

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, JULY 8<sup>th</sup>, 2010 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:32 P.M.

**ATTENDANCE**

**PRESENT:**

|              |                 |
|--------------|-----------------|
| Gordon Todd  | Chairman        |
| Pat Quigley  | Vice – Chairman |
| Doug Rotondo | Secretary       |
| Bill Fox     | Member          |

**ABSENT:**

|                 |   |
|-----------------|---|
| Robert Hayes    | Member  |
| Matthew Schelly | Township Planning Consultant, Montgomery County Planning Commission |

**GUESTS:**

Mr. Salvatore Paone, Jr.: Applicant for the Preserve @ Worcester  
Mr. Timothy Woodrow, P.E.: Representative for applicant for the Preserve @ Worcester  
Mr. Harry Griffith: Griffith Rd Resident  
Mrs. Charlotte Griffith: Griffith Rd Resident  
Mr. William Bocklington: Resident

**1. THE PRESERVE @ WORCESTER – 39 LOT SUBDIVISION**

This property is in Zoning District AGR. The subdivision plan consists of six separate parcels which total approximately 130.8 acres. Three of the parcels are located along Whitehall Road (50.7 acres), and the remaining three parcels are located along North Wales Road (80.1 acres). The subdivision proposes 39 buildable lots to be located on two of the parcels along North Wales Road Utilizing Option #1 (with public sewer) contained in the Growing Greener Ordinance. The subdivision also proposes utilizing the “Transfer of Development Rights” as permitted in the Growing Greener Ordinance. This allows the transfer of the development rights from the parcels along Whitehall Road to the parcels along North Wales Road. The total open space included in this development in this development is approximately 95.1 acres.

Mr. Salvatore Paone and Mr. Timothy Woodrow, P.E. presented the 39 lot subdivision plan to the Planning Commission. There are total of 19 subdivision and land development waivers requested. CKS’s review, dated June 3<sup>rd</sup>, 2010 was discussed regarding their recommendations regarding the growing greener ordinance, zoning ordinance, subdivision & land development ordinance, and stormwater requirements. Questions and discussion ensued.

**RECOMMENDATION:**

Mr. Doug Rotondo recused himself. A motion by Ms. Pat Quigley granting preliminary approval contingent upon narrowing the main entrance off of Skippack Pk, narrowing all internal roadways, the elimination of all walls/berms/and slopes located at main entrance way by

replacing with natural grading, adding minor screening buffer along Zarchezk Rd, including heavy landscaping throughout the subdivision, obtaining required conditional use approval, and the plans are subject to Township Engineer's comments, seconded by Mr. Bill Fox, was passed unanimously.

**2. APPROVAL OF MEETING MINUTES**

A motion by Mr. Doug Rotondo for approval of the minutes for the meeting held on June 10<sup>th</sup>, 2010, seconded by Mr. Bill Fox, was passed unanimously. A motion by Ms. Pat Quigley for approval of the minutes, for the meeting held on June 24<sup>th</sup>, 2010, seconded by Mr. Gordon Todd, was passed unanimously.

**3. VILLAGE PLANNING**

An overall outline was discussed regarding the Fairview Village Planning public work-shop, scheduled for the Planning Commission's next scheduled meeting, July 22<sup>nd</sup>, 2010 at 7:30 P.M. located at the Worcester Township Community Hall for Worcester Township residents and interested parties. Questions and discussion ensued.

**4. PLANNING COMMISSION AGENDA**

The Planning Commission shall be holding a public work-shop for Worcester Township residents and interested parties regarding Fairview Village Planning at their next scheduled meeting.

**5. ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 8:59 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, JULY 22<sup>nd</sup>, 2010 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

**ATTENDANCE**

**PRESENT:**

|                 |   |
|-----------------|---|
| Gordon Todd     | Chairman  |
| Pat Quigley     | Vice – Chairman   |
| Doug Rotondo    | Secretary   |
| Robert Hayes    | Member  |
| Bill Fox        | Member  |
| Matthew Schelly | Township Planning Consultant, Montgomery County Planning Commission |

**ABSENT:**

None

**GUESTS:**

Mr. Alex Hall: Griffith Rd Resident  
Mr. Charles Venezia: Germantown Pk Resident  
Mr. Don Sassi: Griffith Rd Resident  
Ms. Maeve Vogan: Dell Rd Resident  
Mr. Rick DeLello: Stony Creek Rd Resident  
Mr. Les Crist: Mill Rd Resident  
Mrs. Nancy Crist: Mill Rd Resident  
Ms. Nancy Thomsen: Artmar Rd Resident  
Mr. James N. O'Donnell: North Trooper Rd Resident  
Mr. Dave Place: Griffith Rd Resident  
Mr. Andre DePrinzio: Berks Rd Resident  
Mr. Larry Rahmer: Valley Forge Rd Resident  
Mr. David John Place: Germantown Pk Resident  
Mr. Frank Pileggi: Germantown Pk Resident  
Mr. Greg Stirzel: Quarry Hall Rd Resident  
Mrs. Linda Stirzel: Quarry Hall Rd Resident  
Ms. Kim David: Berks Rd Resident  
Mr. Charles O'Neal: Kriebel Mill Rd Resident  
Mr. Louis Betz: Dell Rd Resident  
Mr. Harry Griffith: Griffith Rd Resident  
Mr. Charlotte Griffith: Griffith Rd Resident  
Ms. Suzanne Lord: Hollow Rd Resident  
Ms. Barbara Reed: Valley Forge Resident  
Ms. Dee Dee McGrane: Stump Hall Rd Resident  
Ms. Susan Caughlan: Overhill Dr Resident

- 1. VILLAGE PLANNING – FAIRVIEW VILLAGE at the INTERSECTION OF VALLEY FORGE RD & GERMANTOWN PK**  
An overall outline of traffic calming measures was presented by the Planning Commission. The presentation included, but was not limited to, alleviating the congestion at the intersection of Valley Forge Rd and Germantown Pike (i.e. round about), speed bumps to be installed to slow traffic, lowering the speed limit to 25 MPH, and adding center aesthetic landscaping aisles. Questions and discussion ensued.
- 2. APPROVAL OF MEETING MINUTES**  
A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on July 8<sup>th</sup>, 2010, seconded by Mr. Doug Rotondo, was passed unanimously.
- 3. PLANNING COMMISSION AGENDA**  
The Planning Commission shall be discussing recommendations regarding amending the signage and accessory use and structure ordinances at their next scheduled meeting, August 12<sup>th</sup>, 2010.
- 4. ADJOURNMENT**  
There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:39 P.M.