WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 28, 2017, 7:30 PM

CALL TO ORDER by Mr. Todd at 7:31 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	DOUG ROTONDO	[X]
	CHRIS DAVID	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. August 24, 2017 Meeting Minutes – Ms. Quigley motioned to approve the August 24, 2017 Meeting Minutes, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.

2. Interim Township Planner – Interim Township Planner Jamie Magaziner, Montgomery County Planning Commission, was introduced.

3. Center Point Village Zoning Ordinance – Charlie Schmehl, the Township's Consultant Planner for the Center Point Village Zoning Ordinance Assessment, presented his initial comments on the proposed ordinance and relevant portions of the Township Code.

   Mr. Schmehl commented on the proposed convenience store and fuel station use. Mr. Schmehl noted typical store size and hours, canopy, and dispenser number and location.

   Mr. Todd noted his opposition to this use. Mr. Rotondo commented on police coverage during overnight hours. Mr. DeLello commented on regulations, and the potential impact on use allowance. There was general discussion regarding traffic attributable to the convenience store and fuel station use, and the possible need for infrastructure improvements, such as roadway widening and intersection signalization.

   A majority of Planning Commission Members support the allowance of the convenience store and fuel station use in Center Point Village, subject to reasonable controls as recommended by Mr. Schmehl.

   Mr. Schmehl commented on minimum open space and maximum residential density.

   There was general discussion on the mix of residential uses and the maximum residential density.

A majority of Planning Commission Members was agreeable to allowing a mix of residential uses, and to permitting a maximum residential density up to 1.75 dwelling units per acre, inclusive of density bonuses.

Mr. Schmehl commented on the scale of non-residential structures. Mr. Schmehl commented on the need for an "anchor store", and stated a convenience store with fuel station can serve as an anchor store.

There was general discussion regarding the size of non-residential structures.

A majority of Planning Commission Members was agreeable to (1) permitting residential uses on a second story above a non-residential use, (2) permitting non-residential structures up to 15,000 square feet, subject to reasonable controls as recommended by Mr. Schmehl, (3) permitting drive-through windows at bank and pharmacy uses, (4) prohibiting drive-through windows at fast food restaurant uses, and (5) prohibiting flat roofs.

Mr. Schmehl will prepare recommendations for review at a future Planning Commission meeting.

4. Addesso (LD 2017-06) – Joe Estock, Engineer for the Applicant, provided an overview of a proposed two-lot subdivision on Hollow Road. Mr. Estock stated the Applicant will comply with all comments in the CKS review letter dated August 28, 2017. Mr. Estock stated the Applicant is in the process of obtaining required on-lot sewage system approvals.

   Ms. David commented on the provision of sidewalks. It was the consensus of the Planning Commission to recommend a deferral of the installation of sidewalks until such time as the Board of Supervisors directs the property owner to install same. Mr. Estock agreed to revise the record plan to include this note.

   Mr. Nolan confirmed the Applicant must complete required on-lot sewage system planning before the plan is considered by the Board of Supervisors.

   Mr. Sherr motioned to recommend the Board of Supervisors approve the Addesso subdivision as presented, and conditioned upon the Applicant's compliance with the most recent review letters, and further conditioned on the deferral of sidewalk installation until such time as the Board of Supervisors requires that sidewalks be installed, with this deferral to be included on the record plan, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.

5. Fairview Village Church of the Nazarene (LD 2017-07) – Jeff Grosstephan, Engineer for the Applicant, provided an overview of a Revised Preliminary/Final Plan of land development for an addition to the existing church on Germantown Pike. Mr. Grosstephan noted a prior version of the plan was approved by Board of Supervisors, and this approval granted several waivers. Mr. Grosstephan stated no additional relief was requested for the current plan.

Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated August 23, 2017.

Mr. Nolan commented on the removal of a second driveway to Germantown Pike.

Mr. Nolan confirmed the larger addition did not impact stormwater management at the site.

Mr. Sherr motioned to recommend the Board of Supervisors approve the Revised Preliminary/Final Plan of land development for the Fairview Village Church of the Nazarene, conditioned upon the Applicant's compliance with the most recent review letters, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

6. Himsworth (LD 2017-08) – Mr. Grosstephan, Engineer for the Applicant, provided an overview of a proposed three-lot subdivision at Hollow Road. Mr. Grosstephan stated the Applicant is in the process of obtaining required on-lot sewage system approvals.

   Ms. David commented on the proposed waiver of perimeter buffers. It was the consensus of the Planning Commission to require the perimeter buffer at lot 3.

   Ms. David commented on the provision of sidewalks. It was the consensus of the Planning Commission to recommend a deferral of the installation of sidewalks until such time as the Board of Supervisors directs the property owner to install same. Mr. Grosstephan agreed to revise the record plan to include this note.

   Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated August 25, 2017.

   Mr. Grosstephan noted the Applicant will work to revise the plan, and will resubmit the plan for review at a future Planning Commission meeting.

7. September 28 Planning Commission Meeting Agenda – At its October 26, 2017 meeting the Planning Commission will review the Himsworth (LD 2017-07) subdivision, and the 2750 Morris Road (LD 2017-08) and Stony Creek Village (LD 2017-08) land developments. The Planning Commission may also review the 2044 Berks Road subdivision (LD 2016-05) and the Meadowood Grove (LD 2017-05) land development, if revised plans are received by the Township. The Planning Commission will also review a proposed stormwater management ordinance.

8. Other Business – There was no other business discussed at this evening's Business Meeting.

PUBLIC COMMENT

- There was no public comment at this evening's meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:20 PM.

Respectfully Submitted:

_____

Tommy Ryan
Township Manager

DRAFT

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. Himsworth, 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 be 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.

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
TRANSPORTATION ENGINEERS & PLANNERS

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

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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.

September 18, 2017

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

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, McMahon 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, McMahon 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, McMahon 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 deminimus, 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 deminimus, 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)

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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
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WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

September 21, 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

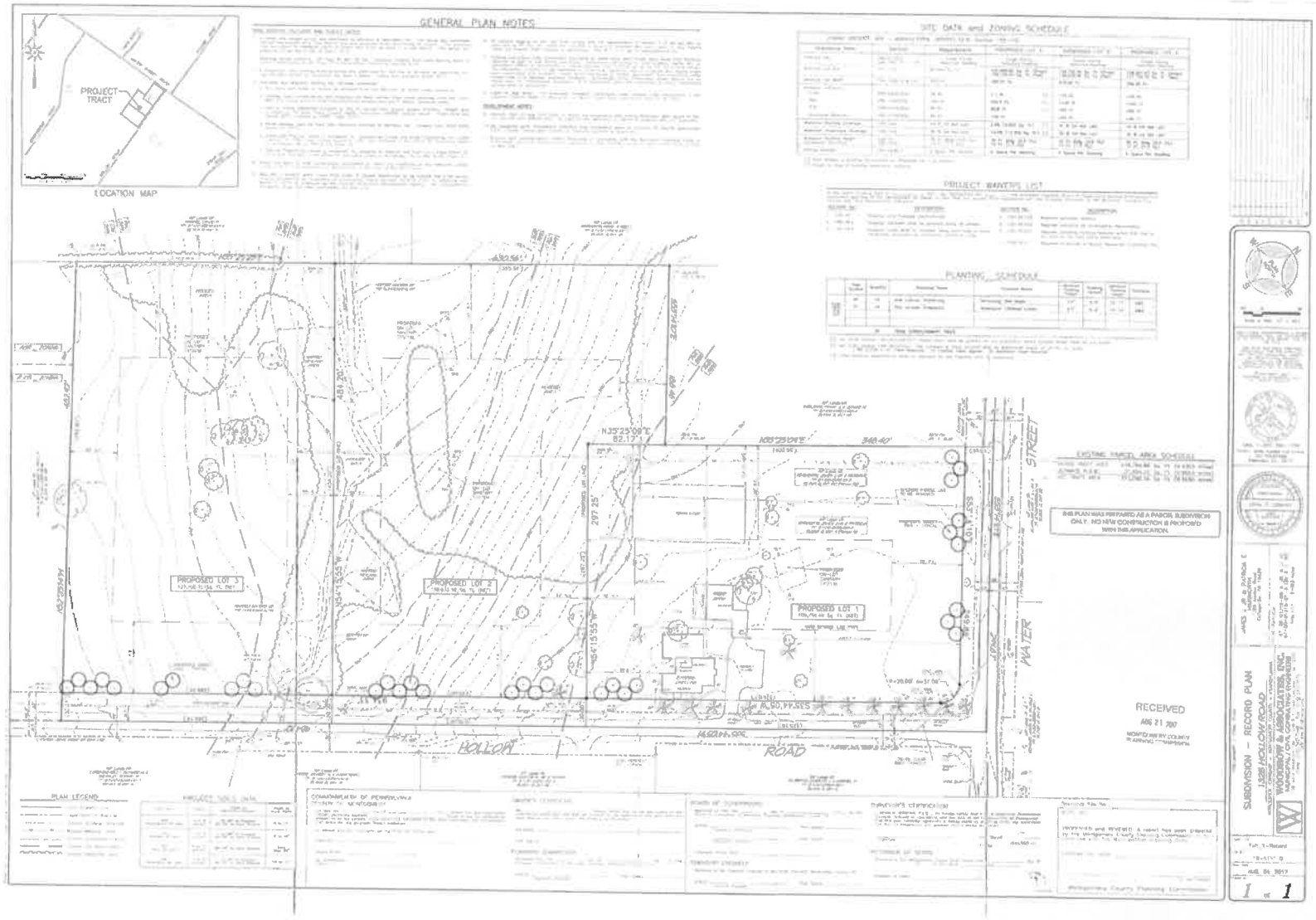
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19404-0311
(p) 610.278.3722 • (f) 610.278.3941
www.montcoparc.org/planncom

Year 2015 aerial photography provided by the Delaware Valley Regional Planning Commission

Mr. Tommy Ryan

- Appendix 2 -

September 21, 2017



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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 09 2017

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.

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.

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

McMAHON ASSOCIATES, INC.
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PRINCIPALS
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R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

October 17, 2017

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

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

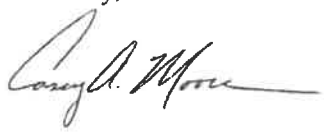
operations including how many trucks are expected to enter and leave the site at various hours throughout the day under both existing and future conditions.

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.

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MONTGOMERY COUNTY
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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 steeps 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

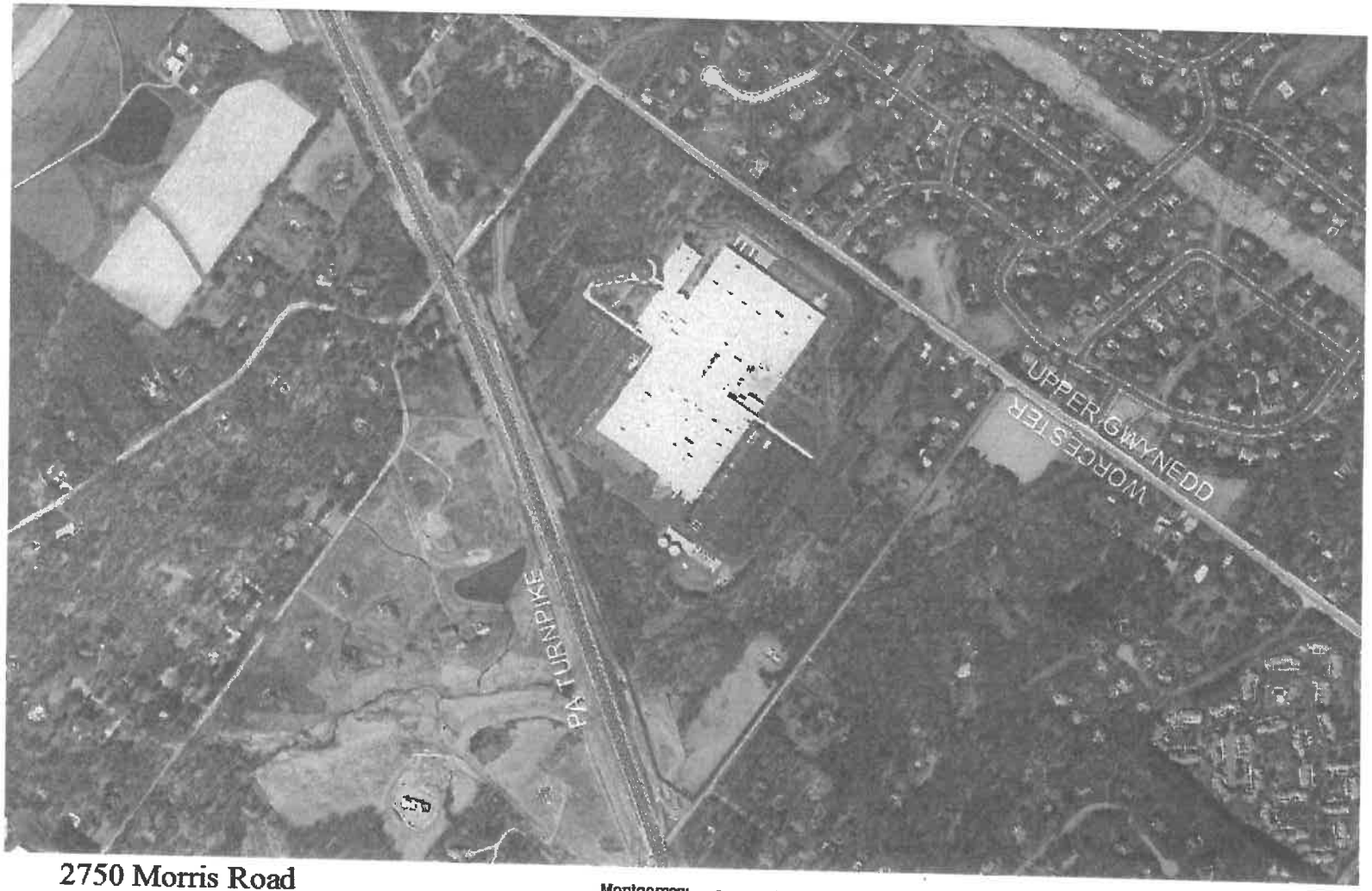
c: Advance Realty Management, Inc., Applicant
Rick Zack, Applicant's Representative
Gordon Todd, Chrm., Township Planning Commission
Robert Brant, Township Solicitor
Joseph Nolan, PE, Township Engineer

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

Mr. Tommy Ryan

- Appendix 1 -

October 13, 2017



2750 Morris Road
Loading Dock Expansion
070193007

Montgomery County Planning Commission

0 300 600 1,200 Feet

Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19404-0311
(p) 610.278.3722 • (f) 610.278.3941
www.montcopa.org/plancom

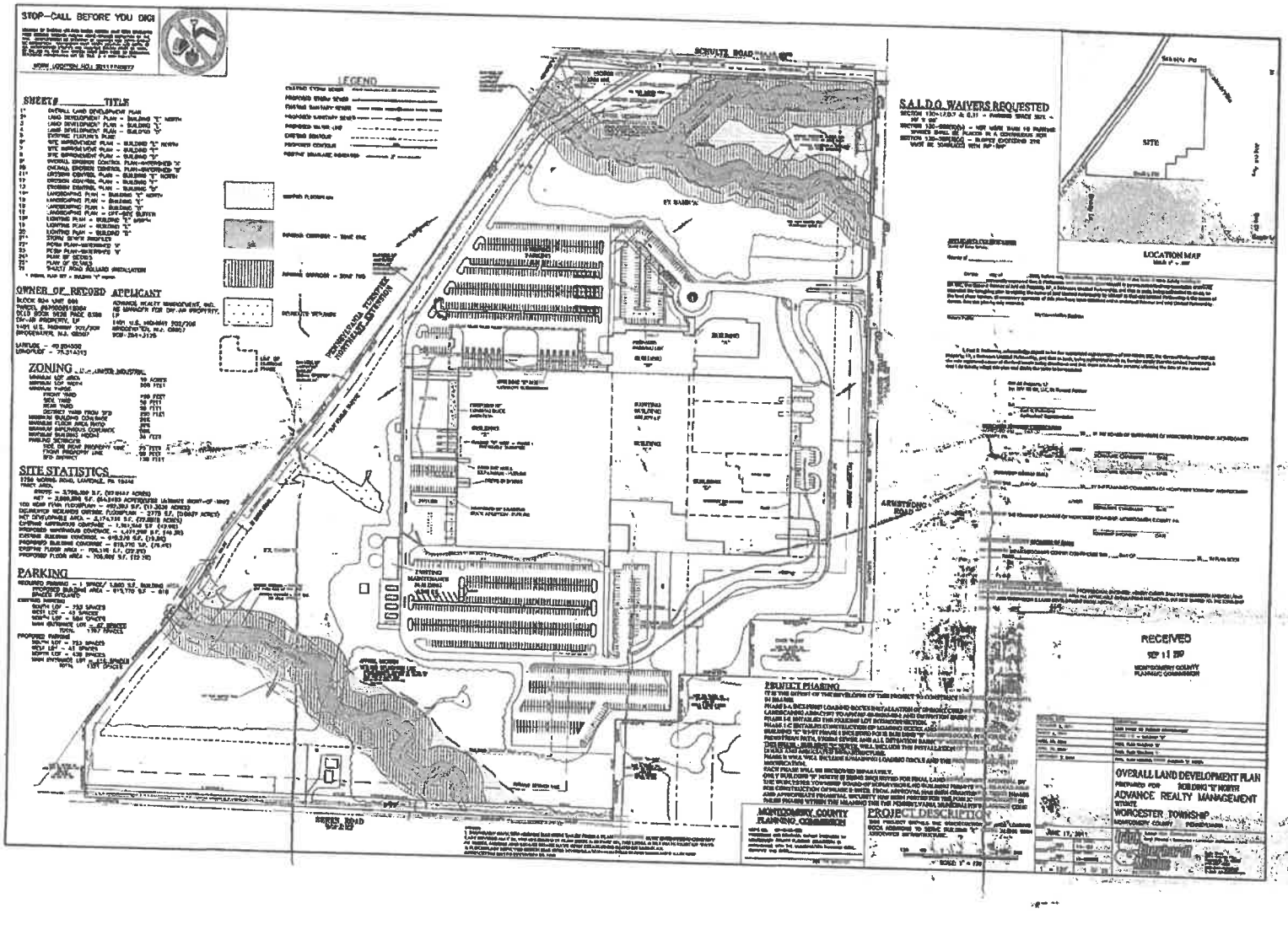
Year 2015 aerial photography provided by the Delaware Valley Regional Planning Commission

N

Mr. Tommy Ryan

- Appendix 2 -

October 13, 2017



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

RECEIVED
OCT 13 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 10, 2017
Ref: # 7380

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

Attention: Tommy Ryan, Township Manager

Reference: Stony Creek Village Land Development
Final Plan Submission

Dear Mr. Ryan:

CKS Engineers, Inc., is in receipt of a revised Final Plan for the Stony Creek Village Land Development. This latest plan submission includes a plan set consisting of 20 sheets which has prepared for Stony Creek Village, LP by Bohler Engineering, Inc., of Philadelphia, Pennsylvania. In addition to the plan set, I am in receipt of two (2) reports prepared for Stony Creek Village, the first report is titled "Post Construction Stormwater Narrative" and the second report is titled "Erosion and Sediment Pollution Control Calculations". Both reports are dated September 21, 2017 and prepared by Bohler Engineering, Inc.

This Final Plan proposes the development of a parcel of land, approximately 4.8 acres in size, at the north corner of the intersection at Township Line Road and North Wales Road. This parcel contains both commercial zoning and agricultural (AGR) zoning on portions of the property. This Land Development Plan previously received preliminary land development approval by Worcester Township. Approval was granted by Resolution No. 05-22, dated December 5, 2005. Since that approval, the applicant has not proceeded with further development of the property. In the interim period between 2005 and the present, the applicant did renew the DEP NPDES Permit relative to the stormwater management for the project. This renewal was obtained by the applicant's engineer in 2013.

The Final Plan submission is identical to what was approved by the Board for the preliminary plan. The project proposes three (3) separate buildings for commercial use which will include office space, retail space, and a proposed restaurant. The project will be provided with both public water and sewer service.

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

1. The preliminary plans approval resolution (No. 05-22) did not include the waiver requests that were endorsed by the Township Planning Commission, and approved at a Board of Supervisors Meeting on October 3, 2005. These waivers include the following:

   a. Section 130-17.D.7 - Parking stall dimensions shall be not less than 10 ft. in width and 20 ft. in depth.

   b. Section 130-24.B.4.f.1 - All detention basins shall be designed as per procedures developed by US Soil Conservation service as outlined in its Technical Release No. 55.

   c. Section 130-16.C - Sidewalks shall be provided along all streets unless not required by the Board of Supervisors. A waiver was granted on October 3, 2005 to provide a 6 ft. trail as well as a 15 ft. trail easement along North Wales Road in lieu of sidewalk.

   d. Section 130-24.B.4.f.2 - A 100-Year, 24 Hour Storm under full development conditions should be released at a maximum outflow rate equal to that resulting from a 10-Year, 24 Hour Storm under present conditions.

   e. Section 130-24.B.3.j - Minimum of 3 ft. of coverage shall be maintained over all storm drain pipes.

   f. Section 130-33.C.1.n.4 - Show existing features within 400 ft. of the property.

   g. Section 130-18.B - All curbing to be constructed of concrete. A waiver was granted to allow Belgiun Block curb in lieu of concrete curb.

All of the above waiver requests were approved by the Board of Supervisors at their October 5, 2005 meeting. These waivers should be included in the Final Plan Resolution.

2. A traffic analysis report was prepared for this project by McMahon Associates, Inc. That report is dated November 3, 2005 and based on that report, McMahon recommended 96 trips for use in calculation of the traffic impact fee for this project. Since the development of the site has remained unchanged from when it was previously approved, the trip calculations should remain unchanged as well. Therefore, the applicant will be responsible for the traffic impact fee for 96 trips.

3. The site will be served with a sanitary sewer extension which will convey flows through the Stony Creek Farms development for treatment at the wastewater treatment plant within that development. Planning approval has already been obtained for this project. That planning approval was provided by DEP letter of April 25, 2007. A sanitary sewer extension has already been provided to serve this project which was constructed in conjunction with the realignment of the Township Line Road/North Wales Road intersection. There is an existing manhole in front of the entrance drive to the project on North Wales Road. A lateral extension will be provided to connect to this manhole.

4. The project will be served with public water from Pennsylvania American Water Company. A "Letter of Water Service Ability" was obtained by the applicant's engineer and is dated October 17, 2006.

5. The Land Development Plan, sheet 1, shows a 15 ft. trail easement for this project and also a construction of a 6 ft. walking trail within that easement. Metes and Bounds should also be added to the easement and a legal description provided for dedication to Worcester Township.

6. The applicant did appear before the Worcester Township Zoning Board in conjunction with various variances and special exceptions required for this project. Zoning relief was granted by Application No. 03-17 by the Worcester Township Zoning Board dated January 16, 2004. The zoning decision is shown on Sheet 1 of the Land Development Plan. The Township and Township Solicitor should review the status of this zoning decision in conjunction with this project.

The above represents all comments on this final plan submission. The above items should be reviewed and any modifications or changes to the plan should be made as required. The applicant's engineer should prepare a construction cost estimate for use in preparation of a construction escrow for this project which can be used in the development agreement between the Township and the developer.

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

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers

Joseph J. Nolan, P.E.

JJN/paf
cc: Robert L. Brant, Esq., Township Solicitor
Cornelius Brown, Bohler Engineering, Inc.
File

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

October 19, 2017

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

Re: MCPC #17-0231-001
Plan Name: Stony Creek Village
Situate: Township Line Road (N)/North Wales 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 October 2, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant has proposed to develop a property located at Township Line Road and North Wales Road in Worcester Township. The parcel is predominantly located within the Township's Commercial District with a small portion within the AGR-Agricultural District. Three buildings are proposed for the site, two of which are 4,800 square feet and will have retail on the first floor and office on the second floor. The third building is 5,800 square feet and will contain both retail and a restaurant use. Two entrances to the site are proposed, one on North Wales Road and one on Township Line Road. All of the proposed parking is situated behind the buildings with the buildings visible at street level. Extensive landscaping and stormwater management is included on the plan, including a vegetative swale, infiltration trench, and several rain gardens. The applicant was granted several variances on November 25, 2003 under the condition that all businesses on the site will be closed by 11:00 PM. Several variances and waivers were granted to the applicant in 2003 and 2004.

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. We do wish to commend the applicant for several elements of the plan, including the use of mixed use buildings, green parking techniques, stormwater management, landscaping, and the trail on the site. We wish to praise the applicant for the proposed plan and feel it will fit the character of the surrounding AGR-Agricultural and Commercial Districts.

REVIEW COMMENTS

TRANSPORTATION

A. Coordination with PennDOT – We recommend that the applicant coordinates with PennDOT regarding the site entrance and exit on Township Line Road (a state-owned road). The applicant will need to be issued a highway occupancy permit (HOP) for driveway access on this road.

B. Intersection on North Wales Road – There may be conflicts for left turns out of the North Wales Road driveway exit with the left-turn lane on North Wales Road. The Township should consider this carefully to ensure the viability and safety of left turns out of the development onto North Wales Road.

We wish to outline the favorable elements of the proposed plan referred to in the recommendation section above. Please see the following review comments:

PARKING

C. Placement of Parking Areas – All of the parking on the site is located behind the three proposed buildings. This reduces the amount of parking visible from the street and will to create a more attractive development.

D. Green Parking – The applicant has included landscaping and stormwater management, including a swale and several rain gardens, within the site's parking areas. This will help to manage increased runoff on the site from once construction is complete while adding aesthetic benefits to the parking areas.

STORMWATER MANAGEMENT

A. The applicant has included comprehensive stormwater management on the site, including seven rain gardens, an infiltration trench, five swales, and water quality filters throughout the site. This stormwater management will help to slow the infiltration of runoff, as well as to remove pollutants from stormwater.

TRAIL CONNECTION

A. The applicant is providing both a 6' foot trail and a 15' trail across the length of the property on North Wales Road. This segment serves as a stepping stone in connecting local Township trails to the Norristown Farm Park and beyond. We commend the applicant for including this trail segment.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal with minor comment as the applicant incorporated several favorable elements of the plan, including green parking design, the placement of parking behind the buildings, and extensive stormwater management and landscaping.

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: Brennan Marion, Applicant
Cornelius Brown, PE, Applicant's Representative
Gordon Todd, Chrm., Municipality Planning Commission

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

Stony Creek Village
170231001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
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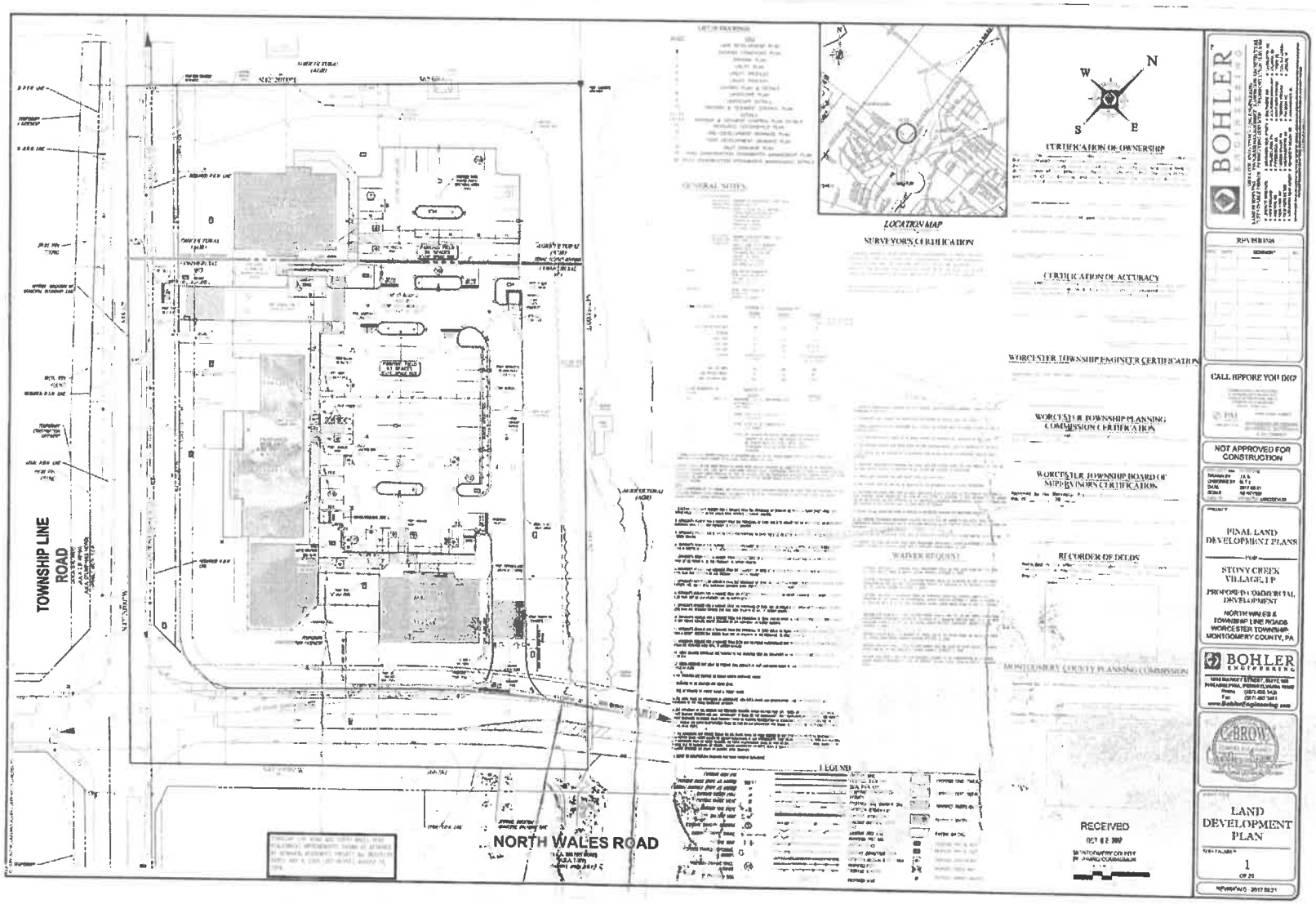
p: 610 278 3722 • f: 610 278 3941
www.montcopa.org/plancom

Year 2015 aerial photography provided by the Delaware Valley Regional Planning Commission

Mr. Tommy Ryan

- Appendix 2 -

October 19, 2017



WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

STORMWATER MANAGEMENT ORDINANCE
CHAPTER 129

*** UPDATED *** 9th Version, last revised October 19, 2017 *** UPDATED ***

Prepared by CKS Engineers, Inc.
Ref: #7200-120

Chapter 129. STORMWATER MANAGEMENT

Article 1. General provisions

§ 129-1. Statement of Findings.

The Board of Supervisors of Worcester Township finds that:

A. *** **DELETED** *** The United States Environmental Protection Agency (EPA) and the Pennsylvania Department of Environmental Protection (DEP) have mandated that certain Pennsylvania municipalities enact the following stormwater regulations, and have done so without giving full consideration to the financial and other impacts these regulations will have on municipalities and their residents. While Worcester Township shares the goal of protecting our community's watershed and natural resources, we believe a "one size fits all" approach mandated by Federal and State Law is not the best way to achieve this goal. Instead, local governments should be allowed to develop effective solutions to local problems. Individuals may contact our Township's State Representative, State Senator and Members of Congress with any concerns about the following mandated regulations. *** **DELETED** ***

B. Inadequate management of accelerated stormwater runoff resulting from development throughout a watershed increases flood flows and velocities, contributes to erosion and sedimentation, degrades water quality, overtaxes the carrying capacity of existing streams and storm sewers, greatly increases the cost of public facilities to convey and manage stormwater, undermines floodplain management and flood reduction efforts in upstream and downstream communities, reduces groundwater recharge, and threatens public health and safety.

C. A comprehensive program of stormwater management (SWM), including reasonable regulation of development and activities causing accelerated erosion, is fundamental to the public health, safety, welfare, and the protection of the people of the Township and all the people of the Commonwealth, their resources, and the environment.

D. Through project design, impacts from stormwater runoff can be minimized to maintain the natural hydrologic regime, and sustain high water quality, groundwater recharge, stream baseflow, and aquatic ecosystems. The most cost effective and environmentally advantageous way to manage stormwater runoff is through nonstructural project design, minimizing impervious surfaces and sprawl, avoiding sensitive areas (i.e. stream buffers, floodplains, steep slopes), and designing to topography and soils to maintain the natural hydrologic regime.

E. Inadequate planning and management of stormwater runoff resulting from land development and redevelopment throughout a watershed can also harm surface water resources by changing the natural hydrologic patterns, accelerating stream flows (which increase scour and erosion of streambeds and streambanks thereby elevating sedimentation), destroying aquatic habitat and elevating aquatic pollutant concentrations and loadings such as sediments, nutrients, heavy metals and pathogens.

F. The aforementioned impacts happen mainly through a decrease in natural infiltration of stormwater.

G. Stormwater is an important water resource by providing groundwater recharge for water supplies and base flow of streams, which also protects and maintains surface water quality.

Y. West Nile Guidance Requirements. All wet basin designs shall incorporate biologic controls consistent with the West Nile Guidance found in Appendix C of this Chapter.

§ 129-13. Stormwater Management Performance Standards.

A. In the design of stormwater management facilities, post-development rates of runoff from any regulated activity shall not exceed 75% of the peak rates of runoff prior to development for two- and ten-year-frequency storms and 100% of the peak rates of runoff prior to development for the twenty-five-, fifty, and one-hundred-year frequency storms. In all other cases where un-retained stormwater directly discharges from the site by bypassing the stormwater management facilities, the post-development runoff rate shall not exceed pre-development runoff rate. The preceding requirements shall apply to each location of concentrated or diffused drainage discharge from the development site.

B. Site Areas - Where the area of a site being impacted by a proposed development activity, not associated with a subdivision or land development, differs significantly from the total site area as determined by the Township Engineer, the Township may, but is not required to, permit only the proposed impact area, which includes areas of the site that would be compacted due to construction activity, to be subject to the release rate criteria (performance standards).

C. Off-Site Areas - Off-site areas that drain through a proposed development site are not subject to release rate criteria when determining allowable peak runoff rates or volume reduction. However, on-site drainage facilities shall be designed to safely convey off-site flows through the development site.

D. Stormwater Conveyance Corridor Protection (Riparian Corridor Preservation and Vegetation) – Runoff from developed areas of the site, including but not limited to areas of impervious surface, shall be managed through a series of riparian corridor vegetation facilities whenever possible. This will be accomplished in a manner satisfactory to the Township, utilizing the "Pennsylvania Handbook of Best Management Practices for Developing Areas", 1998, Riparian Forested Buffer, and the priority goal of the riparian vegetation will be the reduction of thermal impacts on stormwater runoff associated with impervious areas, with a secondary goal being the protection of capacity of existing stormwater conveyance channels. These goals will be achieved through the use of design criteria in § 129-18.I of this Chapter, and shall be in addition to any other Township ordinance provisions.

E. For all subdivision and land development applications, the tributary area discharging drainage to any location along the site property boundary shall not increase by more than twenty-five percent (25%) over the predevelopment condition without written notification to the adjacent affected property owner(s) receiving runoff from the site, *** ADDED *** and review and approval by the Township Engineer. *** ADDED ***