



Township Engineer in their review letter of July 22, 2011 and subject to an informal final review the revised plans, showing the additional screening buffer, by the Township Engineer and WPC. Motion was carried unanimously.

2. **ZONING AMENDMENT DISCUSSION:**

- **SIGNAGE**

The Planning Commission reviewed the last revised version of the proposed sign ordinance amendments and made the following minor edits:

Page 6, Item E.2. – delete the words “or ownership” from the first sentence.

Page 6, Item E.3. – change the time period of “6” months to “12” months.

Page 9, Item F. – change the height maximum from “four” feet to “8” feet.

Page 10, Item B.1. – modify 4<sup>th</sup> sentence to read “not more than one third of the..”

Page 13, Item C.2. – change the maximum lot size in the first sentence from “1” acre to “10” acres to be consistent with the minimum size of a lot in LI district.

Page 13, Item C.3. – modify the first sentence to add at the end “as measured from the road surface.”

Page 13, Item C.4. – modify to add to the end of the sentence, “as measured from the road surface.”

With the incorporation of these final edits, the Planning Commission considers the proposed amendments ready for submission to the BOS for formal review.

3. **VILLAGE PLANNING:**

- **CEDARS VILLAGE PLANNING**

The Planning Commission agreed to table further discussions to the next meeting.

- **FAIRVIEW VILLAGE PLANNING**

Due to the need to finalize the Cedars Village Planning work and the review required for the new proposed TDR provisions, further work on the village planning evaluations for Fairview Village is being postponed to accommodate these shifted priorities.

4. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Doug Rotondo, and seconded by Ms. Pat Quigley for approval of the minutes for the meeting held on July 28<sup>th</sup>, 2011, was passed unanimously.

The Planning Commission tabled the minutes for the meeting held on August 11<sup>th</sup>, 2011.

5. **PLANNING COMMISSION AGENDA FOR SEPTEMBER 22, 2011 MEETING**

- Cedars Village Planning
- Transferable Development Rights Ordinance

6. **PUBLIC COMMENT**

None

7. **ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:00 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, SEPTEMBER 22<sup>nd</sup>, 2011 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:34 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Robert Hayes	Member
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Paul Ziegler	Secretary
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**GUESTS:**

Mr. Anthony Hibbeln, P.E.: Representative for DePhillippo Land Development Plan  
Mr. Anthony DePhillippo: Grange Ave Resident  
Ms. Susan Caughlan: Overhill Dr Resident  
Mr. Richard DeLello: Stony Creek Rd Resident  
Ms. Caren Segal: Green Hill Rd Resident  
Ms. Florence Thaler: Green Hill Rd Resident  
Mr. Kevin Frawley: Green Hill Rd Resident  
Ms. Mary Ann Prekara: Green Hill Rd Resident  
Mr. Steve Prekara: Green Hill Rd Resident  
Mr. Dave Plager: Field Crest Rd Resident  
Mr. Michael J. Malone: Green Hill Rd Resident  
Mr. Michael J. Contorno: Credley Ln Resident  
Mr. Michael A. Contorno: Heebner Rd Resident  
Ms. Anna Marie Walsh: Woodbridge Ln Resident

**1. 1074 GRANGE AVENUE: DePHILLIPPO LAND DEVELOPMENT PLAN**

- PRELIMINARY/ FINAL LAND DEVELOPMENT APPROVAL CONSIDERATION  
Mr. Anthony Hibbeln, P.E. presented the revised land development plan to the Planning Commission. The land development plan proposed the construction of a 12' feet by 20' feet temporary enclosure on the subject property. This land development plan is being submitted in order to comply with the Zoning Hearing Board Decision (99-3) dated June 22, 1999, regarding the subject property and the uses of the property.

Mr. Gordon Todd is concerned with the bamboo located in the back of the property.

Ms. Pat Quigley inquired if further buffering could be added. Mr. DePhillippo stated no.

Mr. Robert Hates feels there is an adequate buffer.

Discussion and questions ensued.

**RECOMMENDATION:**

A motioned by Mr. Robert Hayes, seconded by Mr. Doug Rotondo, for preliminary/ final land development approval contingent upon controlling the bamboo from spreading to adjacent properties and throughout the riparian corridor, the June 2, 2011 CKS review letter be satisfied, and all waivers requested be granted, was passed unanimously.

2. **TRANSFERABLE DEVELOPMENT RIGHT'S DISCUSSION:**

Ms. Susan Caughlan gave a presentation pertaining to transferable development rights.

Mr. Gordon Todd and Ms. Pat Quigley questioned the sending district.

Ms. Thaler inquired as to how the amount of physical acres of TDR's for sending is calculated. She stated that Mr. Malone may have 50+ acres which could be approximately 24 TDR's. She would like clarification on TDR rights of the sending person having the right to build on the property. Ms. Thaler additionally has requested that Worcester Township purchase Worcester Golf Course's TDR's.

Mr. Richard DeLello inquired about the calculations and if the Planning Commission would be involved.

Ms. Pat Quigley commented on the method of calculation/ receiving area and they need to be attractive.

Mr. Gordon Todd addressed the large over built homes located throughout Worcester Township.

Ms. Pat Quigley also questioned sizing and sending areas.

Mr. Matthew Schelly explained the potential advantages of small and large parcels.

Mr. Robert Hayes inquired about banks needing financial notification if receiving a notification from the Township. He then asked why attorneys have to guarantee/ certify the title search.

Mr. Matthew Schelly addressed multi-municipal agreements regarding TDR's.

Mr. Richard DeLello inquired about available rates, value in relation to the market, etc... He inquired as to the 1,000 sq. ft. and the value created by this.

The Planning Commission is planning on rendering a recommendation by 10/13/2011 regarding TDR's.

Discussion and questions ensued.

3. **VILLAGE PLANNING:**

- CEDARS VILLAGE PLANNING

The Planning Commission agreed to table further discussions.

4. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. Pat Quigley, and seconded by Mr. Robert Hayes, contingent upon minor grammatical changes for approval of the minutes for the meeting held on August 11<sup>th</sup>, 2011, was passed unanimously.

A motion by Ms. Pat Quigley, and seconded by Mr. Doug Rotondo, for approval of the minutes for the meeting held on September 8<sup>th</sup>, 2011, was passed unanimously.

5. **PLANNING COMMISSION AGENDA FOR OCTOBER 27<sup>th</sup>, 2011 MEETING**

- Transferable Development Rights Ordinance
- Minutes
- Next Planning Commission Agenda

6. **PUBLIC COMMENT**

None

7. **ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:20 P.M.