

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, AUGUST 24, 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]
	RICK DELELLO	[X]

1. July 27, 2017 Meeting Minutes – Mr. Rotondo motioned to approve the July 27, 2017 Meeting Minutes, amended to correct the time of adjournment to 8:06 PM, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Rhoads 2 (LD 2017-03) – Jeff Grosstephan, Engineer for the Applicant, provided an overview of a proposed two-lot subdivision on Berks Road. Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated July 28, 2017.

Mr. Grosstephan noted the requested waivers.

Mr. DeLello commented on lot sizes, and Mr. Grosstephan confirmed the lot sizes.

Mr. Todd commented on a shared driveway, and Joe Nolan, Township Engineer, addressed this issue.

Mr. Nolan confirmed a grading and stormwater management plan will be submitted at the time of building permit application.

Ms. Quigley commented on required street trees, and Mr. Grosstephan confirmed the Applicant will provide required street trees.

Mr. Todd commented on perimeter buffers.

There was general discussion regarding the requested waiver of sidewalks. The consensus of the Planning Commission was to recommend the Board of Supervisors to defer the requirement to install sidewalks until such time as the Township directs the property owner to install.

Mr. Rotondo motioned to recommend the Board of Supervisors approve the Rhoads 2 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, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.

3. Rhoads 3 (LD 2017-04) – Jeff Grosstephan, Engineer for the Applicant, provided an overview of a proposed two-lot subdivision on Berks Road. Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated July 28, 2017.

Mr. Grosstephan noted the requested waivers.

Mr. Rotondo motioned to recommend the Board of Supervisors approve the Rhoads 3 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, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.

4. Meadowood (LD 2017-05) – Tim Woodrow, Engineer for the Applicant, provided an overview of the retirement community's master plan, recent project approvals and current improvement projects.

Mr. Woodrow provided an overview of a proposed 52-unit development on the north side of the property. Mr. Woodrow presented building elevations, and he commented on the building height, which will require a variance from the Zoning Hearing Board.

Jim Faber, Landscape Architect for the Applicant, commented on the proposed entry feature, hardscape areas, and stormwater management system.

Ms. Quigley commented on basin capacity. Mr. Woodrow noted the applicable drainage areas.

Mr. Faber commented on proposed landscaping.

Mr. Woodrow noted the requested waivers, and outstanding the outstanding items in the Township Engineer's review letter to be addressed by the Applicant. Mr. Woodrow noted the Applicant will meet with the Township Fire Marshal to review emergency vehicle access.

Mr. DeLello commented on building height calculations and the proposed ground-level dwelling unit.

Mr. Todd commented on parking location and pedestrian connectivity.

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

5. September 28 Planning Commission Meeting Agenda – At its September 28, 2017 meeting the Planning Commission will discuss the Center Point Village Zoning Ordinance Assessment, review the Addresso (LD 2017-06) and Himsworth (LD 2017-07) subdivisions, and review the Fairview Village Church of the Nazarene (LD 2017-08) land development. The Planning Commission may also review the Meadowood - Grove (LD 2017-05) land development, if this revised plan is received by the Township.
6. 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 8:29 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager



Urban Research & Development Corporation

28 West Broad Street • Bethlehem, Pennsylvania 18018 • 610-865-0701 • Fax 610-868-7613 • www.urdc.com

September 20, 2017

TO: Worcester Township Planning Commission and Staff

FROM: URDC, Charlie Schmehl (cschmehl@urdc.com)

SUBJECT: **Assessment of Center Point Village Draft Zoning Policies - Part 1 Major Policy Questions**

URDC was engaged to provide an Assessment of the work that has been completed to develop new zoning provisions for the Center Point Village area. We will be meeting with the Planning Commission next Thursday, September 28th.

The Township's Request for Proposals called for URDC to provide a written Assessment of the Vision Plan and the draft Zoning Amendment after a discussion of the issues at the September Planning Commission meeting.

The County Planning Commission staff, Kennedy and Associates, and Township officials have completed great work in the Vision Plan and the draft zoning. Our goal is to find ways to further refine the draft regulations to make sure they achieve the Township's objectives, in a practical way.

We were asked by the Supervisors to initially work with the Planning Commission to seek answers to the following outstanding policy questions. This memo and an accompanying set of illustrations provide information to assist the Planning Commission in this decision-making process. We were directed to hold our comments on each question to approximately one page. The intent is that once there is some consensus on these questions, it will be easier to then address the remaining issues.

- 1. Should a convenience store with gas pumps be allowed in the Village? How can the number, type, canopy and size of this type of use be controlled to satisfy market requirements, while also providing a rural village character?**

It is a real challenge to make a convenience store with gas pumps fit within a rural village, but it is possible. If a gas station convenience store would be allowed, it would require special attention in writing the regulations.

Most chain convenience stores insist on 24-hour operations, which can threaten incompatibilities with nearby homes. These incompatibilities can be reduced with substantial landscaping requirements, large setbacks from homes, wide and thickly planted landscaped buffers, solid fences that help to deflect sound, agreements to limit late night deliveries, and prohibitions on outdoor video broadcasts and outdoor music.

Municipalities have not been successful in convincing chain convenience stores to place their fuel pumps behind the store. We know of only one that was built that way—one of the Sheetz stores in Cranberry Township near Pittsburgh, which was within a Traditional Neighborhood Development.

Many convenience stores have been willing to alter their exterior materials to include stone, brick or similar materials. We have attached a memo that shows some of the newer facade designs. However, other chains insist on prominently using bright trademark colors. A federal court decision ruled that municipalities cannot interfere with the use of a company's trademark colors.

The canopy is a prominent visual feature. The old approach was to try to limit the height of the canopy. However, strict height limits can effectively prohibit an angled canopy, which helps to contain light pollution and which many people find more attractive than a flat canopy. Although zoning regulations do not typically regulate color, an applicant can be requested to use neutral or earth tone colors on the exterior face of a canopy, which is done by Wawa. Also, signs on the canopy can be strictly limited.

There have been great improvements in controlling the lighting of convenience stores. The lighting spillover can be controlled, and lighting is now typically recessed inside the canopy or deflected by an angled canopy.

Convenience stores with gas pumps typically generate substantial amounts of traffic. There have been some studies that claim that the Institute of Traffic Engineering traffic generation estimates are out of date, and undercount the traffic. A high percentage of this traffic is pass-by traffic that is already on the road. However, as convenience stores emphasize prepared foods (and possibly alcohol sales in the future), there will be a greater amount of destination traffic. That is particularly true if there are few other quick-service breakfast and lunch choices in the area and if there are a large number of persons working in the surrounding region during the day.

The draft ordinance proposes to limit gasoline pumps to a maximum of 6. This actually could have an unintended consequence of causing more congestion and long lines of vehicles waiting for an open pump. Internal congestion is a problem at many busy convenience stores with gas sales.

Convenience stores with gas pumps typically attract large numbers of customers in the mornings who are driving oversized delivery trucks, trailers with lawn mowers, and contractor vehicles. That needs to be considered in parking lots.

Tens of new chain convenience stores with gas pumps are being built in the region. On the positive side, they can provide an initial infusion of dollars that can pay many of the up-front costs needed to start a larger development.

Major chain convenience stores often sell their gas at a lower price than existing older gas stations. This is because the convenience stores make most of their profits from food and tobacco products, and not gas. The gasoline sales are an attraction to bring customers into the store for other items. As a result, many existing older gas stations have closed when a major chain gas station/convenience store opened nearby.

Some chain convenience stores with gas are now providing indoor and outdoor seating. Some of this seating is designed to be combined with on-site alcohol consumption. There are some Pennsylvania court cases that appear to limit the ability of a municipality to use zoning to limit alcohol sales.

The Township already meets its legal obligation to allow for gasoline service stations as a special exception use in the C Commercial district. However, that district does not allow the use to operate between 10 pm and 6 am. We did not notice any provisions that would prohibit the gas station use in the C district from being combined with a retail store or restaurant.

The number of gas stations can be limited with a minimum separation distance. The distance could be written in such a manner that only one additional gas station would be possible in the Center Point Village beyond the existing gas station.

2. What should be the minimum open space requirement and maximum permitted residential density in the Village? How can realistic market requirements be meshed with the intent of preserving a rural village character?

The Board of Supervisors adopted a Resolution in 2017 to amend the Vision Plan to limit the base density for residential land areas to 2.5 dwelling units per acre. The Plan previously provided a base density of 2 to 3 dwelling units per acre.

The current draft recommends a base density of one dwelling per acre for the residential portions of a tract, if there is no use of bonuses. If the applicant agrees to comply with various bonus options under the draft, a maximum density of 4 dwellings per acre could be achieved. The draft minimum open space requirement starts out at 35 percent. Through use of the bonuses, the maximum density could be increased to 1.25 homes per acre with 40 percent open space, and 1.5 homes per acre with 45 percent open space. However, there is no provision for incentives beyond 45 percent open space.

The goal should be to offer an initial density that is low enough so that an applicant would be highly motivated to use the density provisions. There are some results that can only be achieved through optional incentive-based bonus provisions. For example, a Township can not require that an applicant maintain 60 percent of a parcel of land in one large area of preserved open space.

Mr. E. Van Rieker provided a sketch plan of the Palmer Tract to the Township, which we understand was favorably received by most persons. It proposed 99 dwelling units on a 48.39 acre residential tract (after deleting the areas proposed for commercial uses). That was an average of 2.04 homes per acre. The density calculation would be lower if the proposed open space on the south side of Skippack Pike would be allowed to be counted together with the northern side of Skippack Pike.

The Van Rieker sketch plan showed 27.4 acres of preserved land north of Skippack Pike within the 48.4 acre residential development area. That would result in 56.6 percent open space. Most notably, the plan proposed to preserve a substantial contiguous area of scenic farmland.

We are uncertain whether a zoning ordinance can require an applicant to follow the conceptual "Land Use Bubble Map" for a permitted by right use. The Township Solicitor could be asked to provide input on the matter. It is more traditional to make greater use of incentives and bonuses to achieve the Township's preferred land use pattern. This could involve making the base average density to be only one dwelling per 2 acres (with large minimum lot widths), which is based upon the current zoning. As a result, the applicant would be strongly discouraged from choosing the conventional option. However, because that more conventional option would be offered, it is easier to legally defend the desired land uses with higher standards, because the applicant will have voluntarily chosen to use the optional standards.

An average base density of one dwelling per acre would then be possible if the applicant followed the conceptual Land Use Bubble Plan Map. The list of allowed commercial uses would also ONLY be allowed if there was compliance with the Land Use Bubble Plan Map. Then, the proposed system of density bonuses would be used. However, instead of allowing a maximum total average density of 4 dwelling units per acre, the maximum density with all of the bonuses could be limited to an average of 3 units per acre. The goal is to make it very practical to achieve an average of 2 to 3 homes per acre, with the open space that is desired by the Township, by following the Vision Plan and the Land Use Bubble Plan Map.

As a result, there should be more emphasis on the percentage open space in the density bonuses. Instead of the density bonuses stopping once 45 percent open space has been achieved, the density bonuses should provide incentives up to 65 percent or higher open space. The highest bonuses should only be possible if the project provided large contiguous areas of open space that are mostly suitable for agricultural uses.

We recommend counting each acre of floodplain land, wetlands or steeply sloped land as one-half or one-quarter acre of open space.

To provide flexibility to relate to the changing real estate market, we recommend offering a little more flexibility in the percentages that can be built of each type of housing.

Also, if townhouses are going to be allowed, we do not see a necessity for requiring single family detached houses to have a lot size that is four times greater, which creates a disincentive to build singles. Compact single family detached homes can be accommodated on 6,000 square feet lots with a 60 feet width, instead of requiring 8,500 square feet lots with an 80 feet width. The width of a lot has great impacts upon infrastructure improvement costs to a developer.

3. What is an appropriate scale for non-residential development in the Village? How should maximum building size, building height and massing be controlled, to meet realistic market requirements with the intent of preserving a rural village character?

It is possible to allow a medium-sized building to have the appearance of connected smaller buildings, through the use of variations in setbacks, materials, rooflines and other features. An example is illustrated on an attachment.

The current market needs to be fully considered in setting maximum building sizes. For example, a chain pharmacy can serve as an essential anchor that helps to attract customers needed to support nearby smaller and independent businesses. A number of chain pharmacies now average 20,000 square feet of floor area in similar locations. We believe a maximum square foot requirement of 20,000 square feet per commercial establishment should apply. A maximum square footage should not apply to offices - such as if one entity wanted to occupy a 2 or 3 story office building.

Also, we believe interconnected buildings can be attractive and desirable if there are proper design standards. Therefore, we do not recommend precluding several commercial businesses from being connected, provided that there is variation in the architectural design within the building.

The draft ordinance includes a number of design standards to provide commercial development with a high level of architectural design. Additional ones could be added; however, we understand a policy decision was previously made to delete some of the previously proposed standards. A balance is needed between necessary standards versus being too prescriptive and thereby tying the hands of architects.

The Township has thoughtfully proposed to place many of the design standards in the Subdivision and Land Development Ordinance (SALDO). A SALDO standard can be modified if an applicant provides an alternative standard that meets the same purpose. In comparison, a zoning provision can only be modified by the Zoning Hearing Board at a hearing, after the applicant provides proof of a hardship.

It is important to have buildings that do not have the appearance of a flat roof. This is often achieved with slanted roofs around the sides of the building, but which have a flat lower interior roof that screens HVAC equipment. An exception to the prohibition of flat roofs should apply if a building has the appearance of a decorative historic cornice along the front.

The height standards should include sufficient exceptions to make sure that they do not preclude good design. The proposed 35 feet height limits for both residential and commercial development is rather limiting. This flexibility could be achieved by allowing a 40 feet height with a maximum of 2.5 stories for residences, and a 50 feet with a maximum number of 3 stories for businesses. As a result, developers would be encouraged to use decorative roof peaks and pitches and higher internal ceilings, but without trying to squeeze in a fourth story.

Some communities require that buildings either include 2 or more stories, or have the appearance of 2 or more stories. That is used to a greater extent in downtowns than in villages. In many cases, developers do not believe it is feasible in a suburban or rural area to build a second story, particularly for uses such as banks. Having a standard of “appearing to have 2 stories” means that there are false second floor windows, which often have the appearance of a dormer on a pitched roof.

Please contact us if there are any questions or comments.

Site Statistics

*Note: All areas to legal right-of-way.

Lot Area - by Location	Size (Acres)
North of Skipack Pike	48.39
South of Skipack Pike	6.39
Total Tract Area:	54.78
Gross Tract Area:	65.87

Land Area - by Zoning Use	Size (Acres)
North of Skipack Pike	8.44
Commercial	39.85
Residential	5.39
South of Skipack Pike	63.78
Residential	45.34
Total Residential Area:	45.34

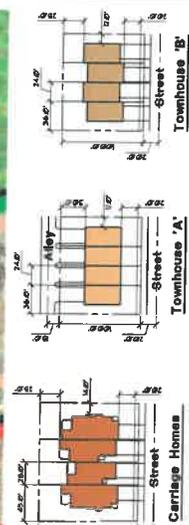
Open Spaces Calculations	Size (Acres)	Percent of Total
Residentially Developed Area (including streets):	12.48	23.2%
Commercially Developed Area:	9.88	12.8%
Residential:		
Neighborhood Open Space:	2.30	4.3%
General Open Space:	26.19	46.8%
Residential Open Space:	6.39	10.0%
Commercial:		
General Open Space:	0.40	0.7%
Corner Open Space:	1.16	2.2%
Total Open Space:	34.44	64.0%
Total Tract Area:	53.78	100.0%
Residential Open Space (% of 45.34 Ac):	32.88	72.8%

Minimum Required Open Space (35% of 63.78 Ac):	Acres
Min. Neighborhood Open Space (10% of 35%):	1.82
	4.88



Center Point Mixed Use - Conceptual Master Plan
 Overlay over 'Final Land Use Bubble Plan' dated April 15, 2014
 Scale: 1" = 100'-0"

Carriage Homes:	28	=	26.3%
Townhouse 'A':	19	=	19.2%
Townhouse 'B':	54	=	54.5%
Total:	99	=	100%



Professional
 Consultant

E. VAN RIEKER, AICP
 Professional Land Planner
 115 OLD CROKER ROAD
 NORTH WILKES - PA 18241 282-6973
 115 OLD CROKER ROAD
 NORTH WILKES - PA 18241 282-6973

McCluskey & Faber, P.C.
 Landscape Architecture
 Land Planning
 211 South 7th St., Suite 200
 P.O. Box 277,000
 York, PA 17403

Center Point Mixed Use
 Skipack Pike & Valley Forge Road
 Worcester Township
 Montgomery County, PA

Sheet No. **MP-1**
 Date: 7/11/14
 Drawn By: [Name]
 Project No. 1000

EXAMPLES OF CONVENIENCE STORES WITH GASOLINE SALES



An example of the type of convenience store with gasoline sales that can result without proper standards.



An example of a convenience store with a brick facade and articulation of the facade. Many convenience stores are also built with a facade with the appearance of stone.



An example of elevations of a modern convenience store with gasoline sales, with a pitched roof and a false second floor with dormers.



The two photos to the left illustrate a Wawa north of Bethlehem, which includes substantial landscaping that greatly filters views of the gas pumps and the canopies. The trees have grown on the site for approximately ten years, but were large when they were planted.



EXAMPLES OF MODERN COMMERCIAL BUILDINGS IN A VILLAGE SETTING

Variation in New Construction



Make a new long building appear to be comprised of smaller buildings by varying colors, cornices, awnings and details.



An example of a retail development in central Bucks County that seeks to replicate traditional architecture.



An example of a modern office building in Central Bucks County that seeks to be consistent with traditional styles.



The next two photos are of CVS stores in central Bucks County that attempted to follow traditional styles.



An example of a garden center in a suburban location, near Wayne.



An example of modern construction using some traditional elements.



An example of modern business space in Doylestown using traditional features.



An example of a bank in Doylestown area that uses traditional materials and sets back the drive-through from the street.



This photo is of a medical office complex that was built attached to a restored stone farmhouse along Route 663 in Montgomery County.

C
K
S

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

215-340-0600 • FAX 215-340-1655

RECEIVED
AUG 31 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.

August 28, 2017
Ref: #7519

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 1458 Hollow Road – Minor Subdivision Plan
(Worcester Township LD 2017-06)

Dear Mr. Ryan:

I am in receipt of the Township's memorandum requesting review of the proposed minor subdivision plan at 1458 Hollow Road. The applicant, Michael Adesso, proposes to subdivide the existing parcel of approximately 5.5 acres into 2 lots. Lot No. 2 would contain approximately 2.12 acres (net area) and contains the existing dwelling, which is to remain; Lot No. 1 would contain approximately 2.97 acres. The plan has been prepared for the applicant by Joseph M. Estock, of King of Prussia, Pennsylvania. The plan consists of two sheets and is dated August 4, 2017. I have reviewed this plan for conformance with the Subdivision and Land Development Code of Worcester Township. Based on my review, I offer the following comments:

1. A note has been included on the plan stating "This plan was prepared as a parcel subdivision only. No new construction is proposed with this application." We note that the plan identifies the removal of an existing shed that falls across the proposed lot line as well as the removal of a small section of the existing driveway. The removal of the driveway section is required to achieve compliance with the required parking setback. No new construction or additional impervious surface is proposed.
2. The plan identifies what appears to be the existing septic system for Lot 2 (this should be clarified), but it does not appear that test pit locations for an on-lot septic system, have been indicated for the proposed lot. We recommend that the plan not move forward until suitable testing information supporting the suitability of these locations has been submitted. The testing information should be provided to the Township so that we can verify that there is adequate area on Lot 1 to construct an on-lot sewage disposal system in the future. (SLDO Section 130-26.B, ZO 150-185)

3. The applicant must submit a Planning Module to the Pennsylvania Department of Environmental Protection in conjunction with this project. Planning approval will be required prior to final approval of this minor subdivision plan. The applicant is requested to have his engineer prepare the appropriate Planning Modules for submission to DEP.
4. When building construction is eventually proposed on Lot 1, a Plot Plan will be required as part of the Building Permit Application. At that time, the applicant must meet the requirements of the Township Ordinances currently in effect regarding the development of this lot.
5. The plan does not propose frontage improvements, i.e. roadway widening, curbing and sidewalk. The applicant may wish to request a waiver of these requirements. Any waivers requested should be added to the plan. (SLDO Sections 130-16, 130-18.A, 130-18.B)
6. The plan does not propose perimeter buffering or other landscaping. We note that the parent tract is heavily wooded, and that it is likely that no additional or new landscaping could be added at the current time. However, we recommend that a note be added to the plan stating that development of the new lot will require landscaping in accordance with ordinance sections 130-28.G.4, 130-28.G(5) and 130-28.G.9, as necessary.
7. The submission does not include a Natural Resource and Protection Plan in conjunction with this proposed subdivision. The applicant may wish to request a waiver from this requirement. (SLDO Section 130-33.G)
8. The plan offers the area between the legal and ultimate rights of way to the Township; prior to recording of the plan, a legal description of this area should be provided for review. (SO Section 130-16.C.2.c)
9. Based on our calculation, the lot areas indicated on the plan are the net areas to the Ultimate Right of Way. We request that the plan be revised to indicate same.
10. The plan identifies proposed monuments along the ultimate right of way of Hollow Road, however the proposed iron pin along the common property line of Lot 1 and Lot 2 should be a concrete monument rather than an iron pin. (SLDO Section 130-23.)

The above represents all comments on this subdivision plan. The applicant and his engineer should address these comments and resubmit revised plans as required and also documentation on compliance with all applicable comments.

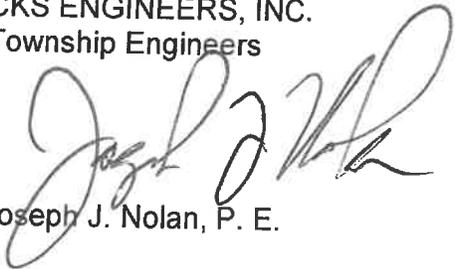
August 28, 2017

Ref: #7519

Page 3

Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers

A handwritten signature in black ink, appearing to read "Joseph J. Nolan". The signature is fluid and cursive, with a large initial "J" and "N".

Joseph J. Nolan, P. E.

JJN/paf

cc: Robert Brandt, Esq., Township Solicitor
Joseph Estock, P.E.
Michael Adesso, 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**
Addesso Minor Subdivision (LD 2017-06)
Worcester Township, Montgomery County, PA
McMahon Project No. 817606.11

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 1458 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 Michael & Concetta Addesso (67-00-01267-00-7) into two smaller lots (lots 1 and 2). There is currently no development proposed on Lot 1 and the existing single-family home is proposed to remain on Lot 2. Access to Lot 2 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:

- Preliminary Minor Subdivision Plans for 1458 Hollow Road, prepared by Joseph M. Estock Consulting Engineers and Land Surveyors, 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 2 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 Lot 2 driveway and it appears that the sight distance currently satisfies the minimum safe stopping sight distance or greater. When land development plans are submitted in the future for proposed Lot 1, should the subdivision be approved, they must show that adequate sight distances can be achieved and labeled on the plans.

2. According to **Section 130-16 of the Subdivision and Land Development Ordinance**, Hollow Road should have a minimum 32-foot cartway width along the site frontage. The plans currently show an approximate 26-foot cartway width along the site frontage of Hollow Road, thereby not meeting the ordinance requirement. The plans would either need to be revised to show a minimum cartway width of 32 feet along the site frontage or a waiver be requested from this ordinance section. Since the roadway in the vicinity of the site is currently less than 32 feet in width, if the Board desires the roadway to maintain its existing character and narrower width, McMahan is not opposed to the granting of this waiver.
3. According to **Section 130-18.A of the Subdivision and Land Development Ordinance**, sidewalk is required along the site frontage of Hollow Road. The plans currently do not show any sidewalk along the site frontage, thereby not meeting the ordinance requirement. The plans should either be revised to show sidewalk along the site frontage of Hollow Road or a waiver be requested from this ordinance section. It should be noted that there is currently no sidewalk along either side of Hollow Road in the vicinity of the site.
4. According to **Section 130-18.B of the Subdivision and Land Development Ordinance**, curbing is required along the site frontage of Hollow Road. The plans currently do not show any curbing along the site frontage, thereby not meeting the ordinance requirement. The plans should be revised to show curbing along the site frontage of Hollow Road with the appropriate drainage structures placed, or a waiver be requested from this ordinance section. It should be noted that there is currently curbing along other side of Hollow Road in the vicinity of the site.
5. Should the Board of Supervisors consider this to be a deminimus traffic-generating application, thus generation 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 may be waived. With one (1) additional new lot for a single-family home, this would qualify as deminimus. 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.
6. 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 Lot 1 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
Joseph M. Estock, P.E., PLS, (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 15, 2017

RECEIVED
SEP 18 2017

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

Re: MCPC #17-0199-001
Plan Name: 1458 Hollow Road
(2 lots comprising 5.50 acres)
Situate: Hollow Road (south)/Stump Hall Road (west)
Worcester Township

Dear Mr. Ryan:

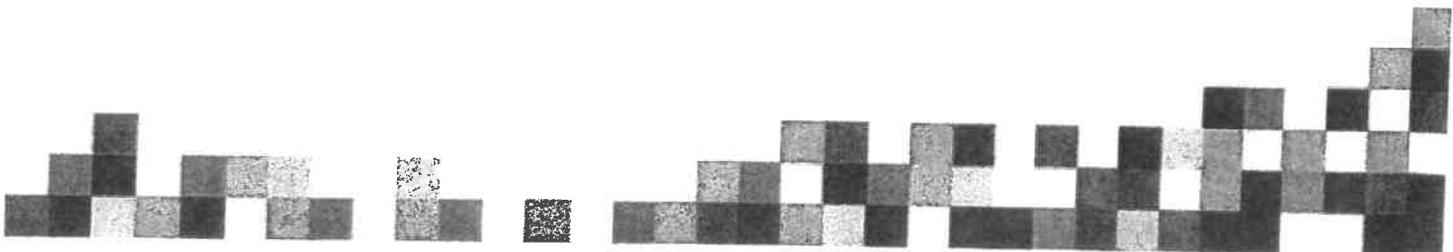
We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 14, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant has proposed a two-lot subdivision for a parcel located at 1458 Hollow Road in Worcester Township. The property is located in the Township's AGR (Agricultural) District. The gross tract area of the site is 240,000 square feet with 18,000 of that total being R/W area. Proposed lot 1 is 129,500 square feet (2.9729 acres) and proposed lot 2 is 92,500 square feet (2.1235 acres). No improvements are proposed for the site at this time. One one-story stone dwelling is located on lot 1 and is the only building located on the site. An existing shed encroaches onto proposed lot 2 but it is to be removed along with an adjacent small paved area.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal without comment as it adheres to the requirements of Worcester Township's AGR Agricultural District.



CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal without additional comment.

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: Michael Adesso, Applicant
- Joseph M. Estock, PE, PLS, Applicant's Representative
- Gordon Todd, Chrm., Township Planning Commission
- Joseph Nolan, PE, Township Engineer
- Robert Brant, Township Solicitor

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



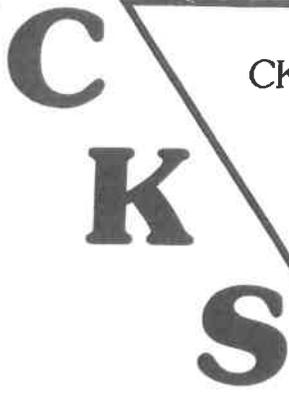
1458 Hollow Road
170199001

Montgomery
County
Planning
Commission

Montgomery County Computer-Aided Mapping Commission
PO Box 311 • Norristown PA 19366-0311
P: 610.278.5722 • F: 610.278.3941
www.montgomeryplanning.com

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





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
AUG 28 2017

August 23, 2017
Ref: #7503

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 3044 Germantown Pike - Church of the Nazarene - Land Development Plan
(Worcester Township LD 2017-07)

Dear Mr. Ryan:

I am in receipt of the Township's memorandum requesting my review of the amended final land development plan proposed at the existing church facility. The applicant is currently proposing two building additions, 3,442 SF and 1,360 SF. The Amended Final Land Development Plan has been prepared for the applicant by Woodrow & Associates, Inc., of Lower Gwynedd, Pennsylvania. The plan consists of four sheets dated May 13, 2016, last revised July 26, 2017. The submission also includes a "Post Construction Stormwater Management Report – Addition Size Revision", dated June, 2017, also prepared by Woodrow & Associates, Inc. I have reviewed this plan for conformance with the Zoning Ordinance and the Subdivision and Land Development Ordinance of Worcester Township. Based on my review, I offer the following comments:

1. The plan had previously received final approval from the Worcester Board of Supervisors by 2016-27, which includes a series of twelve waivers from the Subdivision and Land Development Ordinance as well as requiring compliance with Zoning Hearing Board Order 16-04.
2. As noted above, the plan proposes two building additions. This differs from the previous (approved) plan in that the approved plan proposed one 2,100 SF building addition. We note that the ZHB Order permitted the applicant to increase the impervious surface total on the site no greater than 0.27%. The plan proposes two building additions, 3,442 SF and 1,360 SF, as well as proposing to remove approximately 1,394 SF of an existing driveway.

The "Parcel Area Schedule" identifies the existing and proposed building and impervious surface coverage for the site, and indicates a total impervious coverage of 39.32%. The ZHB Order limited the coverage to 39.33% (the existing coverage of 39.06% plus the allowance to increase it by 0.27%).

We request that the plan be revised to further clarify how the proposed impervious surface totals and percentage were achieved. For instance, the areas of the building additions are greater than the prior proposal by 2,700 SF. The existing impervious surface total of 237,800 SF is identified in the tabulation as part of the existing conditions, however it is shown as 236,440 SF in the "Proposed Coverage" portion of the tabulation. The tabulation does identify the removal of 1,394 SF of existing driveway, but it is not clear how or why the existing impervious surface total changes from 237,800 to 236,440 SF.

We suspect that the total percentage is correct and compliance has been achieved, but the discrepancies on the plan should be addressed.

3. The plan does not contemplate any waiver requests that weren't granted with the previous plan approval. All are noted on the plan, as is the Zoning Hearing Board decision and condition.
4. The Stormwater Management Report does not include the correct total of new impervious surface being added. As presented, only the larger of the two building additions are accounted for in calculating the increase in runoff. The calculations should be revised accordingly, and any necessary modifications to the existing stormwater management system should be identified on the plans.
5. The applicant should indicate how comment number 4 from the June 28, 2016 CKS Engineers, Inc. review letter has been addressed, regarding proposed landscaping. We note that compliance with comments in that letter is item 2.A in the approval resolution.
6. Item 2.F from the approval resolution refers to ownership and maintenance responsibilities of the stormwater management facilities. We recommend that a note be added to the Record Plan stating the respective responsibilities, including reference to the access rights to Worcester Township for the purpose of inspecting the facilities, etc.
7. There is sufficient parking provided on the site to comply with the Zoning Ordinance requirements, however we recommend that the applicant confirm whether the two building additions will require changes to the parking summary in the zoning tabulation.

CKS Engineers, Inc.

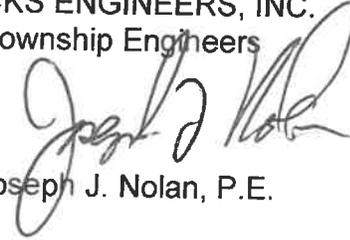
August 23, 2017

Ref: #7503

Page 3

The above represents our comments on this amended final plan. Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert Brandt, Esq., Township Solicitor
Timothy P. Woodrow, Woodrow & Associates, Inc.
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 – Final Land Development Plan**
Fairview Village Church Addition (LD 2017-07)
Worcester Township, Montgomery County, PA
McMahon Project No. 817608.11

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 church expansion at 3044 Germantown Pike in Worcester Township, Montgomery County, PA. It is our understanding that the proposed expansion will consist of 3,442 square feet of building space and a 1,360 square-foot courtyard. Currently, access to the site is provided via three full-movement driveways along Germantown Pike. As part of this expansion, it is proposed to remove the westernmost driveway, resulting in two full-movement driveways that will continue to serve the site.

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

- Record Plan for Fairview Village Church Building Expansion, prepared by Woodrow & Associates, Inc., last revised July 26, 2017.

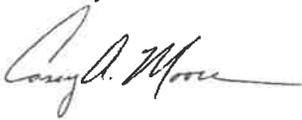
Upon review of the plans, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. The applicant was granted a waiver from the following ordinance sections at a July 28, 2016 meeting:
 - **Section 130-16** – requiring roadway improvements along the Germantown Pike site frontage.
 - **Section 130-18.A** – requiring sidewalk along the Germantown Pike site frontage. It should be noted that the installation of sidewalk has been deferred until the Township deems it necessary.
 - **Section 130-18.B** – requiring curbing along the Germantown Pike site frontage.

2. Adequate sight distance measurements must be provided on the plans for the two existing driveways that will serve the site 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 two existing full movement driveways and it appears that the sight distance satisfies the minimum safe stopping sight distance or greater at both locations.
3. A stop sign and stop bar must be shown on the plans on both driveway approaches to Germantown Pike.
4. Since Germantown Pike is a County Roadway, a County Highway Occupancy Permit will be required for the closure of the westernmost driveway and any modifications to the two driveways that will serve the site. The Township must be copied on all plan submissions and correspondence between the applicant and the County, and invited to any and all meetings between these parties.

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

cc: Joseph Nolan, P.E., Township Engineer
Bob Brant, Esq., Township Solicitor
Timothy Woodrow, P.E., Woodrow & Associates, Inc. (Applicant's Engineer)

**MCPC REVIEW LETTER NOT RECEIVED AT THE TIME
OF MEETING PACKET DISTRIBUTION**

C
K
S

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
AUG 28 2017

August 25, 2017
Ref: #7520

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 1325 Hollow Road – Subdivision Plan

Dear Mr. Ryan:

I am in receipt of the Township's memorandum requesting review of the proposed subdivision plan proposed at 1325 Hollow Road. The applicant, James J. Himsworth, Jr., proposes to subdivide two (2) existing tracts of approximately 9.43 acres into three (3) lots. Lot No. 1 would contain approximately 2.45 acres (net area) and contains the existing structures, which are to remain; Lot No. 2 would contain approximately 3.18 acres and Lot 3 would contain approximately 2.93 acres. The plan has been prepared for the applicant by Woodrow & Associates, Inc., of Lower Gwynedd, Pennsylvania. The plan consists of one (1) sheet and is dated August 4, 2017. I have reviewed this plan for conformance with the Subdivision and Land Development Code of Worcester Township. Based on my review, I offer the following comments:

1. The "Site Data and Zoning Schedule" contains a few items that should be addressed:
 - A. The Maximum Impervious Surface Coverage requirement correctly identifies ZO Section 150-14.B for this requirement, however the plan indicates a maximum permitted coverage of 30%. The Ordinance requirement is for a maximum of 20%. The plan should be revised.
 - B. The tabulation includes figures for the building and impervious surface coverage as well as building height for the two proposed lots. However, since no construction is proposed at this time, the tabulation should indicate either N/A or be left blank. The only lot that will contain impervious surface and building coverage and a building height as part of this plan is Lot 1.

2. A note has been included on the plan stating "This plan was prepared as a parcel subdivision only. No new construction is proposed with this application." The new lots indicate test pit locations for on-lot septic systems, however no testing information supporting the suitability of these locations has been submitted. (SLDO Section 130-26.B)
3. The applicant must submit a Planning Module to the Pennsylvania Department of Environmental Protection in conjunction with this project. Planning approval will be required prior to final approval of this minor subdivision plan. The applicant is requested to have his engineer prepare the appropriate Planning Modules for submission to DEP.
4. When building construction is eventually proposed on these building lots, a Plot Plan will be required as part of the Building Permit Application. At that time, the applicant must meet the requirements of the Township Ordinances currently in effect regarding the development of these lots.
5. The plan indicates mapped Waters of the Commonwealth as well as mapped Wetland areas (on lots 2 and 3). However, the plan also contains a note stating that there has been no field investigation performed to verify the existence of wetlands, Waters of the US or alluvial soils. This contradictory information should be clarified. If the site was in fact studied, the report produced by the soil scientist should be provided for review.

We also remind the applicant that buildings and other structures are required to be set back twenty-five feet from wetland areas. This setback should be indicated on the plan. (SLDO Section 130-33.C.3.e, 130-32.2.C.1)

6. The applicant is requesting the following waivers in conjunction with this subdivision:
 - a. Section 130-16 requiring road frontage improvements.
 - b. Section 130-18.A requiring sidewalks along all road frontages.
 - c. Section 130-18.B requiring curbing to be installed along the street or road fronting the property.
 - d. Section 130- 28.G (5) requiring perimeter buffer around the property.
 - e. Section 130-28.G(9) requiring individual lot landscaping requirements.

August 25, 2017

Ref: #7520

Page 3

- f. Section 130-33.C(1) requiring an Existing Features Plan to show features within 400 feet of any part of the land being subdivided.
- g. Section 130-33.G requiring a Natural Resource and Protection Plan in conjunction with this proposed subdivision.

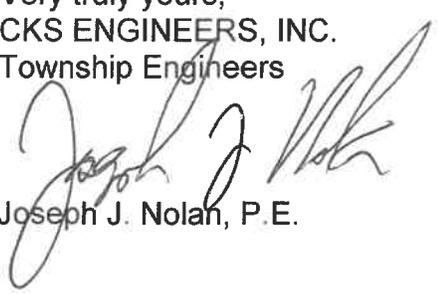
The Township Planning Commission and Board of Supervisors should consider these waiver requests in conjunction with their review of these plans.

- 7. The plan does not offer the area between the legal and ultimate rights of way to the Township; in accordance with the ordinance, this area should be offered for dedication. (SO Section 130-16.C(2)(c))

The above represents all comments on this subdivision plan. The applicant and his engineer should address these comments and resubmit revised plans as required and also documentation on compliance with all applicable comments.

Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert Brandt, Esq., Township Solicitor
Timothy P. Woodrow, Woodrow & 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
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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

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

- 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.
- 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
200 North Meridian Street, Suite 1500-0311
PO Box 278, Ellicott City, MD 21030
www.montgomeryplanning.com
Year 2016 aerial photography provided by the
Delaware Valley Regional Planning Commission

0 100 200 400 600
4.25 CM

