

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, NOVEMBER 10, 2016, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:30 PM

ATTENDANCE

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

1. October 27, 2016 Meeting Minutes – Ms. Quigley motioned to approve the October 27, 2016 Meeting Minutes, amended to correct the spelling of “David” at page 1, paragraph 4, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.
2. Whitehall Estates (LD 2015-03) – Carl Weiner, Counsel for the Applicant, provided an overview of a proposed 39-lot residential subdivision at Whitehall Road.

Rolf Graf, Engineer for the Applicant, commented on revisions made to the preliminary plan subsequent to the last Planning Commission meeting. Mr. Graf noted the plan was revised to include curbing, sidewalks, and additional landscaping at Lot 1 along a portion of the property’s southern border. Mr. Graf commented on the requested waiver for minimum street width and minimum cover atop a portion of the storm sewer system.

Mr. Todd inquired about the addition of an off-road pedestrian trail. Mr. Graf stated the plan would be revised to include the trail.

Ms. David requested the Applicant substitute native species for some of the Red Maple trees proposed to be installed. Mr. Graf stated the plan would be revised to include this recommendation.

Mr. DeLello commented on the proposed sanitary sewer system. Mr. Graf noted the Applicant will comply with the engineering comments included in the Township Engineer’s most recent review letter. Mr. Graf stated a revised Planning Module had been submitted for review on this day.

Mr. DeLello commented on a wetland area to be impacted by a portion of the sanitary sewer line. Mr. Graf stated that the Applicant will obtain all approvals required for the crossing.

Mr. Graf noted a portion of the sanitary sewer line had been re-routed around the Stony Creek Farms stormwater basin, and this line was now proposed to connect to a manhole at Brindle Court.

Ms. Quigley commented on the installation of the sanitary sewer line. Mr. Graf stated an approximate five to ten-foot wide corridor is needed to install the line.

Mr. Sherr commented on the status of the Oversight Agreement between Worcester Township and the Little Washington Wastewater Company.

Jim Mollick, Worcester, commented on the Township's review of the revised Planning Module that had been submitted for review on this day, and sanitary sewer service for the proposed development at the Center Square Golf Course.

Joe Nolan, Township Engineer, stated he is not opposed to the proposed waivers.

Ms. David requested the plan be revised to include crosswalks. Mr. Graf stated the plan would be revised to include this recommendation.

Mr. Todd commented on the location of the proposed off-road pedestrian trail. Brandon Rudd, Montgomery County Planning Commission, stated he will review previous plans so to identify the trail location.

John Interrante, Worcester, commented on the sanitary sewer line impact to the Stony Creek Farms stormwater basin.

Mr. Sherr commented on sanitary sewer issues to be addressed, and the municipality's inability to defer or deny preliminary plan approval based upon sanitary sewer issues to be addressed. Mr. Sherr noted the Applicant will return to the Planning Commission with a Final Plan revised to address outstanding sanitary sewer issues.

Mr. Sherr motioned to recommend the Board of Supervisors grant Preliminary Plan approval to the Whitehall Estates subdivision, conditioned upon the Applicant complying with all items noted in the Township Engineer's most recent review letters for both the plan set and the Planning Module, and conditioned upon the plan being revised to include the trail as discussed at this evening's meeting, second by Ms. David.

Tim Creelman, Worcester, commented on the capacity of the existing pump station and wastewater treatment plant, additional connections to the pump station and wastewater treatment plant, odors at the wastewater treatment plant, and ownership of the pump station. Mr. Weiner commented on the ownership of the pumping station, and easements recorded at the Stony Creek Farms community.

Jim Cusak, Worcester, commented on the manner of approvals granted, and easements recorded at the Stony Creek Farms community.

Mr. Rudd commented on the approval of preliminary plans, and the subdivision and zoning provisions to be considered at this time.

Bill Goulding, Worcester, commented on the Oversight Agreement between Worcester Township and the Little Washington Wastewater Company, preliminary plan approval and sanitary sewer issues to be addressed, and the Township's review of the revised Planning Module that had been submitted for review on this day.

Mr. Weiner commented on the municipality's inability to defer or deny preliminary plan approval based upon sanitary sewer issues to be addressed.

Mike Vale, Worcester, commented on past dealings with the Applicant.

Mr. Todd noted the Planning Commission will continue to work with the Applicant and the residents on outstanding issues to be addressed.

Ms. Quigley commented on the Final Plan submission. Mr. Nolan confirmed the Applicant will provide more detailed information as to the proposed sanitary sewer system.

Mr. Todd commented on odors at the wastewater treatment plant. Mr. Nolan stated this matter was an operational issue, and should be addressed with the plant owner and the Pennsylvania Department of Environmental Protection.

Mr. Rotondo commented on his opposition to the installation of sidewalks, and on the possible restoration of structures proposed to be removed.

The motion carried by a vote of 4-1, with Mr. Rotondo voting nay.

Kim McClintock, Worcester, commented on past dealings with the Applicant.

3. Spang (LD 2016-04) – Tommy Ryan, Township Manager, provided an overview of a proposed Preliminary/Final Plan of subdivision at Green Hill Road. Mr. Ryan noted the plan would allow the construction of a driveway so as to not conflict with an existing utility pole.

Mr. Rotondo announced he will abstain from this vote as his employer has a business relationship pertaining to the construction of the dwelling at this property.

Mr. Sherr motioned to recommend the Board of Supervisors grant Preliminary/Final Plan approval to Spang subdivision, second by Ms. David. There was no public comment. The motion was approved, four ayes, no nays, and with Mr. Rotondo abstaining.

4. Sparango Construction Co. (LD 2016-05) – Joe Estock, Engineer for the Applicant, provided an overview of a proposed Preliminary Plan of subdivision for an eight-lot residential development at Berks Road. Mr. Estock noted the lots would be served by public water and public sewer, to be provided by the North Penn Water Authority and Worcester Township, respectively.

Ms. Quigley commented on the utilization of the conservation subdivision development alternative. Mr. Estock stated the Applicant preferred a conventional subdivision as that proposed is a smaller community. Mr. Ryan confirmed the preliminary plan was filed before the Board of Supervisors enacted an ordinance to require the utilization of the conservation subdivision development alternative at this property.

Mr. Rudd commented on the utilization of the conservation subdivision development alternative at smaller properties.

Mr. DeLello commented on proposed woodland encroachments. Mr. Estock identified the areas on the plan so affected.

Mr. Nolan commented on the proposed road width, at 26 feet, and noted he is agreeable to a waiver to permit this width.

Mr. Rotondo commented on proposed housing types, and he recommended the Applicant utilize the conservation subdivision development alternative.

Mr. Ryan noted the Applicant had not provided an extension to the 90-day review period so to allow the Planning Commission to continue its review past its December 8 meeting. Mr. Ryan will resend the extension letter to the Applicant.

Dr. Mollick commented on the utilization of the conservation subdivision development alternative at this property.

5. Sparango Land Partnership II, LP (LD 2016-06) – Mr. Estock provided an overview of a proposed Preliminary Plan of subdivision at Skippack Pike. Mr. Estock noted the two-lot subdivision was for estate planning purposes only, and he stated that no improvements were proposed to be constructed at this time.

Mr. Estock noted the Applicant need obtain a variance as to minimum frontage at one lot. Mr. Estock noted this relief will be obtained prior to Final Plan submission.

Ms. David inquired as to the required front yard setback. Mr. Estock stated the plan will be revised to show the required front yard setback prior to Final Plan submission.

Mr. Sherr motioned to recommend the Board of Supervisors grant Preliminary Plan approval to Sparango Land Partnership II, LP subdivision, conditioned upon the Applicant obtaining a variance as to the minimum frontage at one lot prior to submission of the Final

Plan, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.

6. December 8, 2016 Meeting Agenda – The Planning Commission will review the Coughlin subdivision, a proposed three-lot subdivision at Kriebel Mill Road, and the Planning Commission will continue its review of the proposed Sparango development at Berks Road. The Planning Commission will also review a proposed Master Plan update for the Meadowood community, and any other matter that warrants attention.

PUBLIC COMMENT

- Bob Andorn, Worcester, commented on meeting minutes approval, comments included in the meeting minutes, the availability of review letters prior to meetings, the preliminary plan approval procedures, housing types and market preferences for housing types, and the amendment of the Township Code to require the conservation subdivision process at certain parcels.
- Dr. Mollick commented on plan approval procedures, sanitary sewer approvals, and a will-serve letter for sanitary sewer service for the proposed development at the Center Square Golf Course.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:38 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager