

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 8, 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]
 RICK DELELLO [X]
 DOUGLAS ROTONDO [X]

1. Whitehall Estates – Joe Nolan, Township Engineer, commented on his most recent review letter. Mr. Nolan noted additional information regarding the sanitary sewer system was required to be submitted for review.

Brandon Rudd, Montgomery County Planning Commission, noted the proposed subdivision is generally consistent with the County and Township comprehensive plans. Mr. Rudd commented on landscaping and the sanitary sewer system.

Carl Weiner, Counsel for the Applicant, provided an overview of the proposed subdivision. Mr. Weiner commented on lot configuration, roadways, open space and the sanitary sewer system.

Kevin Kelly, Counsel for the Stony Creek Farms Homeowners Association, commented on the sanitary sewer system design, sanitary sewer system capacity, method of the proposed connection to the Stony Creek Farms sanitary sewer system, ongoing discussions between the Stony Creek Farms HOA and Applicant regarding easements at the Stony Creek Farms community, sanitary sewer line installation and restoration methods, preparation of a sanitary sewer system feasibility study, the use of private roads in the Stony Creek Farms community, the operations and maintenance agreement between the Township and the Little Washington Wastewater Company, back-up generators at the Stony Creek Farms pumping station, as-built plans for the Stony Creek Farms pumping station, ownership of the Stony Creek Farms pumping station, and wildlife in the area.

Mr. Todd commented on matters reviewed by the Planning Commission.

Robert Pace, Worcester, commented on project impacts to the community, construction methods, basin structural integrity, impacts to existing vegetation, servicing of the Stony Creek Farms sanitary sewer system, future connections to the Stony Creek Farms sanitary sewer system.

Mr. Kelly commented on the Stony Creek Farms pumping station.

Jim Mollick, Worcester, commented on the Township's Act 537 Plan, the requirement for sewer planning and studies, the revision of the Act 537 Plan, and the Township Code Growing Greener conservation subdivision process.

Cheryl Brumbaugh, Worcester, commented on availability of as-built plans for the Stony Creek Farms pumping station and wastewater treatment plant. Mr. Nolan commented on the information required for his review of the proposed sanitary sewer system.

Bill Goulding, Worcester, commented on sewage planning for the Stony Creek Farms and Stony Creek Village developments, the extension of the Stony Creek Farms sanitary sewer system, existing easements and uses permitted at the Stony Creek Farm community. Mr. Goulding submitted a written statement to the Members.

Anne Sakalay, Worcester, commented on the capacity of the Stony Creek Farms sanitary sewer system, sewer overflow and system infiltration, and development and sewage planning in the Township.

Mike Hasson, Mustang Way, commented on impacts to quality of life, and Stony Creek Farms pumping station and wastewater treatment plant noise and odor.

Mr. DeLello commented on the land development review process. Mr. Ryan and Mr. Weiner commented on the Planning Commission's review of applications. Mr. Weiner commented on the approval of sanitary sewer facilities, and the Stony Creek Farms sanitary sewer system capacity and existing flows.

Rolf Graf, Engineer for the Applicant, provided an overview of the proposed force main location and installation method. Mr. Graf commented on areas of disturbance, the Stony Creek Farms existing flows and Whitehall Estates projected flows, and the Planning Module process. Mr. Graf also commented on the proposed subdivision, lot arrangement, open space areas, the site's riparian corridor, and existing and proposed landscaping and perimeter buffers.

The Members reviewed requested waivers. The consensus of the Members was to recommend waiver approvals for (a) minimum centerline radius, (b) maximum street grade within 50 feet of an intersection, (c) minimum separation distance between a driveway and street intersection at one lot, (d) the plan set depicting existing features within 2,000 feet of the site, and (e) minimum cover over storm pipe, in the event curbs are not required to be installed.

The consensus of the Members was to not recommend waiver approvals for the installation of curbs and sidewalks. The Members requested the Applicant install Belgian block style curbing and sidewalks on both sides of the two proposed roads, and along a portion of Whitehall Road.

Mr. DeLello commented on trails. The consensus of the Members was for the Applicant to examine a trail connection between the cul-de-sacs.

2. July 28, 2016 Meeting Minutes – Ms. David motioned to approve the July 28, 2016 Meeting Minutes, with a correction to “was approved”, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.
3. August 25, 2016 Meeting Minutes – Ms. Quigley motioned to approve the August 25, 2016 Meeting Minutes, with corrections to “of design” and “Brody”, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.
4. September 22, 2016 Meeting Agenda – The Planning Commission will continue its review of the proposed Center Point Village Zoning Ordinance, and may review any other matter that warrants attention.

PUBLIC COMMENT

- Bob Andorn, Worcester, commented on the audio system and the use of microphones, developer installation of sidewalks and waivers of this requirement, and neighborhood walkability.
- Dr. Mollick commented on waivers requested by the developer of the proposed Whitehall Estates subdivision, proposed trail connections, and the Planning Module for proposed Whitehall Estates subdivision.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:32 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager