE

CAD Call Print Synopsis

Call Date Time Call Number Call Type Original/Final

| | | | |
|-------------|----------|---------|--------------------------------|
| Oct-20-2017 | 11:57:34 | 1129067 | REQUEST ASSIST - SPECIALIZED S |
| Oct-20-2017 | 16:55:43 | 1130072 | SEE OFFICER /THEFT - FRAUD/F |
| Oct-20-2017 | 17:21:49 | 1130174 | 911 HANG UP CALL |
| Oct-20-2017 | 19:32:10 | 1130605 | SUSPICIOUS PER/PATROL |
| Oct-21-2017 | 04:14:31 | 1131888 | CHECK |
| Oct-21-2017 | 11:23:32 | 1132692 | TRAF VIOL OTHE/CANCELLED BY CO |
| Oct-21-2017 | 14:38:31 | 1133272 | SHOTS FIRED IN/SHOOTING - OTHE |
| Oct-21-2017 | 15:10:20 | 1133337 | ALARM - BURGLA/CANCELLED BY CO |
| Oct-21-2017 | 16:31:26 | 1133574 | MVC - NON-REPORTABLE |
| Oct-21-2017 | 19:40:44 | 1134193 | DISABLED MOTORIST |
| Oct-21-2017 | 22:08:19 | 1134582 | MVC - NON-REPO/CANCELLED BY CO |
| Oct-22-2017 | 10:56:33 | 1136000 | 911 HANG UP CALL |
| Oct-22-2017 | 12:04:36 | 1136196 | MVC - INJURIES/MVC - FATAL |
| Oct-22-2017 | 14:24:18 | 1136544 | THEFT |
| Oct-23-2017 | 10:12:40 | 1138882 | THEFT |
| Oct-23-2017 | 13:13:44 | 1139577 | POLICE INFORMATION |
| Oct-23-2017 | 14:37:15 | 1139849 | ALARM - BURGLA/ALARM FALSE FAU |
| Oct-23-2017 | 16:44:56 | 1140283 | DISTURBANCE/NOISE COMPLAINT |
| Oct-23-2017 | 17:01:38 | 1140354 | SEE OFFICER |
| Oct-23-2017 | 17:22:48 | 1140426 | /DISTURBANCE/NOI |
| Oct-23-2017 | 18:42:34 | 1140699 | POLICE INFORMATION |
| Oct-23-2017 | 22:51:17 | 1141257 | THEFT |
| Oct-24-2017 | 02:17:01 | 1141509 | THEFT |
| Oct-24-2017 | 07:01:26 | 1141805 | PATROL CHECK |
| Oct-24-2017 | 07:52:15 | 1141979 | ALARM - BURGLA/ALARM FALS FAU |
| Oct-24-2017 | 07:56:22 | 1141983 | ALARM - BURGLA/CANCELLED BY CO |
| | | | SEE OFFICER GO |
| | | | MVC - NON-REPO/MVC - INJURIES |

| Found Report | Cleared By |
|--------------|--------------|
| Yes | 2017-1129067 |
| Yes | 2017-1130072 |
| Yes | 2017-1130174 |
| Yes | 2017-1130605 |
| Yes | 2017-1131888 |
| Yes | 2017-1132692 |
| Yes | 2017-1133272 |
| Yes | 2017-1133337 |
| Yes | 2017-1133574 |
| Yes | 2017-1134193 |
| Yes | 2017-1134582 |
| Yes | 2017-1136000 |
| Yes | 2017-1136196 |
| Yes | 2017-1136544 |
| Yes | 2017-1138882 |
| Yes | 2017-1139577 |
| Yes | 2017-1139849 |
| Yes | 2017-1140283 |
| Yes | 2017-1140354 |
| Yes | 2017-1140426 |
| Yes | 2017-1140699 |
| Yes | 2017-1141257 |
| Yes | 2017-1141509 |
| Yes | 2017-1141805 |
| Yes | 2017-1141979 |
| Yes | 2017-1141983 |

Printed On: Wed Nov 01 2017
For User: 535276



PENNSYLVANIA STATE POLICE CAD Call Print Synopsis

Call Date Time Call Number Call Type Original File#

| | | | |
|-------------|----------|---------|--------------------------------|
| Oct-24-2017 | 17:27:49 | 1144198 | MVC - REPORTABLE, NO INJURIES |
| Oct-24-2017 | 20:33:41 | 1144775 | TRAF VIOL ERRATIC DRIVER |
| Oct-24-2017 | 21:48:59 | 1145057 | TRAF VIOL OTHER |
| Oct-25-2017 | 06:17:29 | 1145549 | MVC - REPORTABLE, NO INJURIES |
| Oct-25-2017 | 08:03:24 | 1145872 | TRAF VIOL OTHER |
| Oct-25-2017 | 09:18:24 | 1146277 | DISABLED MOTOR/DISABLED MOTOR |
| Oct-25-2017 | 11:20:55 | 1146952 | MVC - NON-REPORTABLE |
| Oct-25-2017 | 11:57:35 | 1147119 | MVC - NON-REPORTABLE |
| Oct-25-2017 | 15:52:03 | 1148108 | 911 HANG UP CALL |
| Oct-25-2017 | 16:35:48 | 1148300 | POLICE INFORMATION |
| Oct-25-2017 | 20:38:06 | 1149028 | DOMESTIC - INA/HARASSMENT CO |
| Oct-26-2017 | 06:07:31 | 1149808 | SUSPICIOUS PERSON |
| Oct-26-2017 | 13:25:55 | 1151230 | MVC - INJURIES/CANCELLED BY CO |
| Oct-26-2017 | 16:43:50 | 1151827 | MVC - REPORTAB/MVC - NON-REPOR |
| Oct-26-2017 | 17:35:23 | 1152031 | ALARM - BURGLA/CANCELLED BY CO |
| Oct-26-2017 | 20:36:57 | 1152534 | DISABLED MOTOR/CANCELLED BY CO |
| Oct-27-2017 | 15:13:53 | 1155339 | POLICE INFORMATION |
| Oct-27-2017 | 15:15:16 | 1155343 | REFER TO OTHER AGENCY - PI |
| Oct-27-2017 | 17:42:52 | 1155938 | DISTURBANCE/NO/ASSAULT - SIMPL |
| Oct-27-2017 | 18:13:49 | 1156052 | POLICE INFORMATION |
| Oct-27-2017 | 18:40:06 | 1156129 | SUSPICIOUS PERSON |
| Oct-27-2017 | 19:26:47 | 1156271 | MVC - NON-REPO/MVC - DUI - NON |
| Oct-28-2017 | 00:20:53 | 1157050 | ALARM - BURGLA/ALARM FALS/FAU |
| Oct-28-2017 | 12:05:45 | 1158511 | MVC - NON-REPO/CANCELLED BY CO |
| Oct-28-2017 | 13:44:57 | 1158754 | THEFT |

Founded Report # Created By

| | | |
|-----|--------------|--------------------|
| Yes | 2017-1144198 | TRACS CRASH REPORT |
| Yes | 2017-1144775 | CLOSED CAD CALL |
| Yes | 2017-1145057 | ADVISE |
| Yes | 2017-1145549 | TRACS CRASH REPORT |
| Yes | 2017-1145872 | CLOSED CAD CALL |
| Yes | 2017-1146277 | CLOSED CAD CALL |
| Yes | 2017-1146952 | TRACS CRASH REPORT |
| Yes | 2017-1147119 | TRACS CRASH REPORT |
| Yes | 2017-1148108 | CLOSED CAD CALL |
| Yes | 2017-1148300 | CLOSED CAD CALL |
| Yes | 2017-1149028 | PAPER REPORT |
| Yes | 2017-1149808 | GENERAL OFFENSE |
| Yes | 2017-1151230 | CANCELLED |
| Yes | 2017-1151827 | TRACS CRASH REPORT |
| Yes | 2017-1152031 | CLOSED CAD CALL |
| Yes | 2017-1152534 | CLOSED CAD CALL |
| Yes | 2017-1155339 | CLOSED CAD CALL |
| Yes | 2017-1155343 | REFER |
| Yes | 2017-1156938 | PAPER REPORT |
| Yes | 2017-1156052 | CLOSED CAD CALL |
| Yes | 2017-1156129 | GENERAL OFFENSE |
| Yes | 2017-1156271 | TRACS CRASH REPORT |
| Yes | 2017-1157050 | CLOSED CAD CALL |
| Yes | 2017-1158511 | CANCELLED |
| Yes | 2017-1158754 | PAPER REPORT |

Printed On: Wed Nov 01 2017
For User: 535276



PENNSYLVANIA STATE POLICE CAD Call Print Synopsis

| Call Date | Time | Call Number | Call Type | Original File |
|-------------|----------|-------------|---|---------------|
| Oct-28-2017 | 14:00:39 | 1158789 | ROAD HAZARD - ANIMAL - DEBRIS THEFT | |
| Oct-28-2017 | 16:36:48 | 1159154 | MVC - NON-REPO/MVC - DUI - NON POLICE INFORMATION | |
| Oct-28-2017 | 18:41:58 | 1159474 | THEFT - VEHICLE | |
| Oct-28-2017 | 20:31:58 | 1159716 | MVC - INJURIES/MVC - DUI - DRU | |
| Oct-29-2017 | 07:37:49 | 1160910 | SEE OFFICER GO | |
| Oct-29-2017 | 11:42:09 | 1161287 | ROAD HAZARD - ANIMAL - DEBRIS 911 HANG UP CALL | |
| Oct-29-2017 | 14:21:49 | 1161600 | FIGHT /SEE OFFICER | |
| Oct-30-2017 | 00:57:42 | 1162720 | IDENTITY THEFT | |
| Oct-30-2017 | 03:04:02 | 1162857 | MVC - NON-REPORTABLE | |
| Oct-30-2017 | 08:07:34 | 1163346 | SUSPICIOUS PER/SEE OFFICER | |
| Oct-30-2017 | 10:33:25 | 1163900 | CRIMINAL MISCHIEF | |
| Oct-30-2017 | 12:26:56 | 1164377 | MVC - NON-REPORTABLE | |
| Oct-30-2017 | 12:54:21 | 1164468 | SUSPICIOUS PER/SEE OFFICER | |
| Oct-30-2017 | 20:55:04 | 1166028 | CRIMINAL MISCHIEF | |
| Oct-30-2017 | 21:33:32 | 1166105 | MVC - NON-REPORTABLE | |
| Oct-31-2017 | 11:17:04 | 1167759 | MVC - PSP VEHI/MVC - COMMONWEA | |
| Oct-31-2017 | 16:26:32 | 1168808 | ALARM - BURGLA/CANCELLED BY CO | |
| Oct-31-2017 | 16:36:09 | 1168841 | DISTURBANCE/NOISE COMPLAINT | |
| Oct-31-2017 | 20:58:36 | 1169671 | ALARM - BURGLA/CANCELLED BY CO | |
| Oct-31-2017 | 22:33:02 | 1169845 | ALARM - BURGLA/ALARM FALSE FAU | |

| Founded | Report # | Cleared By |
|---------|--------------|--------------------|
| Yes | 2017-1158789 | CLOSED CAD CALL |
| Yes | 2017-1159154 | PAPER REPOR |
| Yes | 2017-1159474 | TRACS CRASH REPORT |
| Yes | 2017-1159716 | CLOSED CAD CALL |
| Yes | 2017-1160910 | CLOSED CAD CALL |
| Yes | 2017-1161287 | TRACS CRASH REPORT |
| Yes | 2017-1161600 | GENERAL OFFENSE |
| Yes | 2017-1162720 | CLOSED CAD CALL |
| Yes | 2017-1162857 | CLOSED CAD CALL |
| Yes | 2017-1163346 | GENERAL OFFENSE |
| Yes | 2017-1163900 | PAPER REPOR |
| Yes | 2017-1164377 | TRACS CRASH REPORT |
| Yes | 2017-1164468 | GENERAL OFFENSE |
| Yes | 2017-1166028 | PAPER REPOR |
| Yes | 2017-1166105 | TRACS CRASH REPORT |
| Yes | 2017-1167759 | TRACS CRASH REPORT |
| Yes | 2017-1168808 | CLOSED CAD CALL |
| Yes | 2017-1168841 | GENERAL OFFENSE |
| Yes | 2017-1169671 | CLOSED CAD CALL |
| Yes | 2017-1169845 | CLOSED CAD CALL |

Printed On: Wed Nov 01 2017
For User: 535276

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, OCTOBER 18, 2017 – 6:30 PM**

CALL TO ORDER by Chair Caughlan at 6:30 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

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

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, noted he will maintain the five-minute clock for public comment.

PUBLIC COMMENT

- There was no public comment received at this evening's Work Session.

PRESENTATIONS

equestrian activities – Chair Caughlan noted certain Township trails and open spaces were recently posted so as to not allow equestrian activities.

Supervisor Bustard noted the current and previous Township Manager do not favor equestrian activities in proximity to other trail users, for safety concerns.

Supervisor Bustard noted Whitpain Township allows equestrian uses on its passive recreational properties only, and requires riders to collect horse manure.

Supervisor Bustard noted the Township Solicitor had reviewed the Township's liability exposure for incidents involving equestrian activities at Township properties, and the Township Solicitor noted municipalities are generally immune to such actions.

Supervisor Bustard noted he does not support equestrian activities in the vicinity of athletic fields.

Bob Brant, Township Solicitor, commented on the Township's liability exposure for incidents involving equestrian activities at Township properties.

Jan Blegan, Worcester, stated her support for equestrian activities at Township properties, and commented on the community's rural character.

Kim David, Worcester, stated his support for equestrian activities at Township properties, and commented on the impact of open space on property values.

Michelle Romano, Worcester, stated her support for equestrian activities at Township properties, and commented on the signage recently posted at Township properties.

Fred Machini, Worcester, stated his support for equestrian activities at Township properties, and commented on the community's rural character.

Cynthia Coccio, Worcester, stated her support for equestrian activities at Township properties, and commented on horse manure and on signage recently posted at Township properties.

Dede McGrane, Worcester, stated her support for equestrian activities at Township properties, and commented on the impact of open space impact on property values, multi-use trails in Montgomery County, and the community's rural character.

Dana Comly, Worcester, commented on resident feedback to equestrian uses at Township properties.

Joan Machini, Worcester, commented on signage recently posted at Township properties and budgeted expenditures for Heyser Field and Township trails.

Tom Messner, Whitpain, commented equestrian activities in Whitpain Township. Supervisor Bustard noted Whitpain Township enumerates the properties upon which equestrian activities are permitted in its Township code.

Eliza Walbridge, Whitpain, commented on public education on equestrian activities on multi-use trails, and on signage on multi-use trails.

Kelly Kissinger, Sebastian Riding Association, commented on public education on equestrian activities on multi-use trails, and on signage on multi-use trails.

Kristen Roma, Whitpain, commented on resident feedback to equestrian activities at Township properties.

Mr. Ryan stated he supports amending the Township Code so to enumerate the properties upon which equestrian activities are appropriate and permitted.

Jennie Steigerwalt, Worcester, stated her support for equestrian uses at Township properties, and commented on equestrian easements, connections to public properties, signage recently posted at Township properties, multi-use trails, equestrian activities at Philadelphia-owned properties, resident feedback to equestrian activities at Township properties, and the Township Manager's previous experience in West Whiteland Township.

Mr. Ryan stated he supports amending the Township Code so to enumerate the properties upon which equestrian activities are appropriate and permitted.

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 7:38 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

DRAFT

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, OCTOBER 18, 2017 – 7:30 PM**

CALL TO ORDER by Chair Caughlan at 7:38 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

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

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, noted he will maintain the five-minute clock for public comment.
- Chair Caughlan noted an addition to the action items to be considered at this evening's Business Meeting, permitted equestrian activities at Township properties.

PUBLIC COMMENT

- Susan Smith, Worcester, commented on an application before the Zoning Hearing Board.

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 September 2017, (b) bill payment for September 2017 in the amount of \$305,398.89; (c) the September 20, 2017 Work Session minutes; and, (d) the September 20, 2017 Business Meeting minutes. The motion was seconded by Chair Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- b) waiver – Mr. Ryan provided an overview of a request by PECO to waive land development for the installation of a utility building at a property on Shearer Road.

Supervisor Bustard made a motion to approve a request by PECO to waive land development for the installation of a utility building at a property on Shearer Road. The motion was seconded by Chair Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- c) waiver – Mr. Ryan provided an overview of a request to grant a waiver to install a portion of an on-lot septic system in a setback at 2215 South Valley Forge Road.

Supervisor Bustard made a motion to approve a waiver to install a portion of an on-lot septic system in a setback at 2215 South Valley Forge Road. The motion was seconded by Chair Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) waiver – Mr. Ryan provided an overview of a request to grant a waiver to install a portion of an on-lot septic system in a setback at 3034 Stump Hall Road.

Supervisor Bustard made a motion to approve a waiver to install a portion of an on-lot septic system in a setback at 3034 Stump Hall Road. The motion was seconded by Chair Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- e) Resolution 2017-18 – Tim Woodrow, Engineer for the Applicant, provided an overview of a revised Preliminary/Final plan of land development to expand the Fairview Village Church of the Nazarene on Germantown Pike.

Joe Nolan, Township Engineer, noted the revised plan does not affect the stormwater management system included on the plan approved in 2016.

Supervisor Bustard made a motion to approve Resolution 2017-18, to grant approval to a revised Preliminary/Final plan of land development for the Fairview Village Church of the Nazarene. The motion was seconded by Chair Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) Resolution 2017-19 – Mr. Woodrow, Engineer for the Applicant, provided an overview of a Preliminary/Final plan of subdivision for Rhoads 2, a two-lot subdivision at Berks Road.

Mr. Woodrow stated the Applicant will prepare and record an access and maintenance easement agreement for the shared driveway.

Supervisor Bustard made a motion to approve Resolution 2017-19, to grant approval to a Preliminary/Final plan of subdivision for Rhoads 2, a two-lot subdivision at Berks Road. The motion was seconded by Chair Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) Resolution 2017-20 – Mr. Woodrow, Engineer for the Applicant, provided an overview of a Preliminary/Final plan of subdivision for Rhoads 3, a two-lot subdivision at Berks Road.

Mr. Woodrow stated the Applicant will prepare and record an access and maintenance easement agreement for the shared driveway.

Supervisor Bustard made a motion to approve Resolution 2017-20, to grant approval to a Preliminary/Final plan of subdivision for Rhoads 3, a two-lot subdivision at Berks Road. The motion was seconded by Chair Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) bid award – Mr. Ryan provided an overview of a bid let for an improvement project to one of the buildings at the Valley Green Wastewater Treatment Plant. Mr. Ryan stated the lowest responsive and responsible bidder was Premier Roofing, with a bid of \$19,850.00.

Supervisor Bustard made a motion to award a bid to improve one of the buildings at the Valley Green Wastewater Treatment Plant to Premier Roofing, in the amount of \$19,850.00. The motion was seconded by Chair Caughlan.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) 2018 Budget – Mr. Ryan provided an overview of the proposed General Fund, Capital Fund, Equipment Fund and Liquid Fuels Fund for 2018.

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 98% of the Earned Income Tax receipts projected to be received in 2017. Mr. Ryan noted the budget assumes an approximate 17% 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 miscellaneous park receipts. Mr. Ryan noted that received in 2017 includes Worcester Community day contributions.

Chair Caughlan commented on miscellaneous receipts in the Capital Fund. Mr. Ryan noted that received in 2017 includes the proceeds from the sale of used Public Works equipment.

Chair Caughlan commented on commercial sewer fees received year to date.

Chair Caughlan commented on park program receipts and expenditures. Mr. Ryan noted the payment arrangement instituted by the Parks and Recreation Manager in 2017.

Chair Caughlan commented on the timing of the inter-fund transfer from the General Fund to the Capital Fund.

Chair Caughlan commented on the inclusion of an administrative charge in the Sewer Fund.

Mr. Ryan noted the proposed 2018 Budget will be presented at the November 15 Business Meeting, at which time the Board of Supervisors will consider authorizing the budget for public inspection.

- j) equestrian activities – Mr. Bustard motioned to permit equestrian activities along the Zacharias Trail, north of Hollow Road. The motion was seconded by Chair Caughlan.

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 8:22 PM.

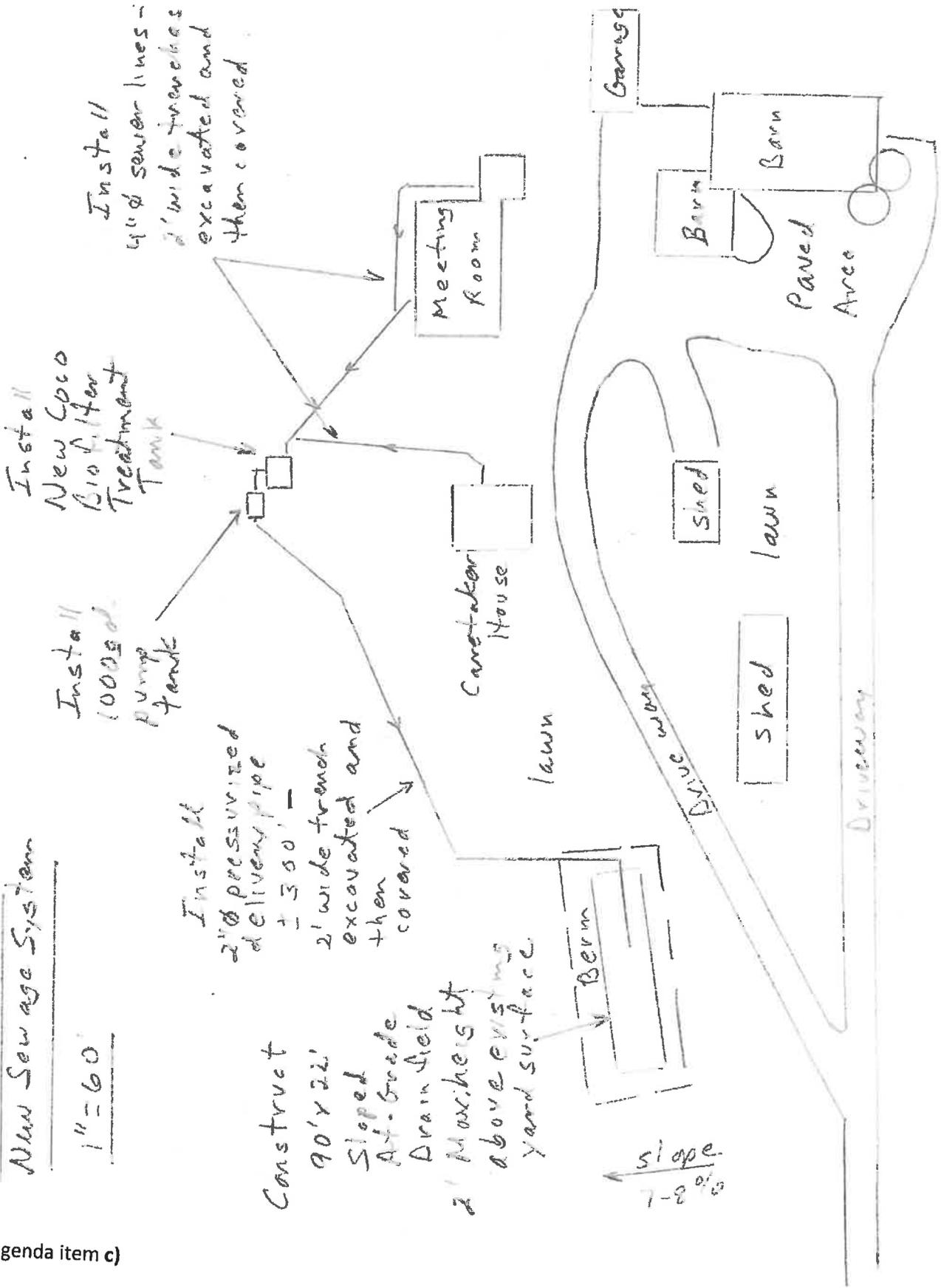
Respectfully Submitted:

Tommy Ryan
Township Manager

DRAFT

Kre-Belle Farm
New Sewage System

1" = 60'



MAINTENANCE ESCROW AGREEMENT

Between

TOLL PA, L.P.

And

WORCESTER TOWNSHIP

THIS ESCROW AGREEMENT, made this _____ day of _____, 2017, by and between **TOLL PA, L.P.**, of 250 Gibraltar Road, Horsham, Montgomery County, Pennsylvania, (hereinafter referred to as "Developer") and **WORCESTER TOWNSHIP**, Montgomery County, a second class Township organized and existing under the laws of the Commonwealth of Pennsylvania (hereinafter referred to as "Township").

WITNESSETH:

WHEREAS, Developer is presently seized and possessed of the fee in certain premises situate in the Township of Worcester, Montgomery County, Pennsylvania; and

WHEREAS, Developer has entered into a Worcester Township Land Development and Financial Security Agreement with Township recorded in the Recorder of Deeds Office for a subdivision identified as "the Preserve at Worcester" setting forth the understanding of the parties as to the installation and maintenance

of certain public improvements, and the terms of said Agreements are intended to be incorporated herein as though they were set forth at length; and

WHEREAS, Developer has agreed to maintain financial security in the amount of Three Hundred Nineteen Thousand Eight Hundred Twenty-Eight Dollars (\$319,828.00) with regard to the maintenance of public improvements associated with the development. Financial security is in a form acceptable to the Township Solicitor and which is attached hereto as Exhibit "A", on the condition hereinafter set forth; and

WHEREAS, the Township has agreed to accept the posting of a maintenance bond as the financial security required under this Agreement on the conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the premises and of the mutual promises and covenants hereinafter set forth, the parties intending to be legally bound hereby, do promise, covenant and agree with each other as follows:

1. Developer and/or its successor or successors in interest shall make any and all repairs to the public improvements associated with the subdivision; including, but not limited to area of Right-of-Way Dedication of North Wales Road and Total Road Right-of-Ways within The Preserve at Worcester Township, and the improvements set forth on Exhibit "B" due to faulty materials or workmanship, and Developer shall maintain the stability of all

materials and work and to promptly make good and replace all poor or inferior materials and work, to remedy all defects in materials and workmanship, all faults of any kind whatsoever arising therefrom, and to secure the integrity of the public improvements in accordance with the design and specifications as depicted on the Plans more particularly specified in the aforesaid Agreement, all of which shall form a part of this Agreement, for a term of eighteen (18) months from the date of this Agreement (hereinafter referred to as the "Maintenance Period").

2. Developer shall request an inspection of the public improvements associated with this maintenance bond prior to requesting the release of the maintenance bond.

3. Developer will maintain the financial security in the amount of Three Hundred Nineteen Thousand Eight Hundred Twenty-Eight Dollars (\$319,828.00) as set forth on Exhibit "A".

4. The sum posed as aforesaid shall be subject to withdrawal upon written notice to Developer signed by a designated officer of Worcester Township. Developer shall cooperate with all efforts of Township to withdraw funds.

5. The Issuer of the maintenance bond shall not have any duty or responsibility with respect to the fund deposited hereunder. The Issuer of the maintenance bond assumes no liability for the consummation of any of the provisions of the Agreement

heretofore referred to or for the result of any act done for the purpose hereof.

6. In the event said Developer should fail to cure any defects in or to the above-referenced roadways or public improvements within the period of time designated in this Agreement, it is understood and agreed that the Developer shall be considered in default under the terms of this Agreement with the Township, in which event the Township shall have the right to demand and receive from the Issuer of the maintenance bond such portion of the balance in the aforesaid account as will be used to cure the defects covered herein; that upon such happening, it is also agreed that the Township shall make written demand upon the Developer and the Issuer and said Issuer shall immediately and without the signature and approval of the Developer, or its authorized agent, release the funds to Worcester Township. Upon payment thereof to the Township, the Issuer shall be released from any liability in connection therewith.

7. The Agreement shall be executed by the following parties and the parties agree to be bound by the terms and conditions herein set forth, to wit: **TOLL PA, L.P.**, Developer and **WORCESTER TOWNSHIP**.

8. This Agreement shall bind the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, the parties hereto have duly executed
this Agreement the day and year first above written.

**TOLL PA, L.P. BY ITS GENERAL PARTNER
TOLL PA GP CORP.**

By: _____

Attest: _____

WORCESTER TOWNSHIP

By: _____

Attest: _____

Exhibit "A"

Maintenance Bond

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS: THAT WE, TOLL PA, L.P., as Principal, and NORTH AMERICAN SPECIALTY INSURANCE COMPANY, a Corporation of New Hampshire licensed to do business in the State of Pennsylvania, as Surety, are held and firmly bound unto the WORCESTER TOWNSHIP, as Oblige, in the full and just sum of THREE HUNDRED NINETEEN THOUSAND EIGHT HUNDRED TWENTY EIGHT AND 00/100 Dollars (\$319,828.00), lawful money of the United States of America to the payment of which sum, well and truly to be made, the Principal and the Surety bind themselves, their successors and assigns, jointly and severally, firmly by these presents.

SIGNED SEALED AND DATED THIS DAY OF , 2017.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, WHEREAS the Principal entered into an Agreement with WORCESTER TOWNSHIP Site Improvements in the development known as THE PRESERVE AT WORCESTER.

AND WHEREAS, the Oblige requires a guarantee from the Principal against defective materials and workmanship in connection with said IMPROVEMENTS.

NOW, THEREFORE, if the Principal shall make repairs or replacements which may become necessary during the period of EIGHTEEN (18) MONTHS FROM _____, because of defective materials or workmanship in connection with said contract which defectiveness the Oblige shall give the Principal and Surety written notice within (30) thirty days after discovery thereof, then this obligation shall be void; otherwise it shall be in full force and effect.

All suits at law or proceedings in equity to recover on this bond must be instituted within twelve (12) months after the expiration of the maintenance period provided for herein.

ATTEST:

PRINCIPAL: TOLL PA, L.P.
BY: TOLL PA GP CORP., IT'S GENERAL PARTNER

BY: _____

WITNESS:

SURETY: NORTH AMERICAN SPECIALITY
INSURANCE

Arlene Ostroff – Witness as to Surety

BY: _____

Daniel P. Dunigan, ATTORNEY-IN-FACT

Exhibit "B"

Deeds of Dedication

Job Number: 05-0609 d
Job Name: Preserve at Worcester
Date: 08/19/2013
File Name: N. Wales Rd ROW B22/U15



**Area of Right of Way Dedication of North Wales Road
from lands of Danylo B. & Zenia A. Zacharczuk (Block 22, Unit 15)**

ALL THAT CERTAIN tract of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to Site Layout Plans – Sections D shown on sheet 9 of 48 for The Preserve at Worcester, a Cluster Development, prepared by Woodrow & Associates, Inc., dated April 1, 2006, last revised August 14, 2013 and recorded in the Office for Recording of Deeds at Norristown, Pennsylvania, as follows, to wit:

BEGINNING AT A POINT of intersection of the common property line between lands now or late of Danylo B. & Zenia A. Zacharczuk (Block 22, Unit 15) and lands now or late of Albert, Jr. & Doris H. Stockel (Block 22, Unit 19), makes with the northwesterly legal right of way line of North Wales Road, having a 40 feet wide half right of way width at this point, said point being a concrete monument to be set;

THENCE, leaving said point of beginning and along the common property line between Zacharczuk and Stockel, South 54 degrees 14 minutes 59 seconds East, a distance of 40.00 feet, to a spike found and held in the bed and in the centerline of North Wales Road;

THENCE, along said centerline of North Wales Road, South 36 degrees 00 minutes 53 seconds West, a distance of 275.00 feet, to a point, a corner of the Parcel to be conveyed to lands of Danylo B. & Zenia A. Zacharczuk (Block 22, Unit 15) being lands of The Reserve at Worcester;

THENCE, along said Parcel to be conveyed to lands of Zacharczuk, North 54 degrees 14 minutes 59 seconds West, a distance of 40.00 feet, to a point on the northwesterly legal right of way line of North Wales Road;

THENCE, along said northwesterly legal right of way line of North Wales Road, being 40.00 feet distant and parallel with the centerline, North 36 degrees 00 minutes 53 seconds East, a distance of 275.00 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 0.2525 Acres.




Kevin R. Gibbons
Professional Land Surveyor
Commonwealth of Pennsylvania
License No. SU-044550-E

Job Number: 05-0609 d
Job Name: Preserve at Worcester
Date: 08/19/2013, Rev 10/11/2013
File Name: Proposed (Total) Road ROW Area



**Legal Description of the Proposed (Total) Road Right of Way Area
offered for Dedication at The Preserve at Worcester
(Block 22, Units 17 & 93)**

ALL THAT CERTAIN tract of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to Site Layout Plans – Sections A,B,C & D as shown on sheets 6,7,8 & 9 of 48 for The Preserve at Worcester, a Cluster Development, prepared by Woodrow & Associates, Inc., dated April 1, 2006, last revised August 14, 2013 and recorded in the Office for Recording of Deeds at Norristown, Pennsylvania, as follows, to wit:

BEGINNING AT A POINT of curve, a concrete monument to be set, of a radius joining the southwesterly ultimate right of way line of Skippack Pike, being known as S.R. 0073 and having a 50 feet wide half right of way width at this point, with the easterly legal right of way line of the Proposed Road of The Preserve at Worcester, said point being located North 54 degrees 18 minutes 04 seconds West, a distance of 228.90 feet from a concrete monument to be set at the intersection of said southwesterly ultimate right of way line of Skippack Pike with the common property line of The Preserves at Worcester (Block 22, Unit 93) with lands now or late of Gambone Brothers Development Company (Block 22, Unit 18);

THENCE, leaving said point of beginning and along said easterly and southerly legal right of way line of the Proposed Road, the following thirty-three (33) courses and distances:

1. Along an arc of a circle curving to the left, having a radius of 20.00 feet, an arc distance of 31.42 feet, being subtended by a chord bearing of South 80 degrees 41 minutes 56 seconds West and a chord distance of 28.28 feet, to a concrete monument to be set at the point of tangent;
2. South 35 degrees 41 minutes 56 seconds West, a distance of 151.92 feet, to a concrete monument to be set at the point of curve;
3. Along an arc of a circle curving to the left, having a radius of 47.00 feet, an arc distance of 35.73 feet, being subtended by a chord bearing of South 13 degrees 55 minutes 09 seconds West and a chord distance of 34.88 feet, to a concrete monument to be set at the point of tangent;
4. South 7 degrees 51 minutes 37 seconds East, a distance of 23.68 feet, to a concrete monument to be set at the point of curve;
5. Along an arc of a circle curving to the right, having a radius of 170.00 feet, an arc distance of 133.52 feet, being subtended by a chord bearing of South 14 degrees 38 minutes 23 seconds West and a chord distance of 130.11 feet, to a concrete monument to be set at the point of tangent;
6. South 37 degrees 08 minutes 23 seconds West, a distance of 214.57 feet, to a concrete monument to be set at the point of curve;
7. Along an arc of a circle curving to the right, having a radius of 170.00 feet, an arc distance of 133.52 feet, being subtended by a chord bearing of South 59 degrees 38 minutes 23 seconds West and a chord distance of 130.11 feet, to a concrete monument to be set at the point of tangent;
8. South 82 degrees 08 minutes 23 seconds West, a distance of 36.15 feet, to a concrete monument to be set at the point of curve;

Job Number: 05-0609 d
Job Name: Preserve at Worcester
Date: 08/19/2013, Rev 10/11/2013
File Name: Proposed (Total) Road ROW Area

10. Along an arc of a circle curving to the left, having a radius of 50.00 feet, an arc distance of 39.27 feet, being subtended by a chord bearing of South 59 degrees 38 minutes 23 seconds West and a chord distance of 38.27 feet, to a concrete monument to be set at the point of tangent;
11. South 37 degrees 08 minutes 23 seconds West, a distance of 142.18 feet, to a concrete monument to be set at the point of curve;
12. Along an arc of a circle curving to the right, having a radius of 225.00 feet, an arc distance of 157.62 feet, being subtended by a chord bearing of South 57 degrees 12 minutes 33 seconds West and a chord distance of 154.42 feet, to a concrete monument to be set at the point of reverse curve;
13. Along an arc of a circle curving to the left, having a radius of 175.00 feet, an arc distance of 108.69 feet, being subtended by a chord bearing of South 59 degrees 29 minutes 08 seconds West and a chord distance of 106.95 feet, to a concrete monument to be set at the point of compound curve;
14. Along an arc of a circle curving to the left, having a radius of 15.00 feet, an arc distance of 24.75 feet, being subtended by a chord bearing of South 5 degrees 35 minutes 02 seconds East and a chord distance of 22.04 feet, to a concrete monument to be set at the point of tangent;
15. South 52 degrees 51 minutes 37 seconds East, a distance of 4.49 feet, to a concrete monument to be set at the point of curve;
16. Along an arc of a circle curving to the right, having a radius of 75.50 feet, an arc distance of 118.60 feet, being subtended by a chord bearing of South 7 degrees 51 minutes 37 seconds East and a chord distance of 106.77 feet, to a concrete monument to be set at the point of tangent;
17. South 37 degrees 08 minutes 23 seconds West, a distance of 150.00 feet, to a concrete monument to be set at the point of curve;
18. Along an arc of a circle curving to the right, having a radius of 75.50 feet, an arc distance of 118.60 feet, being subtended by a chord bearing of South 82 degrees 08 minutes 21 seconds West and a chord distance of 106.77 feet, to a concrete monument to be set at the point of tangent;
19. North 52 degrees 51 minutes 37 seconds West, a distance of 4.99 feet, to a concrete monument to be set at the point of curve;
20. Along an arc of a circle curving to the left, having a radius of 15.00 feet, an arc distance of 23.56 feet, being subtended by a chord bearing of South 82 degrees 08 minutes 23 seconds West and a chord distance of 21.21 feet, to a concrete monument to be set at the point of tangent;
21. South 37 degrees 08 minutes 23 seconds West, a distance of 64.37 feet, to a concrete monument to be set at the point of curve;
22. Along an arc of a circle curving to the left, having a radius of 125.00 feet, an arc distance of 200.53 feet, being subtended by a chord bearing of South 8 degrees 49 minutes 08 seconds East and a chord distance of 179.21 feet, to a concrete monument to be set at the point of tangent;
23. South 54 degrees 46 minutes 40 seconds East, a distance of 342.40 feet, to a concrete monument to be set at the point of curve;
24. Along an arc of a circle curving to the left, having a radius of 40.00 feet, an arc distance of 61.49 feet, being subtended by a chord bearing of North 81 degrees 10 minutes 52 seconds East and a chord distance of 55.61 feet, to a concrete monument to be set at the point of tangent;
25. North 37 degrees 08 minutes 23 seconds East, a distance of 191.30 feet, to a concrete monument to be set at the point of curve;

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26. Along an arc of a circle curving to the right, having a radius of 80.00 feet, an arc distance of 251.33 feet, being subtended by a chord bearing of South 52 degrees 51 minutes 37 seconds East and a chord distance of 160.00 feet, to a concrete monument to be set at the point of tangent;
27. South 37 degrees 08 minutes 23 seconds West, a distance of 187.32 feet, to a concrete monument to be set at the point of curve;
28. Along an arc of a circle curving to the left, having a radius of 40.00 feet, an arc distance of 62.83 feet, being subtended by a chord bearing of South 7 degrees 51 minutes 37 seconds East and a chord distance of 56.57 feet, to a concrete monument to be set at the point of tangent;
29. South 52 degrees 51 minutes 37 seconds East, a distance of 110.00 feet, to a concrete monument to be set at the point of curve;
30. Along an arc of a circle curving to the left, having a radius of 175.00 feet, an arc distance of 161.85 feet, being subtended by a chord bearing of South 79 degrees 21 minutes 22 seconds East and a chord distance of 156.15 feet, to a concrete monument to be set at the point of reverse curve;
31. Along an arc of a circle curving to the right, having a radius of 225.00 feet, an arc distance of 203.68 feet, being subtended by a chord bearing of South 79 degrees 55 minutes 07 seconds East and a chord distance of 196.80 feet, to a concrete monument to be set at the point of tangent;
32. South 53 degrees 59 minutes 07 seconds East, a distance of 112.30 feet, to a concrete monument to be set at the point of curve;
33. Along an arc of a circle curving to the left, having a radius of 20.00 feet, an arc distance of 31.42 feet, being subtended by a chord bearing of North 81 degrees 00 minutes 53 seconds East and a chord distance of 28.28 feet, to a concrete monument to be set at the point of tangent on the northwesterly ultimate right of way line of North Wales Road, having a 40 feet wide half right of way width at this point;

THENCE, along the northwesterly ultimate right of way line of North Wales Road, being 40.00 feet distant and parallel to the centerline and crossing the bed of the Proposed Road of The Preserves at Worcester, South 36 degrees 00 minutes 53 seconds West, a distance of 90.00 feet, to a concrete monument to be set at the point of cusp and point of curve;

THENCE, along a radius joining the northwesterly ultimate right of way line of North Wales Road with the westerly and southerly legal right of way line of the Proposed Road of The Preserves at Worcester, along the arc of a circle curving to the left, having a radius of 20.00 feet, an arc distance of 31.42 feet, being subtended by a chord bearing of North 8 degrees 59 minutes 07 seconds West and a chord distance of 28.28 feet, to a concrete monument to be set at the point of tangent on the westerly and southerly legal right of way line of the Proposed Road of The Preserves at Worcester;

THENCE, along said westerly and southerly legal right of way line of the Proposed Road of The Preserves at Worcester, the following Forty-Five (45) courses and distances:

1. North 53 degrees 59 minutes 07 seconds West, a distance of 112.30 feet, to a concrete monument to be set at the point of curve;
2. Along an arc of a circle curving to the left, having a radius of 175.00 feet, an arc distance of 158.42 feet, being subtended by a chord bearing of North 79 degrees 55 minutes 07 seconds West and a chord distance of 153.06 feet, to a concrete monument to be set at the point of reverse curve;

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3. Along an arc of a circle curving to the right, having a radius of 225.00 feet, an arc distance of 208.10 feet, being subtended by a chord bearing of North 79 degrees 21 minutes 22 seconds West and a chord distance of 200.76 feet, to a concrete monument to be set at the point of tangent;
4. North 52 degrees 51 minutes 37 seconds West, a distance of 111.78 feet, to a concrete monument to be set at the point of curve;
5. Along an arc of a circle curving to the left, having a radius of 50.00 feet, an arc distance of 50.27 feet, being subtended by a chord bearing of North 81 degrees 39 minutes 51 seconds West and a chord distance of 48.18 feet, to a concrete monument to be set at the point of reverse curve;
6. Along an arc of a circle curving to the right, having a radius of 90.00 feet, an arc distance of 39.61 feet, being subtended by a chord bearing of South 82 degrees 08 minutes 23 seconds West and a chord distance of 39.29 feet, to a concrete monument to be set at the point of reverse curve;
7. Along an arc of a circle curving to the left, having a radius of 50.00 feet, an arc distance of 50.27 feet, being subtended by a chord bearing of South 65 degrees 56 minutes 37 seconds West and a chord distance of 48.18 feet, to a concrete monument to be set at the point of tangent;
8. South 37 degrees 08 minutes 23 seconds West, a distance of 62.60 feet, to a concrete monument to be set at the point of curve;
9. Along an arc of a circle curving to the right, having a radius of 450.00 feet, an arc distance of 311.32 feet, being subtended by a chord bearing of South 56 degrees 57 minutes 33 seconds West and a chord distance of 305.15 feet, to a concrete monument to be set at the point of tangent;
10. South 76 degrees 46 minutes 43 seconds West, a distance of 128.49 feet, to a point of curve;
11. Along an arc of a circle curving to the left, having a radius of 60.00 feet, an arc distance of 52.19 feet, being subtended by a chord bearing of South 51 degrees 51 minutes 30 seconds West and a chord distance of 50.56 feet, to a concrete monument to be set at the point of reverse curve;
12. Along an arc of a circle curving to the right, having a radius of 80.00 feet, an arc distance of 13.95 feet, being subtended by a chord bearing of South 31 degrees 56 minutes 04 seconds West and a chord distance of 13.93 feet, to a concrete monument to be set at the point of tangent;
13. South 36 degrees 55 minutes 51 seconds West, a distance of 5.00 feet, to a concrete monument to be set at the point of curve;
14. Along an arc of a circle curving to the right, having a radius of 80.00 feet, an arc distance of 125.66 feet, being subtended by a chord bearing of South 81 degrees 55 minutes 51 seconds West and a chord distance of 113.14 feet, to a concrete monument to be set at the point of tangent;
15. North 53 degrees 04 minutes 09 seconds West, a distance of 175.61 feet, to a concrete monument to be set at the point of curve;
16. Along an arc of a circle curving to the right, having a radius of 80.00 feet, an arc distance of 125.66 feet, being subtended by a chord bearing of North 8 degrees 04 minutes 09 seconds West and a chord distance of 113.14 feet, to a concrete monument to be set at the point of tangent;
17. North 36 degrees 55 minutes 51 seconds East, a distance of 5.00 feet, to a concrete monument to be set at the point of curve;

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18. Along an arc of a circle curving to the right, having a radius of 80.00 feet, an arc distance of 125.66 feet, being subtended by a chord bearing of North 81 degrees 55 minutes 51 seconds East and a chord distance of 113.14 feet, to a concrete monument to be set at the point of tangent;
19. South 53 degrees 04 minutes 09 seconds East, a distance of 188.62 feet, to a concrete monument to be set at the point of curve;
20. Along an arc of a circle curving to the left, having a radius of 60.00 feet, an arc distance of 52.52 feet, being subtended by a chord bearing of South 78 degrees 08 minutes 43 seconds East and a chord distance of 50.86 feet, to a concrete monument to be set at the point of tangent;
21. North 76 degrees 46 minutes 43 seconds East, a distance of 119.66 feet, to a concrete monument to be set at the point of curve;
22. Along an arc of a circle curving to the left, having a radius of 400.00 feet, an arc distance of 276.73 feet, being subtended by a chord bearing of North 56 degrees 57 minutes 33 seconds East and a chord distance of 271.25 feet, to a concrete monument to be set at the point of tangent;
23. North 37 degrees 08 minutes 23 seconds East, a distance of 62.60 feet, to a concrete monument to be set at the point of curve;
24. Along an arc of a circle curving to the left, having a radius of 50.00 feet, an arc distance of 50.27 feet, being subtended by a chord bearing of North 8 degrees 20 minutes 09 seconds East and a chord distance of 48.18 feet, to a concrete monument to be set at the point of reverse curve;
25. Along an arc of a circle curving to the right, having a radius of 90.00 feet, an arc distance of 36.60 feet, being subtended by a chord bearing of North 8 degrees 49 minutes 08 seconds West and a chord distance of 36.34 feet, to a concrete monument to be set at the point of reverse curve;
26. Along an arc of a circle curving to the left, having a radius of 50.00 feet, an arc distance of 50.27 feet, being subtended by a chord bearing of North 25 degrees 58 minutes 26 seconds West and a chord distance of 48.18 feet, to a concrete monument to be set at the point of tangent;
27. North 54 degrees 46 minutes 40 seconds West, a distance of 342.07 feet, to a concrete monument to be set at the point of curve;
28. Along an arc of a circle curving to the right, having a radius of 175.00 feet, an arc distance of 54.54 feet, being subtended by a chord bearing of North 45 degrees 50 minutes 58 seconds West and a chord distance of 54.32 feet, to a concrete monument to be set at the point of reverse curve;
29. Along an arc of a circle curving to the left, having a radius of 15.00 feet, an arc distance of 14.11 feet, being subtended by a chord bearing of North 63 degrees 51 minutes 39 seconds West and a chord distance of 13.59 feet, to a concrete monument to be set at the point of reverse curve;
30. Along an arc of a circle curving to the right, having a radius of 78.00 feet, an arc distance of 225.83 feet, being subtended by a chord bearing of North 7 degrees 51 minutes 32 seconds West and a chord distance of 154.82 feet, to a concrete monument to be set at the point of reverse curve;
31. Along an arc of a circle curving to the left, having a radius of 15.00 feet, an arc distance of 14.11 feet, being subtended by a chord bearing of North 48 degrees 08 minutes 35 seconds East and a chord distance of 13.59 feet, to a concrete monument to be set at the point of reverse curve;
32. Along an arc of a circle curving to the right, having a radius of 175.00 feet, an arc distance of 48.67 feet, being subtended by a chord bearing of North 29 degrees 10

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- minutes 18 seconds East and a chord distance of 48.68 feet, to a concrete monument to be set at the point of tangent;
33. North 37 degrees 08 minutes 23 seconds East, a distance of 382.67 feet, to a concrete monument to be set at the point of curve;
 34. Along an arc of a circle curving to the right, having a radius of 225.00 feet, an arc distance of 157.62 feet, being subtended by a chord bearing of North 57 degrees 12 minutes 33 seconds East and a chord distance of 154.42 feet, to a concrete monument to be set at the point of reverse curve;
 35. Along an arc of a circle curving to the left, having a radius of 175.00 feet, an arc distance of 122.60 feet, being subtended by a chord bearing of North 57 degrees 12 minutes 33 seconds East and a chord distance of 120.11 feet, to a concrete monument to be set at the point of tangent;
 36. North 37 degrees 08 minutes 23 seconds East, a distance of 142.18 feet, to a concrete monument to be set at the point of curve;
 37. Along an arc of a circle curving to the left, having a radius of 50.00 feet, an arc distance of 39.27 feet, being subtended by a chord bearing of North 14 degrees 38 minutes 23 seconds East and a chord distance of 38.27 feet, to a concrete monument to be set at the point of tangent;
 38. North 7 degrees 51 minutes 37 seconds West, a distance of 36.15 feet, to a concrete monument to be set at the point of curve;
 39. Along an arc of a circle curving to the right, having a radius of 170.00 feet, an arc distance of 133.52 feet, being subtended by a chord bearing of North 14 degrees 38 minutes 23 seconds East and a chord distance of 130.11 feet, to a concrete monument to be set at the point of tangent;
 40. North 37 degrees 08 minutes 23 seconds East, a distance of 214.57 feet, to a concrete monument to be set at the point of curve;
 41. Along an arc of a circle curving to the right, having a radius of 170.00 feet, an arc distance of 133.52 feet, being subtended by a chord bearing of North 59 degrees 38 minutes 23 seconds East and a chord distance of 130.11 feet, to a concrete monument to be set at the point of tangent;
 42. North 82 degrees 08 minutes 23 seconds East, a distance of 22.77 feet, to a concrete monument to be set at the point of curve;
 43. Along an arc of a circle curving to the left, having a radius of 47.00 feet, an arc distance of 38.10 feet, being subtended by a chord bearing of North 58 degrees 55 minutes 09 seconds East and a chord distance of 37.06 feet, to a concrete monument to be set at the point of tangent;
 44. North 35 degrees 41 minutes 56 seconds East, a distance of 148.44 feet, to a concrete monument to be set at the point of curve;
 45. Along an arc of a circle curving to the left, having a radius of 20.00 feet, an arc distance of 31.42 feet, being subtended by a chord bearing of North 9 degrees 18 minutes 04 seconds West and a chord distance of 28.28 feet, to a concrete monument to be set at the point of tangent on the southwesterly ultimate right of way line of Skippack Pike;

THENCE, along said southwesterly ultimate right of way line of Skippack Pike, being 50.00 feet distant and parallel to the centerline and crossing the bed of the Proposed Road of The Preserves at Worcester, South 54 degrees 18 minutes 04 seconds East, a distance of 110.00 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

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Excepting and reserving the following six parcels of Common Green and Landscape Islands Areas located within the legal right of way lines and excluded from the total area, as follows:

COMMON GREEN AREA (No.6)

BEGINNING AT A POINT of curve on the southerly end of an oval shaped parcel of Open Space surrounded by the Proposed Road and being situated near the entrance of said Proposed Road unto Skippack Pike, being known as S.R. 0073, said point being the point of curve of the southerly interior legal right of way line of a radius joining the easterly interior legal right of way line with the westerly interior legal right of way line of said Proposed Road;

THENCE, leaving said point of beginning and along an arc of a circle curving to the right, having a radius of 18.00 feet, an arc distance of 28.27 feet, being subtended by a chord bearing of North 52 degrees 51 minutes 37 seconds West and a chord distance of 25.46 feet, to a point of tangent on the westerly interior legal right of way line of said Proposed Road;

THENCE, along said westerly interior legal right of way line of said Proposed Road, the following five (5) courses and distances:

1. North 7 degrees 51 minutes 37 seconds West, a distance of 34.22 feet, to a point of curve;
2. Along an arc of a circle curving to the right, having a radius of 130.00 feet, an arc distance of 102.10 feet, being subtended by a chord bearing of North 14 degrees 38 minutes 23 seconds East and a chord distance of 99.50 feet, to a point of tangent;
3. North 37 degrees 08 minutes 23 seconds East, a distance of 214.57 feet, to a point of curve;
4. Along an arc of a circle curving to the right, having a radius of 130.00 feet, an arc distance of 102.10 feet, being subtended by a chord bearing of North 59 degrees 38 minutes 23 seconds East and a chord distance of 99.50 feet, to a point of tangent;
5. North 82 degrees 08 minutes 23 seconds East, a distance of 34.22 feet, to a point of curve on the northerly interior legal right of way line of a radius joining the westerly interior legal right of way line with the easterly interior legal right of way line of the said Proposed Road;

THENCE, along said northerly interior legal right of way line, along an arc of a circle curving to the right, having a radius of 18.00 feet, an arc distance of 28.27 feet, being subtended by a chord bearing of South 52 degrees 51 minutes 37 seconds East and a chord distance of 25.46 feet, to a point of tangent on the easterly interior legal right of way line of said Proposed Road;

THENCE, along the said easterly interior legal right of way line of said Proposed Road, the following five (5) courses and distances:

1. South 7 degrees 51 minutes 37 seconds East, a distance of 34.22 feet, to a point of curve;
2. Along an arc of a circle curving to the right, having a radius of 130.00 feet, an arc distance of 102.10 feet, being subtended by a chord bearing of South 14 degrees 38 minutes 23 seconds West and a chord distance of 99.50 feet, to a point of tangent;
3. South 37 degrees 08 minutes 23 seconds West, a distance of 214.57 feet, to a point of curve;
4. Along an arc of a circle curving to the right, having a radius of 130.00 feet, an arc distance of 102.10 feet, being subtended by a chord bearing of South 59 degrees 38 minutes 23 seconds West and a chord distance of 99.50 feet, to a point of tangent;

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5. South 82 degrees 08 minutes 23 seconds West, a distance of 34.22 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 1.3314 Acres.

COMMON GREEN AREA (No.5)

BEGINNING AT A POINT of curve on the easterly legal right of way line of the Proposed Road to The Preserve at Worcester, said point being the point of curve of a radius joining the easterly legal right of way line of the main cartway with the westerly interior legal right of way line of an internal loop of the Proposed Road in front of Lots 30 through 33;

THENCE, leaving said point of beginning and along an arc of a circle curving to the right, having a radius of 15.00 feet, an arc distance of 23.56 feet, being subtended by a chord bearing of North 82 degrees 08 minutes 23 seconds East and a chord distance of 21.21 feet, to a point of tangent on the westerly interior legal right of way line of said internal loop of the Proposed Road;

THENCE, along said westerly interior legal right of way line of said internal loop of the Proposed Road, the following six (6) courses and distances:

1. South 52 degrees 51 minutes 37 seconds East, a distance of 4.99 feet, to a point of curve;
2. Along an arc of a circle curving to the right, having a radius of 35.50 feet, an arc distance of 55.76 feet, being subtended by a chord bearing of South 7 degrees 51 minutes 37 seconds East and a chord distance of 50.20 feet, to a point of tangent;
3. South 37 degrees 08 minutes 23 seconds West, a distance of 150.00 feet, to a point of curve;
4. Along an arc of a circle curving to the right, having a radius of 35.50 feet, an arc distance of 55.76 feet, being subtended by a chord bearing of South 82 degrees 08 minutes 25 seconds West and a chord distance of 50.20 feet, to a point of tangent;
5. North 52 degrees 51 minutes 37 seconds West, a distance of 4.99 feet, to a point of curve of a radius joining the said westerly legal right of way line of the internal loop of the Proposed Road with the easterly legal right of way line of the Proposed Road main cartway;

THENCE, along an arc of a circle curving to the right, having a radius of 15.00 feet, an arc distance of 23.56 feet, being subtended by a chord bearing of North 7 degrees 51 minutes 37 seconds West and a chord distance of 21.21 feet, to a concrete monument to be set at the point of tangent on the easterly legal right of way line of the Proposed Road main cartway;

THENCE, along the said easterly legal right of way line of said Proposed Road main cartway, North 37 degrees 08 minutes 23 seconds East, a distance of 191.00 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 0.2669 Acres.

COMMON GREEN AREA (No.4)

BEGINNING AT A POINT of reverse curve on the westerly legal right of way line of the Proposed Road to The Preserve at Worcester, said point being the point of curve of a radius joining the westerly legal right

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of way line of the main cartway with the easterly interior legal right of way line of an internal loop of the Proposed Road in front of Lots 13 through 15;

THENCE, leaving said point of beginning and along an arc of a circle curving to the right, having a radius of 8.00 feet, an arc distance of 19.05 feet, being subtended by a chord bearing of South 52 degrees 40 minutes 59 seconds West and a chord distance of 14.86 feet, to a point of compound curve on the easterly interior legal right of way line of said internal loop of the Proposed Road;

THENCE, along said easterly interior legal right of way line of said internal loop of the Proposed Road, along an arc of a circle curving to the right, having a radius of 38.00 feet, an arc distance of 67.96 feet, being subtended by a chord bearing of North 7 degrees 51 minutes 37 seconds West and a chord distance of 59.26 feet, to a point of compound curve of a radius joining said easterly interior legal right of way line of said internal loop of the Proposed Road with the westerly legal right of way line of the Proposed Road main cartway;

THENCE, along an arc of a circle curving to the right, having a radius of 8.00 feet, an arc distance of 19.05 feet, being subtended by a chord bearing of South 68 degrees 24 minutes 13 seconds East and a chord distance of 14.86 feet, to a point of reverse curve on the westerly legal right of way line of the Proposed Road main cartway;

THENCE, along an arc of a circle curving to the left, having a radius of 167.00 feet, an arc distance of 44.78 feet, being subtended by a chord bearing of South 7 degrees 51 minutes 37 seconds East and a chord distance of 44.64 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 0.0303 Acres.

COMMON GREEN AREA (No.2)

BEGINNING AT A POINT on a curve of the internal circle, said point being a concrete monument to be set on the inner legal right of way line of the Proposed Road;

THENCE, leaving said point of beginning and along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 127.00 feet, being subtended by a chord bearing of South 53 degrees 49 minutes 08 seconds East and a chord distance of 79.99 feet, to a point on a curve of the internal circle in the inner legal right of way line;

THENCE, continuing along the inner legal right of way line on an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 124.33 feet, being subtended by a chord bearing of North 53 degrees 49 minutes 08 seconds West and a chord distance of 79.99 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 0.1154 Acres.

COMMON GREEN AREA (No.3)

BEGINNING AT A POINT of curve on the westerly legal right of way line of an internal legal right of way line of an internal loop to the Proposed Road to The Preserve at Worcester, said point being the point of curve of a radius joining the easterly interior legal right of way line of said internal loop with the

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westerly interior legal right of way line of the internal loop of the Proposed Road in front of Lots 34 through 39;

THENCE, leaving said point of beginning and along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 125.66 feet, being subtended by a chord bearing of South 52 degrees 51 minutes 37 seconds East and a chord distance of 80.00 feet, to a point of tangent on the westerly interior legal right of way line of said internal loop of the Proposed Road;

THENCE, along said westerly interior legal right of way line of said internal loop of the Proposed Road, South 37 degrees 08 minutes 23 seconds West, a distance of 156.92 feet, to a point of curve of a radius joining said westerly interior legal right of way line of an internal loop of the Proposed Road with the northerly legal right of way line of the Proposed Road main cartway;

THENCE, along an arc of a circle curving to the right, having a radius of 10.00 feet, an arc distance of 18.75 feet, being subtended by a chord bearing of North 89 degrees 07 minutes 53 seconds West and a chord distance of 16.12 feet, to a point of reverse curve on the northerly legal right of way line of the Proposed Road main cartway;

THENCE, along an arc of a circle curving to the left, having a radius of 90.00 feet, an arc distance of 54.84 feet, being subtended by a chord bearing of North 52 degrees 51 minutes 37 seconds West and a chord distance of 54.00 feet, to a point of reverse curve of a radius joining the northerly legal right of way line of the Proposed Road main cartway with the easterly interior legal right of way line of an internal loop of the Proposed Road;

THENCE, along an arc of a circle curving to the right, having a radius of 10.00 feet, an arc distance of 18.75 feet, being subtended by a chord bearing of North 16 degrees 35 minutes 21 seconds West and a chord distance of 16.12 feet, to a point of tangent on the easterly interior legal right of way line of an internal loop of the Proposed Road;

THENCE, along said easterly interior legal right of way line of an internal loop of the Proposed Road, North 37 degrees 08 minutes 23 seconds East, a distance of 156.92 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 0.3592 Acres.

COMMON GREEN AREA (No.1)

BEGINNING AT A POINT of curve on the northerly interior legal right of way line of an internal loop to the Proposed Road to The Preserve at Worcester, said point being the point of curve of a radius joining the northerly interior legal right of way line of said internal loop with the easterly interior legal right of way line of the internal loop of the Proposed Road in front of Lots 3 through 9;

THENCE, leaving said point of beginning and along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 62.83 feet, being subtended by a chord bearing of South 8 degrees 04

minutes 09 seconds East and a chord distance of 56.57 feet, to a point of tangent on the easterly interior legal right of way line of said internal loop of the Proposed Road;

THENCE, along said easterly interior legal right of way line of said internal loop of the Proposed Road, South 36 degrees 55 minutes 51 seconds West, a distance of 5.00 feet, to a point of curve of a radius

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joining said easterly interior legal right of way line of an internal loop of the Proposed Road with the southerly interior legal right of way line of the internal loop of the Proposed Road;

THENCE, along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 62.83 feet, being subtended by a chord bearing of South 81 degrees 55 minutes 51 seconds West and a chord distance of 56.57 feet, to a point of tangent on the southerly interior legal right of way line of the internal loop of the Proposed Road;

THENCE, along said southerly interior legal right of way line of the internal loop of the Proposed Road, North 53 degrees 04 minutes 09 seconds West, a distance of 175.61 feet, to a point of curve of a radius joining the southerly interior legal right of way line of the internal loop with the westerly interior legal right of way line of an internal loop of the Proposed Road;

THENCE, along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 62.83 feet, being subtended by a chord bearing of North 8 degrees 04 minutes 09 seconds West and a chord distance of 56.57 feet, to a point of tangent on the westerly interior legal right of way line of an internal loop of the Proposed Road;

THENCE, along said westerly interior legal right of way line of an internal loop of the Proposed Road, North 36 degrees 55 minutes 51 seconds East, a distance of 5.00 feet, to a point of curve of a radius joining the westerly interior legal right of way line of the internal loop with the northerly interior legal right of way line of the internal loop of the Proposed Road;

THENCE, along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 62.83 feet, being subtended by a chord bearing of North 81 degrees 55 minutes 51 seconds East and a chord distance of 56.57 feet, to a point of tangent on the northerly interior legal right of way line of an internal loop of the Proposed Road;

THENCE, along said northerly interior legal right of way line of the internal loop of the Proposed Road, South 53 degrees 04 minutes 09 seconds East, a distance of 175.61 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 0.4672 Acres.

Containing a Total Right-of-Way Area of 6.5553 Acres.




Kevin R. Gibbons
Professional Land Surveyor
Commonwealth of Pennsylvania
License No. SU-044550-E

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2017-21

**A RESOLUTION TO ACCEPT DEDICATION OF
BLATNER ROAD, CASSEL ROAD, KEYSER ROAD,
STEIGER ROAD AND A PORTION OF NORTH WALES ROAD**

WHEREAS, TOLL PA, L.P., a Pennsylvania limited partnership ("Grantor"), has developed a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania ("Premises") known as The Preserve at Worcester; and,

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00), desires to dedicate to Worcester Township ("Grantee") for public use and enjoyment certain right-of-way along the following roads: Blatner Road, Cassel Road, Keyser Road, Steiger Road and a portion of North Wales Road; and,

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

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deeds of Dedication for the described properties to have and to hold, forever, as for public roads or highways, and with the same effect as if the said roads had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

RESOLVED THIS 15TH DAY OF NOVEMBER, 2017.

FOR WORCESTER TOWNSHIP

By: _____
Susan G. Caughlan, Chair
Board of Supervisors

Attest: _____
Tommy Ryan, Secretary

EXHIBIT A

Job Number: 05-0609 d
Job Name: Preserve at Worcester
Date: 08/19/2013
File Name: N. Wales Rd ROW B22/U15



**Area of Right of Way Dedication of North Wales Road
from lands of Danylo B. & Zenia A. Zacharczuk (Block 22, Unit 15)**

ALL THAT CERTAIN tract of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to Site Layout Plans – Sections D shown on sheet 9 of 48 for The Preserve at Worcester, a Cluster Development, prepared by Woodrow & Associates, Inc., dated April 1, 2006, last revised August 14, 2013 and recorded in the Office for Recording of Deeds at Norristown, Pennsylvania, as follows, to wit:

BEGINNING AT A POINT of intersection of the common property line between lands now or late of Danylo B. & Zenia A. Zacharczuk (Block 22, Unit 15) and lands now or late of Albert, Jr. & Doris H. Stockel (Block 22, Unit 19), makes with the northwesterly legal right of way line of North Wales Road, having a 40 feet wide half right of way width at this point, said point being a concrete monument to be set;

THENCE, leaving said point of beginning and along the common property line between Zacharczuk and Stockel, South 54 degrees 14 minutes 59 seconds East, a distance of 40.00 feet, to a spike found and held in the bed and in the centerline of North Wales Road;

THENCE, along said centerline of North Wales Road, South 36 degrees 00 minutes 53 seconds West, a distance of 275.00 feet, to a point, a corner of the Parcel to be conveyed to lands of Danylo B. & Zenia A. Zacharczuk (Block 22, Unit 15) being lands of The Reserve at Worcester;

THENCE, along said Parcel to be conveyed to lands of Zacharczuk, North 54 degrees 14 minutes 59 seconds West, a distance of 40.00 feet, to a point on the northwesterly legal right of way line of North Wales Road;

THENCE, along said northwesterly legal right of way line of North Wales Road, being 40.00 feet distant and parallel with the centerline, North 36 degrees 00 minutes 53 seconds East, a distance of 275.00 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 0.2525 Acres.




Kevin R. Gibbons
Professional Land Surveyor
Commonwealth of Pennsylvania
License No. SU-044550-E

Municipal/Civil Consulting Engineers
Suite 5 • 1108 North Bethlehem Pike • Lower Gwynedd, PA 19002
Phone: 215-542-5648 • Fax 215-542-5679
Established 1996

EXHIBIT B

Job Number: 05-0609 d
Job Name: Preserve at Worcester
Date: 08/19/2013, Rev 10/11/2013
File Name: Proposed (Total) Road ROW Area



**Legal Description of the Proposed (Total) Road Right of Way Area
offered for Dedication at The Preserve at Worcester
(Block 22, Units 17 & 93)**

ALL THAT CERTAIN tract of land situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to Site Layout Plans – Sections A,B,C & D as shown on sheets 6,7,8 & 9 of 48 for The Preserve at Worcester, a Cluster Development, prepared by Woodrow & Associates, Inc., dated April 1, 2006, last revised August 14, 2013 and recorded in the Office for Recording of Deeds at Norristown, Pennsylvania, as follows, to wit:

BEGINNING AT A POINT of curve, a concrete monument to be set, of a radius joining the southwesterly ultimate right of way line of Skippack Pike, being known as S.R. 0073 and having a 50 feet wide half right of way width at this point, with the easterly legal right of way line of the Proposed Road of The Preserve at Worcester, said point being located North 54 degrees 18 minutes 04 seconds West, a distance of 228.90 feet from a concrete monument to be set at the intersection of said southwesterly ultimate right of way line of Skippack Pike with the common property line of The Preserves at Worcester (Block 22, Unit 93) with lands now or late of Gambone Brothers Development Company (Block 22, Unit 18);

THENCE, leaving said point of beginning and along said easterly and southerly legal right of way line of the Proposed Road, the following thirty-three (33) courses and distances:

1. Along an arc of a circle curving to the left, having a radius of 20.00 feet, an arc distance of 31.42 feet, being subtended by a chord bearing of South 80 degrees 41 minutes 56 seconds West and a chord distance of 28.28 feet, to a concrete monument to be set at the point of tangent;
2. South 35 degrees 41 minutes 56 seconds West, a distance of 151.92 feet, to a concrete monument to be set at the point of curve;
3. Along an arc of a circle curving to the left, having a radius of 47.00 feet, an arc distance of 35.73 feet, being subtended by a chord bearing of South 13 degrees 55 minutes 09 seconds West and a chord distance of 34.88 feet, to a concrete monument to be set at the point of tangent;
4. South 7 degrees 51 minutes 37 seconds East, a distance of 23.68 feet, to a concrete monument to be set at the point of curve;
5. Along an arc of a circle curving to the right, having a radius of 170.00 feet, an arc distance of 133.52 feet, being subtended by a chord bearing of South 14 degrees 38 minutes 23 seconds West and a chord distance of 130.11 feet, to a concrete monument to be set at the point of tangent;
6. South 37 degrees 08 minutes 23 seconds West, a distance of 214.57 feet, to a concrete monument to be set at the point of curve;
7. Along an arc of a circle curving to the right, having a radius of 170.00 feet, an arc distance of 133.52 feet, being subtended by a chord bearing of South 59 degrees 38 minutes 23 seconds West and a chord distance of 130.11 feet, to a concrete monument to be set at the point of tangent;
8. South 82 degrees 08 minutes 23 seconds West, a distance of 36.15 feet, to a concrete monument to be set at the point of curve;

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10. Along an arc of a circle curving to the left, having a radius of 50.00 feet, an arc distance of 39.27 feet, being subtended by a chord bearing of South 59 degrees 38 minutes 23 seconds West and a chord distance of 38.27 feet, to a concrete monument to be set at the point of tangent;
11. South 37 degrees 08 minutes 23 seconds West, a distance of 142.18 feet, to a concrete monument to be set at the point of curve;
12. Along an arc of a circle curving to the right, having a radius of 225.00 feet, an arc distance of 157.62 feet, being subtended by a chord bearing of South 57 degrees 12 minutes 33 seconds West and a chord distance of 154.42 feet, to a concrete monument to be set at the point of reverse curve;
13. Along an arc of a circle curving to the left, having a radius of 175.00 feet, an arc distance of 108.69 feet, being subtended by a chord bearing of South 59 degrees 29 minutes 08 seconds West and a chord distance of 106.95 feet, to a concrete monument to be set at the point of compound curve;
14. Along an arc of a circle curving to the left, having a radius of 15.00 feet, an arc distance of 24.75 feet, being subtended by a chord bearing of South 5 degrees 35 minutes 02 seconds East and a chord distance of 22.04 feet, to a concrete monument to be set at the point of tangent;
15. South 52 degrees 51 minutes 37 seconds East, a distance of 4.49 feet, to a concrete monument to be set at the point of curve;
16. Along an arc of a circle curving to the right, having a radius of 75.50 feet, an arc distance of 118.60 feet, being subtended by a chord bearing of South 7 degrees 51 minutes 37 seconds East and a chord distance of 106.77 feet, to a concrete monument to be set at the point of tangent;
17. South 37 degrees 08 minutes 23 seconds West, a distance of 150.00 feet, to a concrete monument to be set at the point of curve;
18. Along an arc of a circle curving to the right, having a radius of 75.50 feet, an arc distance of 118.60 feet, being subtended by a chord bearing of South 82 degrees 08 minutes 21 seconds West and a chord distance of 106.77 feet, to a concrete monument to be set at the point of tangent;
19. North 52 degrees 51 minutes 37 seconds West, a distance of 4.99 feet, to a concrete monument to be set at the point of curve;
20. Along an arc of a circle curving to the left, having a radius of 15.00 feet, an arc distance of 23.56 feet, being subtended by a chord bearing of South 82 degrees 08 minutes 23 seconds West and a chord distance of 21.21 feet, to a concrete monument to be set at the point of tangent;
21. South 37 degrees 08 minutes 23 seconds West, a distance of 64.37 feet, to a concrete monument to be set at the point of curve;
22. Along an arc of a circle curving to the left, having a radius of 125.00 feet, an arc distance of 200.53 feet, being subtended by a chord bearing of South 8 degrees 49 minutes 08 seconds East and a chord distance of 179.21 feet, to a concrete monument to be set at the point of tangent;
23. South 54 degrees 46 minutes 40 seconds East, a distance of 342.40 feet, to a concrete monument to be set at the point of curve;
24. Along an arc of a circle curving to the left, having a radius of 40.00 feet, an arc distance of 61.49 feet, being subtended by a chord bearing of North 81 degrees 10 minutes 52 seconds East and a chord distance of 55.61 feet, to a concrete monument to be set at the point of tangent;
25. North 37 degrees 08 minutes 23 seconds East, a distance of 191.30 feet, to a concrete monument to be set at the point of curve;

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26. Along an arc of a circle curving to the right, having a radius of 80.00 feet, an arc distance of 251.33 feet, being subtended by a chord bearing of South 52 degrees 51 minutes 37 seconds East and a chord distance of 160.00 feet, to a concrete monument to be set at the point of tangent;
27. South 37 degrees 08 minutes 23 seconds West, a distance of 187.32 feet, to a concrete monument to be set at the point of curve;
28. Along an arc of a circle curving to the left, having a radius of 40.00 feet, an arc distance of 62.83 feet, being subtended by a chord bearing of South 7 degrees 51 minutes 37 seconds East and a chord distance of 56.57 feet, to a concrete monument to be set at the point of tangent;
29. South 52 degrees 51 minutes 37 seconds East, a distance of 110.00 feet, to a concrete monument to be set at the point of curve;
30. Along an arc of a circle curving to the left, having a radius of 175.00 feet, an arc distance of 161.85 feet, being subtended by a chord bearing of South 79 degrees 21 minutes 22 seconds East and a chord distance of 156.15 feet, to a concrete monument to be set at the point of reverse curve;
31. Along an arc of a circle curving to the right, having a radius of 225.00 feet, an arc distance of 203.68 feet, being subtended by a chord bearing of South 79 degrees 55 minutes 07 seconds East and a chord distance of 196.80 feet, to a concrete monument to be set at the point of tangent;
32. South 53 degrees 59 minutes 07 seconds East, a distance of 112.30 feet, to a concrete monument to be set at the point of curve;
33. Along an arc of a circle curving to the left, having a radius of 20.00 feet, an arc distance of 31.42 feet, being subtended by a chord bearing of North 81 degrees 00 minutes 53 seconds East and a chord distance of 28.28 feet, to a concrete monument to be set at the point of tangent on the northwesterly ultimate right of way line of North Wales Road, having a 40 feet wide half right of way width at this point;

THENCE, along the northwesterly ultimate right of way line of North Wales Road, being 40.00 feet distant and parallel to the centerline and crossing the bed of the Proposed Road of The Preserves at Worcester, South 36 degrees 00 minutes 53 seconds West, a distance of 90.00 feet, to a concrete monument to be set at the point of cusp and point of curve;

THENCE, along a radius joining the northwesterly ultimate right of way line of North Wales Road with the westerly and southerly legal right of way line of the Proposed Road of The Preserves at Worcester, along the arc of a circle curving to the left, having a radius of 20.00 feet, an arc distance of 31.42 feet, being subtended by a chord bearing of North 8 degrees 59 minutes 07 seconds West and a chord distance of 28.28 feet, to a concrete monument to be set at the point of tangent on the westerly and southerly legal right of way line of the Proposed Road of The Preserves at Worcester;

THENCE, along said westerly and southerly legal right of way line of the Proposed Road of The Preserves at Worcester, the following Forty-Five (45) courses and distances:

1. North 53 degrees 59 minutes 07 seconds West, a distance of 112.30 feet, to a concrete monument to be set at the point of curve;
2. Along an arc of a circle curving to the left, having a radius of 175.00 feet, an arc distance of 158.42 feet, being subtended by a chord bearing of North 79 degrees 55 minutes 07 seconds West and a chord distance of 153.06 feet, to a concrete monument to be set at the point of reverse curve;

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3. Along an arc of a circle curving to the right, having a radius of 225.00 feet, an arc distance of 208.10 feet, being subtended by a chord bearing of North 79 degrees 21 minutes 22 seconds West and a chord distance of 200.76 feet, to a concrete monument to be set at the point of tangent;
4. North 52 degrees 51 minutes 37 seconds West, a distance of 111.78 feet, to a concrete monument to be set at the point of curve;
5. Along an arc of a circle curving to the left, having a radius of 50.00 feet, an arc distance of 50.27 feet, being subtended by a chord bearing of North 81 degrees 39 minutes 51 seconds West and a chord distance of 48.18 feet, to a concrete monument to be set at the point of reverse curve;
6. Along an arc of a circle curving to the right, having a radius of 90.00 feet, an arc distance of 39.61 feet, being subtended by a chord bearing of South 82 degrees 08 minutes 23 seconds West and a chord distance of 39.29 feet, to a concrete monument to be set at the point of reverse curve;
7. Along an arc of a circle curving to the left, having a radius of 50.00 feet, an arc distance of 50.27 feet, being subtended by a chord bearing of South 65 degrees 56 minutes 37 seconds West and a chord distance of 48.18 feet, to a concrete monument to be set at the point of tangent;
8. South 37 degrees 08 minutes 23 seconds West, a distance of 62.60 feet, to a concrete monument to be set at the point of curve;
9. Along an arc of a circle curving to the right, having a radius of 450.00 feet, an arc distance of 311.32 feet, being subtended by a chord bearing of South 56 degrees 57 minutes 33 seconds West and a chord distance of 305.15 feet, to a concrete monument to be set at the point of tangent;
10. South 76 degrees 46 minutes 43 seconds West, a distance of 128.49 feet, to a point of curve;
11. Along an arc of a circle curving to the left, having a radius of 60.00 feet, an arc distance of 52.19 feet, being subtended by a chord bearing of South 51 degrees 51 minutes 30 seconds West and a chord distance of 50.56 feet, to a concrete monument to be set at the point of reverse curve;
12. Along an arc of a circle curving to the right, having a radius of 80.00 feet, an arc distance of 13.95 feet, being subtended by a chord bearing of South 31 degrees 56 minutes 04 seconds West and a chord distance of 13.93 feet, to a concrete monument to be set at the point of tangent;
13. South 36 degrees 55 minutes 51 seconds West, a distance of 5.00 feet, to a concrete monument to be set at the point of curve;
14. Along an arc of a circle curving to the right, having a radius of 80.00 feet, an arc distance of 125.66 feet, being subtended by a chord bearing of South 81 degrees 55 minutes 51 seconds West and a chord distance of 113.14 feet, to a concrete monument to be set at the point of tangent;
15. North 53 degrees 04 minutes 09 seconds West, a distance of 175.61 feet, to a concrete monument to be set at the point of curve;
16. Along an arc of a circle curving to the right, having a radius of 80.00 feet, an arc distance of 125.66 feet, being subtended by a chord bearing of North 8 degrees 04 minutes 09 seconds West and a chord distance of 113.14 feet, to a concrete monument to be set at the point of tangent;
17. North 36 degrees 55 minutes 51 seconds East, a distance of 5.00 feet, to a concrete monument to be set at the point of curve;

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18. Along an arc of a circle curving to the right, having a radius of 80.00 feet, an arc distance of 125.66 feet, being subtended by a chord bearing of North 81 degrees 55 minutes 51 seconds East and a chord distance of 113.14 feet, to a concrete monument to be set at the point of tangent;
19. South 53 degrees 04 minutes 09 seconds East, a distance of 188.62 feet, to a concrete monument to be set at the point of curve;
20. Along an arc of a circle curving to the left, having a radius of 60.00 feet, an arc distance of 52.52 feet, being subtended by a chord bearing of South 78 degrees 08 minutes 43 seconds East and a chord distance of 50.86 feet, to a concrete monument to be set at the point of tangent;
21. North 76 degrees 46 minutes 43 seconds East, a distance of 119.66 feet, to a concrete monument to be set at the point of curve;
22. Along an arc of a circle curving to the left, having a radius of 400.00 feet, an arc distance of 276.73 feet, being subtended by a chord bearing of North 56 degrees 57 minutes 33 seconds East and a chord distance of 271.25 feet, to a concrete monument to be set at the point of tangent;
23. North 37 degrees 08 minutes 23 seconds East, a distance of 62.60 feet, to a concrete monument to be set at the point of curve;
24. Along an arc of a circle curving to the left, having a radius of 50.00 feet, an arc distance of 50.27 feet, being subtended by a chord bearing of North 8 degrees 20 minutes 09 seconds East and a chord distance of 48.18 feet, to a concrete monument to be set at the point of reverse curve;
25. Along an arc of a circle curving to the right, having a radius of 90.00 feet, an arc distance of 36.60 feet, being subtended by a chord bearing of North 8 degrees 49 minutes 08 seconds West and a chord distance of 36.34 feet, to a concrete monument to be set at the point of reverse curve;
26. Along an arc of a circle curving to the left, having a radius of 50.00 feet, an arc distance of 50.27 feet, being subtended by a chord bearing of North 25 degrees 58 minutes 26 seconds West and a chord distance of 48.18 feet, to a concrete monument to be set at the point of tangent;
27. North 54 degrees 46 minutes 40 seconds West, a distance of 342.07 feet, to a concrete monument to be set at the point of curve;
28. Along an arc of a circle curving to the right, having a radius of 175.00 feet, an arc distance of 54.54 feet, being subtended by a chord bearing of North 45 degrees 50 minutes 58 seconds West and a chord distance of 54.32 feet, to a concrete monument to be set at the point of reverse curve;
29. Along an arc of a circle curving to the left, having a radius of 15.00 feet, an arc distance of 14.11 feet, being subtended by a chord bearing of North 63 degrees 51 minutes 39 seconds West and a chord distance of 13.59 feet, to a concrete monument to be set at the point of reverse curve;
30. Along an arc of a circle curving to the right, having a radius of 78.00 feet, an arc distance of 225.83 feet, being subtended by a chord bearing of North 7 degrees 51 minutes 32 seconds West and a chord distance of 154.82 feet, to a concrete monument to be set at the point of reverse curve;
31. Along an arc of a circle curving to the left, having a radius of 15.00 feet, an arc distance of 14.11 feet, being subtended by a chord bearing of North 48 degrees 08 minutes 35 seconds East and a chord distance of 13.59 feet, to a concrete monument to be set at the point of reverse curve;
32. Along an arc of a circle curving to the right, having a radius of 175.00 feet, an arc distance of 48.67 feet, being subtended by a chord bearing of North 29 degrees 10

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- minutes 18 seconds East and a chord distance of 48.68 feet, to a concrete monument to be set at the point of tangent;
33. North 37 degrees 08 minutes 23 seconds East, a distance of 382.67 feet, to a concrete monument to be set at the point of curve;
 34. Along an arc of a circle curving to the right, having a radius of 225.00 feet, an arc distance of 157.62 feet, being subtended by a chord bearing of North 57 degrees 12 minutes 33 seconds East and a chord distance of 154.42 feet, to a concrete monument to be set at the point of reverse curve;
 35. Along an arc of a circle curving to the left, having a radius of 175.00 feet, an arc distance of 122.60 feet, being subtended by a chord bearing of North 57 degrees 12 minutes 33 seconds East and a chord distance of 120.11 feet, to a concrete monument to be set at the point of tangent;
 36. North 37 degrees 08 minutes 23 seconds East, a distance of 142.18 feet, to a concrete monument to be set at the point of curve;
 37. Along an arc of a circle curving to the left, having a radius of 50.00 feet, an arc distance of 39.27 feet, being subtended by a chord bearing of North 14 degrees 38 minutes 23 seconds East and a chord distance of 38.27 feet, to a concrete monument to be set at the point of tangent;
 38. North 7 degrees 51 minutes 37 seconds West, a distance of 36.15 feet, to a concrete monument to be set at the point of curve;
 39. Along an arc of a circle curving to the right, having a radius of 170.00 feet, an arc distance of 133.52 feet, being subtended by a chord bearing of North 14 degrees 38 minutes 23 seconds East and a chord distance of 130.11 feet, to a concrete monument to be set at the point of tangent;
 40. North 37 degrees 08 minutes 23 seconds East, a distance of 214.57 feet, to a concrete monument to be set at the point of curve;
 41. Along an arc of a circle curving to the right, having a radius of 170.00 feet, an arc distance of 133.52 feet, being subtended by a chord bearing of North 59 degrees 38 minutes 23 seconds East and a chord distance of 130.11 feet, to a concrete monument to be set at the point of tangent;
 42. North 82 degrees 08 minutes 23 seconds East, a distance of 22.77 feet, to a concrete monument to be set at the point of curve;
 43. Along an arc of a circle curving to the left, having a radius of 47.00 feet, an arc distance of 38.10 feet, being subtended by a chord bearing of North 58 degrees 55 minutes 09 seconds East and a chord distance of 37.06 feet, to a concrete monument to be set at the point of tangent;
 44. North 35 degrees 41 minutes 56 seconds East, a distance of 148.44 feet, to a concrete monument to be set at the point of curve;
 45. Along an arc of a circle curving to the left, having a radius of 20.00 feet, an arc distance of 31.42 feet, being subtended by a chord bearing of North 9 degrees 18 minutes 04 seconds West and a chord distance of 28.28 feet, to a concrete monument to be set at the point of tangent on the southwesterly ultimate right of way line of Skippack Pike;

THENCE, along said southwesterly ultimate right of way line of Skippack Pike, being 50.00 feet distant and parallel to the centerline and crossing the bed of the Proposed Road of The Preserves at Worcester, South 54 degrees 18 minutes 04 seconds East, a distance of 110.00 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

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Excepting and reserving the following six parcels of Common Green and Landscape Islands Areas located within the legal right of way lines and excluded from the total area, as follows:

COMMON GREEN AREA (No.6)

BEGINNING AT A POINT of curve on the southerly end of an oval shaped parcel of Open Space surrounded by the Proposed Road and being situated near the entrance of said Proposed Road unto Skippack Pike, being known as S.R. 0073, said point being the point of curve of the southerly interior legal right of way line of a radius joining the easterly interior legal right of way line with the westerly interior legal right of way line of said Proposed Road;

THENCE, leaving said point of beginning and along an arc of a circle curving to the right, having a radius of 18.00 feet, an arc distance of 28.27 feet, being subtended by a chord bearing of North 52 degrees 51 minutes 37 seconds West and a chord distance of 25.46 feet, to a point of tangent on the westerly interior legal right of way line of said Proposed Road;

THENCE, along said westerly interior legal right of way line of said Proposed Road, the following five (5) courses and distances:

1. North 7 degrees 51 minutes 37 seconds West, a distance of 34.22 feet, to a point of curve;
2. Along an arc of a circle curving to the right, having a radius of 130.00 feet, an arc distance of 102.10 feet, being subtended by a chord bearing of North 14 degrees 38 minutes 23 seconds East and a chord distance of 99.50 feet, to a point of tangent;
3. North 37 degrees 08 minutes 23 seconds East, a distance of 214.57 feet, to a point of curve;
4. Along an arc of a circle curving to the right, having a radius of 130.00 feet, an arc distance of 102.10 feet, being subtended by a chord bearing of North 59 degrees 38 minutes 23 seconds East and a chord distance of 99.50 feet, to a point of tangent;
5. North 82 degrees 08 minutes 23 seconds East, a distance of 34.22 feet, to a point of curve on the northerly interior legal right of way line of a radius joining the westerly interior legal right of way line with the easterly interior legal right of way line of the said Proposed Road;

THENCE, along said northerly interior legal right of way line, along an arc of a circle curving to the right, having a radius of 18.00 feet, an arc distance of 28.27 feet, being subtended by a chord bearing of South 52 degrees 51 minutes 37 seconds East and a chord distance of 25.46 feet, to a point of tangent on the easterly interior legal right of way line of said Proposed Road;

THENCE, along the said easterly interior legal right of way line of said Proposed Road, the following five (5) courses and distances:

1. South 7 degrees 51 minutes 37 seconds East, a distance of 34.22 feet, to a point of curve;
2. Along an arc of a circle curving to the right, having a radius of 130.00 feet, an arc distance of 102.10 feet, being subtended by a chord bearing of South 14 degrees 38 minutes 23 seconds West and a chord distance of 99.50 feet, to a point of tangent;
3. South 37 degrees 08 minutes 23 seconds West, a distance of 214.57 feet, to a point of curve;
4. Along an arc of a circle curving to the right, having a radius of 130.00 feet, an arc distance of 102.10 feet, being subtended by a chord bearing of South 59 degrees 38 minutes 23 seconds West and a chord distance of 99.50 feet, to a point of tangent;

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5. South 82 degrees 08 minutes 23 seconds West, a distance of 34.22 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 1.3314 Acres.

COMMON GREEN AREA (No.5)

BEGINNING AT A POINT of curve on the easterly legal right of way line of the Proposed Road to The Preserve at Worcester, said point being the point of curve of a radius joining the easterly legal right of way line of the main cartway with the westerly interior legal right of way line of an internal loop of the Proposed Road in front of Lots 30 through 33;

THENCE, leaving said point of beginning and along an arc of a circle curving to the right, having a radius of 15.00 feet, an arc distance of 23.56 feet, being subtended by a chord bearing of North 82 degrees 08 minutes 23 seconds East and a chord distance of 21.21 feet, to a point of tangent on the westerly interior legal right of way line of said internal loop of the Proposed Road;

THENCE, along said westerly interior legal right of way line of said internal loop of the Proposed Road, the following six (6) courses and distances:

1. South 52 degrees 51 minutes 37 seconds East, a distance of 4.99 feet, to a point of curve;
2. Along an arc of a circle curving to the right, having a radius of 35.50 feet, an arc distance of 55.76 feet, being subtended by a chord bearing of South 7 degrees 51 minutes 37 seconds East and a chord distance of 50.20 feet, to a point of tangent;
3. South 37 degrees 08 minutes 23 seconds West, a distance of 150.00 feet, to a point of curve;
4. Along an arc of a circle curving to the right, having a radius of 35.50 feet, an arc distance of 55.76 feet, being subtended by a chord bearing of South 82 degrees 08 minutes 25 seconds West and a chord distance of 50.20 feet, to a point of tangent;
5. North 52 degrees 51 minutes 37 seconds West, a distance of 4.99 feet, to a point of curve of a radius joining the said westerly legal right of way line of the internal loop of the Proposed Road with the easterly legal right of way line of the Proposed Road main cartway;

THENCE, along an arc of a circle curving to the right, having a radius of 15.00 feet, an arc distance of 23.56 feet, being subtended by a chord bearing of North 7 degrees 51 minutes 37 seconds West and a chord distance of 21.21 feet, to a concrete monument to be set at the point of tangent on the easterly legal right of way line of the Proposed Road main cartway;

THENCE, along the said easterly legal right of way line of said Proposed Road main cartway, North 37 degrees 08 minutes 23 seconds East, a distance of 191.00 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 0.2669 Acres.

COMMON GREEN AREA (No.4)

BEGINNING AT A POINT of reverse curve on the westerly legal right of way line of the Proposed Road to The Preserve at Worcester, said point being the point of curve of a radius joining the westerly legal right

Job Number: 05-0609 d
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File Name: Proposed (Total) Road ROW Area

of way line of the main cartway with the easterly interior legal right of way line of an internal loop of the Proposed Road in front of Lots 13 through 15;

THENCE, leaving said point of beginning and along an arc of a circle curving to the right, having a radius of 8.00 feet, an arc distance of 19.05 feet, being subtended by a chord bearing of South 52 degrees 40 minutes 59 seconds West and a chord distance of 14.86 feet, to a point of compound curve on the easterly interior legal right of way line of said internal loop of the Proposed Road;

THENCE, along said easterly interior legal right of way line of said internal loop of the Proposed Road, along an arc of a circle curving to the right, having a radius of 38.00 feet, an arc distance of 67.96 feet, being subtended by a chord bearing of North 7 degrees 51 minutes 37 seconds West and a chord distance of 59.26 feet, to a point of compound curve of a radius joining said easterly interior legal right of way line of said internal loop of the Proposed Road with the westerly legal right of way line of the Proposed Road main cartway;

THENCE, along an arc of a circle curving to the right, having a radius of 8.00 feet, an arc distance of 19.05 feet, being subtended by a chord bearing of South 68 degrees 24 minutes 13 seconds East and a chord distance of 14.86 feet, to a point of reverse curve on the westerly legal right of way line of the Proposed Road main cartway;

THENCE, along an arc of a circle curving to the left, having a radius of 167.00 feet, an arc distance of 44.78 feet, being subtended by a chord bearing of South 7 degrees 51 minutes 37 seconds East and a chord distance of 44.64 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 0.0303 Acres.

COMMON GREEN AREA (No.2)

BEGINNING AT A POINT on a curve of the internal circle, said point being a concrete monument to be set on the inner legal right of way line of the Proposed Road;

THENCE, leaving said point of beginning and along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 127.00 feet, being subtended by a chord bearing of South 53 degrees 49 minutes 08 seconds East and a chord distance of 79.99 feet, to a point on a curve of the internal circle in the inner legal right of way line;

THENCE, continuing along the inner legal right of way line on an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 124.33 feet, being subtended by a chord bearing of North 53 degrees 49 minutes 08 seconds West and a chord distance of 79.99 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 0.1154 Acres.

COMMON GREEN AREA (No.3)

BEGINNING AT A POINT of curve on the westerly legal right of way line of an internal legal right of way line of an internal loop to the Proposed Road to The Preserve at Worcester, said point being the point of curve of a radius joining the easterly interior legal right of way line of said internal loop with the

Job Number: 05-0609 d
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westerly interior legal right of way line of the internal loop of the Proposed Road in front of Lots 34 through 39;

THENCE, leaving said point of beginning and along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 125.66 feet, being subtended by a chord bearing of South 52 degrees 51 minutes 37 seconds East and a chord distance of 80.00 feet, to a point of tangent on the westerly interior legal right of way line of said internal loop of the Proposed Road;

THENCE, along said westerly interior legal right of way line of said internal loop of the Proposed Road, South 37 degrees 08 minutes 23 seconds West, a distance of 156.92 feet, to a point of curve of a radius joining said westerly interior legal right of way line of an internal loop of the Proposed Road with the northerly legal right of way line of the Proposed Road main cartway;

THENCE, along an arc of a circle curving to the right, having a radius of 10.00 feet, an arc distance of 18.75 feet, being subtended by a chord bearing of North 89 degrees 07 minutes 53 seconds West and a chord distance of 16.12 feet, to a point of reverse curve on the northerly legal right of way line of the Proposed Road main cartway;

THENCE, along an arc of a circle curving to the left, having a radius of 90.00 feet, an arc distance of 54.84 feet, being subtended by a chord bearing of North 52 degrees 51 minutes 37 seconds West and a chord distance of 54.00 feet, to a point of reverse curve of a radius joining the northerly legal right of way line of the Proposed Road main cartway with the easterly interior legal right of way line of an internal loop of the Proposed Road;

THENCE, along an arc of a circle curving to the right, having a radius of 10.00 feet, an arc distance of 18.75 feet, being subtended by a chord bearing of North 16 degrees 35 minutes 21 seconds West and a chord distance of 16.12 feet, to a point of tangent on the easterly interior legal right of way line of an internal loop of the Proposed Road;

THENCE, along said easterly interior legal right of way line of an internal loop of the Proposed Road, North 37 degrees 08 minutes 23 seconds East, a distance of 156.92 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 0.3592 Acres.

COMMON GREEN AREA (No.1)

BEGINNING AT A POINT of curve on the northerly interior legal right of way line of an internal loop to the Proposed Road to The Preserve at Worcester, said point being the point of curve of a radius joining the northerly interior legal right of way line of said internal loop with the easterly interior legal right of way line of the internal loop of the Proposed Road in front of Lots 3 through 9;

THENCE, leaving said point of beginning and along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 62.83 feet, being subtended by a chord bearing of South 8 degrees 04

minutes 09 seconds East and a chord distance of 56.57 feet, to a point of tangent on the easterly interior legal right of way line of said internal loop of the Proposed Road;

THENCE, along said easterly interior legal right of way line of said internal loop of the Proposed Road, South 36 degrees 55 minutes 51 seconds West, a distance of 5.00 feet, to a point of curve of a radius

Job Number: 05-0609 d
Job Name: Preserve at Worcester
Date: 08/19/2013, Rev 10/11/2013
File Name: Proposed (Total) Road ROW Area

joining said easterly interior legal right of way line of an internal loop of the Proposed Road with the southerly interior legal right of way line of the internal loop of the Proposed Road;

THENCE, along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 62.83 feet, being subtended by a chord bearing of South 81 degrees 55 minutes 51 seconds West and a chord distance of 56.57 feet, to a point of tangent on the southerly interior legal right of way line of the internal loop of the Proposed Road;

THENCE, along said southerly interior legal right of way line of the internal loop of the Proposed Road, North 53 degrees 04 minutes 09 seconds West, a distance of 175.61 feet, to a point of curve of a radius joining the southerly interior legal right of way line of the internal loop with the westerly interior legal right of way line of an internal loop of the Proposed Road;

THENCE, along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 62.83 feet, being subtended by a chord bearing of North 8 degrees 04 minutes 09 seconds West and a chord distance of 56.57 feet, to a point of tangent on the westerly interior legal right of way line of an internal loop of the Proposed Road;

THENCE, along said westerly interior legal right of way line of an internal loop of the Proposed Road, North 36 degrees 55 minutes 51 seconds East, a distance of 5.00 feet, to a point of curve of a radius joining the westerly interior legal right of way line of the internal loop with the northerly interior legal right of way line of the internal loop of the Proposed Road;

THENCE, along an arc of a circle curving to the right, having a radius of 40.00 feet, an arc distance of 62.83 feet, being subtended by a chord bearing of North 81 degrees 55 minutes 51 seconds East and a chord distance of 56.57 feet, to a point of tangent on the northerly interior legal right of way line of an internal loop of the Proposed Road;

THENCE, along said northerly interior legal right of way line of the internal loop of the Proposed Road, South 53 degrees 04 minutes 09 seconds East, a distance of 175.61 feet, to a point, said point being the first mentioned point and PLACE OF BEGINNING.

Containing in area 0.4672 Acres.

Containing a Total Right-of-Way Area of 6.5553 Acres.




Kevin R. Gibbons
Professional Land Surveyor
Commonwealth of Pennsylvania
License No. SU-044550-E

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2017-22

**A RESOLUTION TO GRANT
REVISED PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL OF
2750 MORRIS ROAD - BUILDING "E" NORTH PLAN**

WHEREAS, Advance Realty Management, Inc. (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 2750 Morris Road - Building "E" North Plan. The Applicant is Manager for DIV-AR Property, LP, owner of an approximate 87.01 acre tract of land located at 2750 Morris Road, Worcester Township, Montgomery County, Pennsylvania in the IR-Industrial Research Zoning District of the Township, being Tax Parcel No. 67-00-02512-004 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 and partial final approval by the Worcester Township Board of Supervisors on September 21, 2011, pursuant to Resolution No. 2011-12. Subsequent to that approval, various revised phase plans were submitted and reviewed by the Township Engineer and portions of the work on the plan was completed by the previous owners and present owner, as applicable; the work completed was referenced as Phase 1A, Phase 1B, Phase 1C, and Building "E" - West, Phase 1 on the plan; and

WHEREAS, the Applicant now proposes to construct 12 loading docks along with associated infrastructure on the North side of Building "E", and modification of the of the parking area to the north of Building "B", which were not part of the original Land Development Plan that was approved by the Township; and

WHEREAS, said plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on October 26, 2017; and

WHEREAS, the Preliminary/Final Plan for the proposed Land Development, prepared by Irick, Eberhardt and Mientus, Inc.,

titled, "2750 Morris Road - Building "E" North" consisting of 26 sheets, dated June 17, 2011, with latest revisions dated October 27, 2017, (the "Plan(s)" or "Preliminary/Final Plan") 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 Irick, Eberhardt and Mientus, 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 October 3, 2017.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of October 13, 2017.
- C. Compliance with all comments and conditions set forth in the McMahon Associates, Inc. letter of October 17, 2017.
- 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 Preliminary/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 successor 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 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.
- H. 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.
- I. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recordation.

- J. 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.
- K. 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.
- L. 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.
- M. 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.** Pursuant to Resolution No. 2011-12, the Worcester Township Board of Supervisors granted the following waivers requested with respect to the overall Plan:

- A. Section 130-17.D.7 & D.11 of the Worcester Township Subdivision and Land Development Ordinance - parking space size;
- B. Section 130-28.G.(6)(b) of the Worcester Township Subdivision and Land Development Ordinance - parking lot row size; and

C. Section 130-28.F.(6)(d) of the Worcester Township Subdivision and Land Development Ordinance - slopes exceeding twenty-five percent (25%) must be stabilized with Rip-Rap.

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 Preliminary/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 Preliminary/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 15th day of November, 2017 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Susan G. Caughlan, Chair

Attest:

Tommy Ryan, Secretary

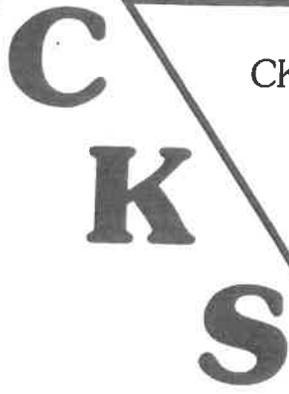
ACCEPTANCE

The undersigned states that he/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.

ADVANCE REALTY MANAGEMENT, INC.

Date: _____

By: _____
Duane S. Horne, Property Manager
Advance Realty Management, Inc.,
Manager for DIV-AR Property, LP



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901

215-340-0600 • FAX 215-340-1655

RECEIVED
OCT 09 2017

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.

October 3, 2017
Ref: # 7500

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 2750 Morris Road - Advanced Realty Management Inc.
Phase 1 - Building "E" - North Side - Loading Docks

Dear Mr. Ryan:

I am in receipt of a set of final land development plans as prepared for Advanced Realty Management Inc., by Irick, Eberhardt and Mientus for the continuing development of the property at 2750 Morris Road. These plans consist of 26 sheets, are dated June 17, 2011 with a latest revision date of September 7, 2017. These plans have been submitted as a revision to the land development plans which were reviewed and approved by Worcester Township in 2016. This latest land development plan is proposing twelve (12) loading docks, on the north side of building E. These loading docks were not part of the original land development plan that was approved by the Township in conjunction with the overall improvements to this site.

The original approvals of a land development for this site dates back to 2011. At that time, the then current owners of the property received approval of an overall land development plan from the Township, but always intended to proceed in phases as portions of the existing building were leased. That process has been continuing since the original approval and individual subsequent final approvals and escrows were established for each phase of development. I am therefore considering this latest plan submission as a revision to the original land development plan, which includes new improvements not shown on the original plan. This will require a separate review and approval from the Township, plus a separate escrow in accordance with the original approval resolution and agreement.

October 3, 2017

Ref: # 7500

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Based on my review of this plan submission, I offer the following comments:

1. The plan proposes the removal of an existing grass area and walking path on the north side of building "E". The plan shows two (2) sets of six (6) loading docks, separated by a large grass island. By my calculations, the overall impervious area associated with this development will increase by approximately 2,600 sq. ft. On sheet 1 of the plans, it indicates that the proposed impervious coverage will be 1,471,283 sq. ft. (46.3%). However, the previous land development plan submitted in conjunction with the four (4) loading docks on the west side of building "E", shows a proposed impervious coverage of 1,475,177 sq. ft. (46.5%). Between the two (2) plan sets, it shows a reduction of approximately 4,000 sq. ft. on the land development plan related to the 12 loading docks. I would request that the engineer review the impervious coverages between the two (2) plan sets and verify the accuracy and update the impervious coverage numbers accordingly.
2. The installation of the loading docks as proposed will eliminate approximately 145 parking spaces. The zoning requirements of this district (LI-Limited Industrial) require one (1) parking space per 1,000 square feet of floor area, which equates to 616 required parking spaces. Therefore, the site does have adequate spaces to comply with the zoning requirements of the property, even with the removal of the 145 spaces.
3. There also appears to be a discrepancy between the parking spaces between this plan set, and the previous plan set submitted for Building E - West Loading Dock. It appears that plan set includes the additional proposed parking area in front of Building "B". This plan set (Building E - North Loading Docks) should also provide the proposed parking for the overall site in accordance with the original approved plan. The applicant's engineer should review the differences between these two plan sets and reconcile accordingly.
4. Construction of the loading docks will result in the removal of a portion of an existing walking path along the north side of building "E". Plan sheet 2 shows this path to be removed, but it does not indicate how the terminal point will be handled in conjunction with this removal. The plan should be revised to show the terminal point of the walking path. It is suggested that this path could connect to the parking lot area to the east of the proposed loading docks.
5. The plan should identify the proposed use of the building space associated with the loading docks, so that the Township can verify that the use is in accordance with the zoning requirements of the LI- Limited Industrial Zoning District.

6. The Site Improvement Plan, Sheet 6, shows the replacement of existing stormwater piping to collect stormwater from the impervious area created by the loading docks. This plans show the installation of two (2) inlets, and replacement of existing 21" RCP storm pipe with new RCP storm pipe to provide the necessary stormwater collection requirements of the project. The new piping is shown connecting to an existing storm manhole, which connects to an existing 24" RCP pipe. This pipe is shown, however the end of the pipe is cut off and the note "terminus unknown" is shown on the plan. The applicant's engineer should identify the terminus point of this storm pipe, to verify that it does indeed convey the stormwater flow to existing basin A. Due to the minimal increase in the impervious area in this section of the project, the overall increase to this section of the piping is minimal. However, verification of adequate capacity in the system prior to the 21" pipe should be checked by the applicant's engineer.
7. The land development plans also proposed modification of an end island is the parking area, which wood accommodate the turning radius of tractor trailer trucks. Based on the location of the loading docks, it is assumed that the trucks would exit the site using the exit road which connects to Schultz Road. This would then allow the vehicle to proceed to the intersection of Schultz and Morris Roads where a traffic light currently exists. There has always been a concern for vehicles turning left onto Schultz Road as they exit the site. This was resolved in Phase 1 of this project when modifications were made to the island in Schultz Road to prevent left hand turns. All truck traffic leaving the site should be required to make a right hand turn and proceed on Schultz Road to Morris Road.
8. The Site Improvement Plan, Sheet 6, shows an existing water main passing directly through the area were the new loading dock will be constructed. There is a note on the plan indicating that this water main will be relocated at a lower depth. There is also an existing fire hydrant located behind the existing curbed area which will be removed and converted to the large grass island. The fire marshal should review these plans and determine if the existing fire hydrant should be relocated to a better location to accommodate fire trucks responding to a fire. As it stands now, it would be difficult to get to the fire hydrant if trucks are parked in the loading dock area.
9. The Lighting Plan, Sheet 18, does show the location of existing lights, the existing lights that will remain, and the existing lights that will be relocated. This plan also shows the new lighting that will be attached to the north wall of Building "E", to light this area. The plan lighting schedule shows 36 single lamps, however, the plan only appears to show six (6). This should be reviewed and the quantities adjusted accordingly. It should be noted that the maximum height of these light fixtures is 12 feet, which conforms to the requirements of the Township Zoning Ordinance.

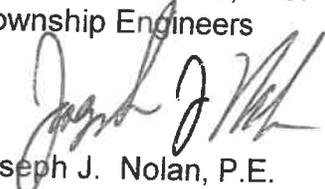
October 3, 2017

Ref: # 7500

Page 4

The above represents all comments on this latest land development plan submission. The applicant's engineer should review these comments and revise the plans accordingly. The plans should then be resubmitted to the Township for further review. Please do not hesitate to contact if you have any questions or need additional assistance on these plans.

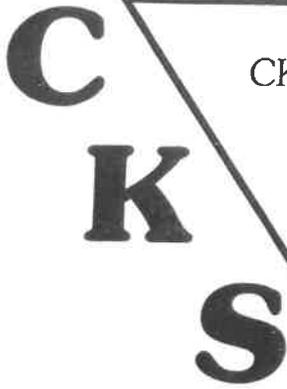
Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Estelle Eberhardt, Irick, Eberhardt and Mientius
Duane Horne, Advanced Realty Management Inc.
File



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
OCT 19 2017

October 16, 2017
Ref: # 7500

Irick, Eberhardt and Mientius, Inc.
Suite 3
2771 Geryville Pike
Pennsburg, PA 18073

Attention: Estelle T. Eberhardt, P.E.

Reference: 2750 Morris Road - Building "E" - West and North Land Development Plans

Dear Estelle:

This letter will follow up our latest review letters of September 29, 2017 and October 3, 2017 for the Phase I Building "E" - West and North Loading Dock Plans. The original plan approval for the development of the property dates to 2011, and the zoning of the property at that time was "LI"- Limited Industrial. However, during my review of the plans, I forgot that this property was re-zoned to "IR" - Industrial Research in 2013. Therefore, please update the zoning information on these plans to reflect the current zoning of the property.

To assist, I have included a copy of the Industrial Research District Zoning Criteria from the Township Zoning Code. I would request that these changes be made in conjunction with subsequent submission of these plans to the Township for further consideration and ultimate approval and recording.

Please contact me if you have any questions or need any additional assistance on this project.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers

Joseph J. Nolan, P.E.

JJN/paf
Enclosure

cc: Tommy Ryan, Township Manager
Duane Horne, Advanced Realty Management Inc.
File



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

October 17, 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 Plans**
2750 Morris Road (LD 2017-09)
Worcester Township, Montgomery County, PA
McMahon Project No. 817690.11

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 development to be located at 2750 Morris Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed development associated with this submission will consist of installing 12 loading docks on the northern side of Building E. Existing vehicle parking that will be eliminated from the project will be replaced elsewhere on the site. Access will continue to be provided via a signalized full movement driveway to Morris Road (S.R. 2001) and an unsignalized left-in/right-out only driveway to Schultz Road.

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

- Land Development Plans for Building "E" North, prepared by Irick, Eberhart, & Mientus, Inc., last revised September 7, 2017.

Upon review of the land development plans, McMahon offers the following comments for consideration by the Township and action by the applicant. Please note that these comments pertain only to the installation of the 12 loading docks to the north of Building 'E' and the proposed parking lot to the north of Building 'B'.

1. A general description of the proposed on-site traffic operations should also be provided including employee shift times, number of employees, and the schedule of general truck

Mr. Tommy Ryan

October 17, 2017

Page 2

operations including how many trucks are expected to enter and leave the site at various hours throughout the day under both existing and future conditions.

2. The applicant should clarify where employees/visitors parking to the south and west of the loading docks will enter/exit the buildings. If these employees/visitors are required to cross the loading dock area, pedestrian accommodations must be provided in the loading dock area.
3. Turning templates should be provided demonstrating the ability of trucks to completely maneuver from the Schultz Road driveway into and out of the proposed loading area, as well as to/from Morris Road if applicable. The turns that are more than 90 degrees must be carefully evaluated. The full routing of trucks through the site to and from the proposed loading docks should be shown on the plans.

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

cc: Township Boards (internally distributed)
Joseph Nolan, P.E., Township Engineer
Bob Brant, Esq., Township Solicitor
Robert Irick, Irick, Eberhardt & Mientus, Inc.

**MONTGOMERY COUNTY
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**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

October 13, 2017

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

Re: MCPC #07-0193-007
Plan Name: 2750 Morris Road – Loading Dock Expansion
Situate: Morris Road (S)/Berks Road (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 13, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant, Advance Realty Management, Inc., is proposing a loading dock expansion to an existing building located at 2750 Morris Road in Worcester Township. The site is located in the Township's LI - Limited Industrial District. This plan has been submitted for review several times: May 4, 2016, June 11, 2013, July 5, 2011, and June 18, 2007. Previous phases completed for this plan include loading dock installation, parking lot interconnection, completion of a portion of a pedestrian path, and detention basin modification. This phase of the project includes the installation of twelve loading docks along the northeast side of the existing building.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however we wish to reiterate some former comments regarding waivers requested by the applicant.

REVIEW COMMENTS

SALDO WAIVERS

- A. Parking Space Dimensions (§130-17.D.11)—The applicant is requesting a waiver to allow for 18 feet by 9 feet parking spaces instead of the 20 feet by 10 feet required by the Township Code. We support this waiver, as it will help limit impervious surfaces on the site. We feel that 18 feet by 9 feet parking spaces are adequate in this instance.
- B. Number of Parking Spaces in a Row (§130-28G(6)(b))—The applicant is requesting a waiver to allow more than 15 parking spaces in a row. We believe that the applicant should work to comply with this requirement, which is designed to encourage more green space in the lot and provide visual interest.
- C. Steep Slopes (§130-28F(6)(d))—The applicant is requesting a waiver from the requirement that steep slopes greater than 25% must be stabilized with rip rap. We encourage the Township to consider this waiver carefully and ultimately defer to the Township Engineer's recommendation.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but believe our comments will help to create a more attractive and sustainable development.

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,

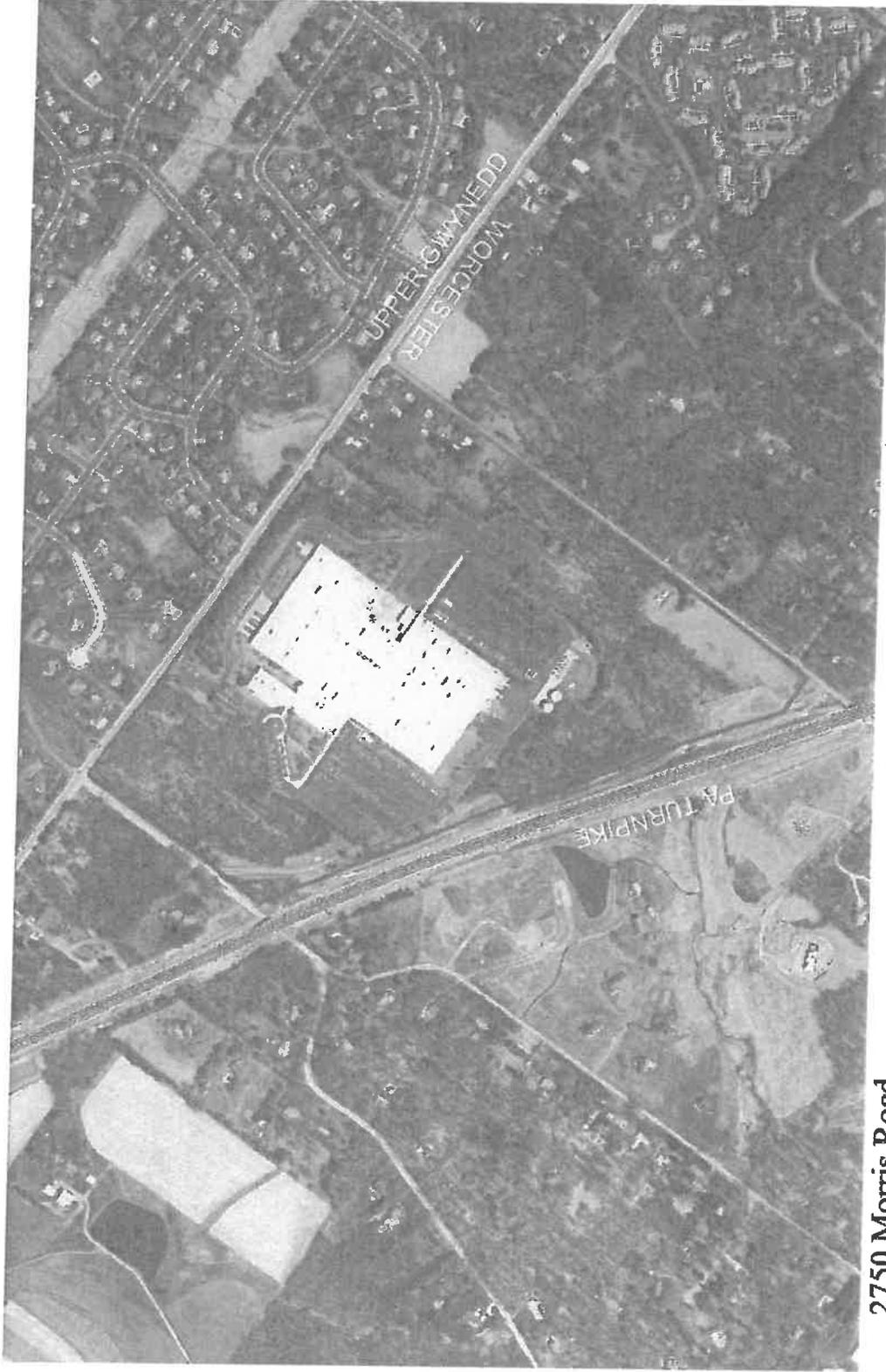


Jamie Magaziner, Planner II

JMagazin@montcopa.org - 610-278-3738

- c: Advance Realty Management, Inc., Applicant
- Rick Zack, Applicant's Representative
- Gordon Todd, Chrm., Township Planning Commission
- Robert Brant, Township Solicitor
- Joseph Nolan, PE, Township Engineer

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



2750 Morris Road
Loading Dock Expansion
070193007

Montgomery
County
Planning
Commission
Montgomery County, Delaware - Planning Commission
PO Box 311, Worcester, MA 02091-0311
(610) 278-3722 • (610) 271-3391
www.montco.org/planning
Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2017-23

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL OF 1325 HOLLOW ROAD PLAN**

WHEREAS, James J. Himsworth, Jr., (hereinafter referred to as "Applicant") has submitted a Subdivision Plan to Worcester Township and has made application for Preliminary/Final Plan Approval of a plan known as 1325 Hollow Road Plan. The Applicant is the owner of two tracts consisting of approximately 9.43 acres located at 1325 Hollow Road, Worcester Township, Montgomery County, Pennsylvania in the AGR - Agricultural Zoning District of the Township, being Tax Parcel Nos. 67-00-01315-004 and 67-00-01315-013 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicant proposes to subdivide two existing tracts of approximately 9.43 acres into three lots. Lot 1 will contain approximately 2.45 acres with the existing home and structures, which will remain. Lot 2 will contain approximately 3.18 acres and Lot 3 will contain approximately 2.93 acres. No new construction is proposed with this Plan; and

WHEREAS, said plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on October 26, 2017; and

WHEREAS, the Preliminary/Final Plan for the proposed Subdivision, prepared by Woodrow and Associates, Inc., titled, "1325 Hollow Road" consisting of 1 sheet, dated August 4, 2017, with latest revisions dated October 11, 2017, is now in a form suitable for Preliminary/Final Plan Approval (the "Plan(s)" or "Preliminary/Final Plan") 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 and 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 October 16, 2017.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of September 21, 2017.
- C. Compliance with all comments and conditions set forth in the McMahon Associates, Inc. review letter of September 18, 2017.
- D. Payment to the Township of a Traffic Impact Fee, in the total amount of \$6,250.00, 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 Lots 2 & 3, in the amount of \$3,125.00 per lot.
- 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 Preliminary/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.
- G. The Applicant's obligation to install sidewalks along the site frontages of Hollow Road and Water Street Road, pursuant to Section 130-18.A of the Worcester Township Subdivision and Land Development Ordinance is deferred until such time as required by the Township. Future owners of each lot will be responsible for the installation of sidewalk along their respective road frontage when requested by Worcester Township, at no cost to Worcester 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 of the Worcester Township Subdivision and Land Development Ordinance - to permit an approximate 20-foot cartway width along the site frontage of Hollow Road and an approximate 21-foot cartway width along the site frontage of Water Street;

- B. Section 130-18.B of the Worcester Township Subdivision and Land Development Ordinance - requiring curbing;
- C. Section 130-28.G(5) of the Worcester Township Subdivision and Land Development Ordinance - partial waiver regarding perimeter buffers;
- D. Section 130-28.G(9) of the Worcester Township Subdivision and Land Development Ordinance - requiring individual lot landscaping requirements;
- E. 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
- F. Section 130-33.G of the Worcester Township Subdivision and Land Development Ordinance - requiring a Natural Resources Protection Plan.

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 Preliminary/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 Preliminary/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 15th day of November, 2017 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

Attest:

By: _____
Susan G. Caughlan, Chair

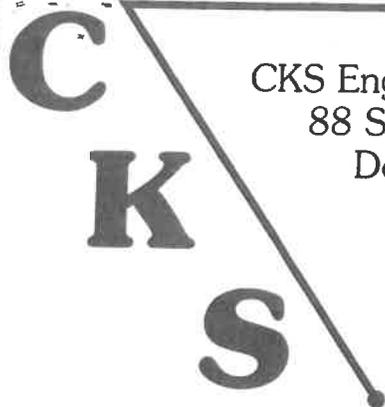
Tommy Ryan, Secretary

ACCEPTANCE

The undersigned states that he 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.

Date: _____

By: _____
James J. Himsworth, Jr.
By Mark F. Himsworth, Power
of Attorney



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.

October 16, 2017
Ref: # 7520

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 1325 Hollow Road - Revised Subdivision Plans

Dear Mr. Ryan:

I am in receipt of revised subdivision plans for 1325 Hollow Road. These plans have been prepared for James J. Jr. And Patricia E. Himsforth, by Woodrow and Associates, Inc. The plans consist of one (1) sheet, is dated August 4, 2017, with a latest revision date of October 11, 2017. The plan proposes to subdivide two (2) existing tracts of approximately 9.43 acres into three (3) lots. Lot 1 would contain approximately 2.45 acres and contain the existing structures on the property which are to remain. Lot 2 will contain approximately 3.18 acres and lot 3 will contain approximately 2.93 acres. CKS Engineers, Inc., previously reviewed the subdivision plan and set forth review comments in a letter dated August 25, 2017. I have reviewed this latest set of plans to determine conformance with Township code. Based on my review, I offer the following comments.

1. All review comments set forth in our previously letter have now been adequately addressed. The additional information requested on the Wetlands Report has been submitted along with the latest set of revised plans.
2. The Montgomery County Planning Commission has reviewed these plans and submitted review comments in a letter dated September 21, 2017. The review letter was discussed at the Township Planning Commission meeting in September, and based on that discussion the latest plans do show a buffer along the south boundary of the property .
3. These plans have also been reviewed by the Township's traffic engineer, McMahon Transportation Engineers and Planners, and review comments were set forth in a letter dated September 18, 2017. All relevant review comments from that letter have been adequately addressed by the applicant's consultant.
4. The applicant's response letter has indicated that a Planning Module Application has already been submitted to the Pennsylvania Department of Environmental Protection for review and approval.

October 16, 2017

Ref: # 7520

Page 2

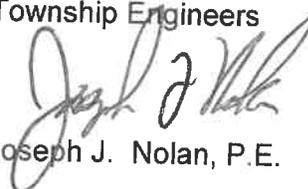
5. The applicant is requesting the following waivers, and deferrals, in conjunction with this subdivision.
- A. Section 130-16 - Requires Road Frontage Improvements.
 - B. Section 130-18.A - Requires sidewalks. Shall be deferred until requested by the Township for length of Hollow Road fronting the property.
 - C. Section 130-18.B - Requires curbing to be installed along each side of every residential, secondary or commercial street or road.
 - D. Section 130-28.G(5) - Requires perimeter buffers (partial waiver).
 - E. Section 130-28.G(9) - Requires individual lot landscaping requirements.
 - F. Section 130-33.C(1) - Requires providing existing features within 400 feet of any part of the land being subdivided.
 - G. Section 130-33.G - Requires a Natural Resources Protection Plan.

The above waivers were approved by the Township of Worcester Planning Commission at their September meeting, with the deferral of future sidewalks, rather than a waiver.

6. The proposed plan will require landscaping along the south buffer and the road frontage as shown on the plans. The applicant will need to either post construction escrow for the installation of these trees, or proceed to instal the trees immediately in order to eliminate the escrow requirement.

The above represents all comments on this latest plan submission. These plans are now ready for consideration for approval by the Township of Worcester Board of Supervisors pending receipt of the DEP Planning Module and resolution of the escrow issue. Please contact this office if you have any questions or need any further assistance on these plans.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Tim Woodrow, Woodrow and Associates, Inc.
James J. Himsworth, Jr., Applicant
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 – Preliminary/Final Plan of Subdivision**
Himsworth Minor Subdivision (LD 2017-08)
Worcester Township, Montgomery County, PA
McMahon Project No. 817624.11

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 subdivision to be located at 1325 Hollow 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 James J. Jr. and Patricia Himsworth (67-00-01315-00-4)/(67-00-01315-01-3) into three smaller lots (lots 1, 2, and 3). The existing single-family home is proposed to remain on Lot 1 while there is currently no development proposed on Lots 2 and 3. Access to Lot 1 will continue to be provided via the existing driveway to Hollow Road.

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

- Subdivision Plans for 1325 Hollow Road, prepared by Woodrow & Associates, Inc., dated August 4, 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 existing driveway to Lot 1 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 driveway to Lot 1 and it appears that the sight distance currently satisfies the minimum safe stopping sight distance or greater looking to the right. In order to achieve the minimum safe stopping sight distance or greater looking to the left, vegetation along the site frontage of Hollow Road needs to be

removed/trimmed. When land development plans are submitted for proposed Lots 2 and 3 in the future should this subdivision of the property be approved, they must also show sight distances on the plans and be no less than the minimum safe stopping sight distances.

2. Since the applicant's property fronts both Water Street Road and Hollow Road, the Board and Public Works may want to consider having the northwest radius improved by the applicant at the intersection of these roadways if vehicles/buses are tracking outside the pavement on the right-turn from Water Street Road onto Hollow Road or turning into the opposite lane.
3. The applicant is requesting a waiver from **Section 130-16 of the Subdivision and Land Development Ordinance**, requiring a minimum 32-foot cartway width along Hollow Road and Water Street Road. The plans currently show the existing widths of an approximate 20-foot cartway width along the site frontage of Hollow Road and an approximate 21-foot cartway width along the site frontage of Water Street Road, thereby not meeting the ordinance requirement. Since the 20-foot cartway width along the site frontage of Hollow Road and the 21-foot cartway width along the site frontage of Water Street Road is consistent with the cartway width along these roads in the vicinity of the site, McMahan is not opposed to the granting of this waiver.
4. The applicant is requesting a waiver from **Section 130-18.A of the Subdivision and Land Development Ordinance** requiring sidewalk to be provided along the site frontages of Hollow Road and Water Street Road. The plans currently do not show any sidewalk along the site frontages of Hollow Road or Water Street Road, thereby not meeting the ordinance requirement. Since there is currently no sidewalk along either road in the vicinity of the site, McMahan is not opposed to the granting of this waiver.
5. 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 frontages of Hollow Road and Water Street Road. The plans currently do not show any curbing along the site frontages of Hollow Road or Water Street Road, thereby not meeting the ordinance requirement. Since there is currently no curbing along either road in the vicinity of the site, McMahan is not opposed to the granting of this waiver. It should be noted that curbing does exist in the southwestern corner of the intersection of Hollow Road and Water Street Road.
6. Should the Board of Supervisors consider this to be a de minimus, traffic-generating application, thus generating PM peak hour traffic of less than two (2) new vehicular trips using the current version of the Institute of Transportation Engineers (ITE) Trip Generation manual, the transportation impact fee may be waived. With two (2) additional new lots for a single-family home on each lot, each lot itself would qualify as de minimus, but together be at least two. To qualify for the exemption, the applicant must place a waiver request on their final plat and submit information to support the request for review and approval of the Board.

7. 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 Lots 2 and 3 and submitted for review. Additional comments may then follow.

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/smd

cc: Joseph Nolan, P.E., Township Engineer
Bob Brant, Esq., Township Solicitor
J. Kolb, 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 21, 2017

RECEIVED
SEP 25 2017

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

Re: MCPC #17-0204-001
Plan Name: 1325 Hollow Road
(3 lots comprising 9.43 acres)
Situate: Water Street Road (south)/Hollow Road (west)
Worcester Township

Dear Mr. Ryan:

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

BACKGROUND

The applicant has proposed the subdivision of a single parcel into 3 lots located at 1325 Hollow Road in the Township's AGR (Agricultural) District. Proposed Lot 1 would be 106,756 square feet, proposed Lot 2 would be 138,633 square feet, and proposed Lot 3 would be 127,700 square feet. The plan includes proposed on lot sanitary systems on each lot. Lot 1 contains an existing dwelling, stone barn and tennis court. The applicant has requested several waivers:

- §130-16 Requires road frontage improvements.
- §130-18.A. Requires sidewalks shall be provided along all streets.
- §130-18.B. Requires curbs shall be installed along each side of every residential, secondary or commercial street or road.
- §130-28.G(5) Requires perimeter buffers.
- §130-28.G(9) Requires individual lot landscaping requirements.

- §130-33.C(1) Requires providing existing features within 400 feet of any part of the land being subdivided.
- §130-33.G Requires to provide a Natural Resources Protection Plan.

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 the applicant and Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

WAIVERS

- A. Perimeter Buffers (§130-28.G(5))—While buffers are existing on proposed Lots 1 and 2, Lot 3 is lacking an existing natural buffer along the proposed property line adjacent to existing residential properties. We recommend that the applicant provides this buffer in order to maintain the residential character of the area, at the discretion of the Township.
- B. Natural Resources Protection Plan (§130-33.G)—We recommend that the applicant provides a Natural Resources Protection Plan due to the presence of woodlands, wetlands, and a stream on the property.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Worcester Township's objectives for residential development.

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, Community Planner
JMagazin@montcopa.org - 610-278-3738

- c: James J. and Patricia E. Himsworth, Applicants
Woodrow & Associates, Applicant's Representative
Gordon Todd, Chrm., Township Planning Commission

Attachments: Aerial View of Site
Reduced Copy of Plan



1325 Hollow Road
170204001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 3711 Harrisburg PA 17104-0311
P: 610.278.3722 - F: 610.278.3941
www.montcopa.org/plansroom
Year 2016 aerial photography provided by the
Delaware Valley Regional Planning Commission

