

**AGENDA**  
**WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION**  
**JOINT MEETING**  
**WORCESTER TOWNSHIP FIRE HALL**  
**1031 VALLEY FORGE ROAD, FAIRVIEW VILLAGE, PA 19490**  
**MONDAY, NOVEMBER 4<sup>th</sup>, 2013**                      **8:00 A.M.**

CALL TO ORDER

ATTENDANCE

1.     **PLANNING COMMISSION REPORT**
  - ANNUAL ACTIVITY REPORT PURSUANT TO CHAPTER 21 OF THE WORCESTER TOWNSHIP CODIFIED ORDINANCE
  
2.     **VILLAGE PLANNING**
  - CENTER POINT VILLAGE
    - STATUS REPORT
  
3.     **HISTORIC ORDINANCE AMENDMENT**
  - ADVERTISEMENT AUTHORIZATION
  
4.     **ZONING AMENDMENT ANNUAL ORDINANCE**
  - PRIORITIES
  
5.     **APPROVAL OF JOINT MEETING MINUTES**
  - AUGUST 5<sup>th</sup>, 2013
  
6.     **PUBLIC COMMENT**
  
7.     **ADJOURNMENT**

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION**  
**MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**FAIRVIEW VILLAGE, WORCESTER, PA 19490**  
**THURSDAY, NOVEMBER 14<sup>th</sup>, 2013                      7:30 P.M.**

CALL TO ORDER

ATTENDANCE

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

- FINAL APPROVAL CONSIDERATION – PRESENTATION BY WOODROW & ASSOCIATES:
  - THE PROPERTY IS IN THE AGR ZONING DISTRICT. THE SUBDIVISION PLAN CONSISTS OF FIVE SEPARATE PARCELS WHICH TOTAL APPROX. 130.8 ACRES. THREE OF THE PARCELS ARE LOCATED ALONG NORTH WALES ROAD (50.7 ACRES), AND THE REMAINING TWO PARCELS ARE LOCATED ALONG WHIEHALL 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 IS APPROX. 95.1 ACRES.

**2. HICKORY HILL ACT 537 PLAN:**

- DISCUSSION
- POSSIBLE RECOMMENDATION

**3. ZONING AMENDMENT ANNUAL ORDINANCE:**

- PRIORITIES
  - BAMBOO
  - CONSERVATION SUBDIVISION ORDINANCE: TECHINIAL CORRECTIONS
  - PRIVACY FENCING
  - SIGNAGE: TECHINIAL CORRECTIONS

**4. APPROVAL OF MEETING MINUTES:**

- OCTOBER 24<sup>th</sup>, 2013

**5. PLANNING COMMISSION AGENDA FOR DECEMBER 12<sup>th</sup>, 2013 MEETING:**

- DISCUSSION

**6. ADJOURNMENT**