

ERECTED INTO A TOWNSHIP IN 1733
TOWNSHIP OF WORCESTER
AT THE CENTER POINT OF MONTGOMERY COUNTY
PENNSYLVANIA

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

Phone (610) 584-1410
Fax (610) 584-8901

THIS SECTION COMPLETED ONLY BY TOWNSHIP:

APPEAL NO.: 17-03 DATE FILED: 2/27, 20 17

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: February 23, 2017

2. Classification of Appeal (Check one or more, if applicable):

- a. Appeal from the Zoning Officer's Determination
- b. Request for Variance
- c. Request for Special Exception
- d. Challenges to the Validity of Zoning Ordinance or Map
- e. Request for Conditional Use Hearing
- f. Request for Amendment to Zoning Map
- g. Request for Zoning Ordinance Amendment
- h. Request for a Curative Amendment
- i. Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code

3. Applicant:

- a. Name: County of Montgomery
- b. Mailing address: PO Box 311
Norristown, PA 19404-0311
- c. Telephone number: 610-278-3029
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: (REQUIRED)

Please attach Deed to prove ownership, an Agreement of Sale to prove equitable ownership, or an Affidavit allowing Tenant to apply for necessary relief.

4. Applicant's attorney, if any:

- a. Name: _____
- b. Address: _____
- c. Telephone number: _____

5. Property Details:

- a. Present Zoning Classification: LPD Land Preservation District
- b. Present Land Use: Manufacturing
- c. Location (Street Address):
2865 Skippack Pike Lansdale, PA 19446
- d. Parcel #: 670003238106, 670003238115, 670003238124
- e. Lot Dimensions:
 - (1) Area: 1.12 acres 2.15 acres 2.09 acres
 - (2) Frontage: 232 feet 446.39 feet 402 feet
 - (3) Depth: 210 feet 210 feet 219.76 feet
- f. Circle all that apply in regards to the above specified property:
Public Water Public Sewer

Private Well

Private Septic

- g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**

6. Proposed Use(s):

- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**

7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)**

8. Has any previous appeal been filed concerning the subject matter of this appeal?
 Yes No

If yes: specify: **(Please submit as an attachment)**

9. Challenges please list requested issues of fact or interpretation:
(Please submit as an attachment)

10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

CERTIFICATION

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Thomas Bonner
Signature

Thomas Bonner, Capital Projects Program Director
Printed Name

Signature

Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery : SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

[Signature]
Applicant

Applicant

Sworn to and subscribed before me this 24 day of February, 20 17

[Signature]

Notary Public
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
SHARON L CULLEN
Notary Public
NORRISTOWN BORO., MONTGOMERY CNTY
My Commission Expires Mar 3, 2018

Date Received: 2/24/17

[Signature]
Zoning Officer

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



OFFICE OF THE COMMISSIONERS

ONE MONTGOMERY PLAZA • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3029
FAX: 610-292-2032
WWW.MONTCOPA.ORG

TOM BONNER
CAPITAL PROJECTS PROGRAM DIRECTOR

Acquisition of Rothenberger Property by Montgomery County:

Explanation of Intended Use

Montgomery County is interested in acquiring additional open space to complete Peter Wentz Farmstead in Worcester Township. As illustrated on the attached map, the County currently owns 109 acres of the 18th century Peter and Rosanna Wentz farm, operating the original buildings as a historic site and working farm providing educational tours and demonstrations. The expansive Farmstead land provides a recreational open space for visitors, complementing the historic character of the buildings and programs. Montgomery County utilizes a small portion of the Peter Wentz acreage for a carpentry shop and a salt stockpile supporting government operations and snow removal throughout the County.

The parcels of land along Skippack Pike in the southeast corner of Peter Wentz Farmstead are owned by the Rothenberger family, who for over a century have used land in the Farmstead for the family woodworking and cabinet-making business, run from family residences. The Rothenberger family is historically linked to the original Wentz farm and their chain of ownership extends back to the late eighteenth century. As long-time neighbors, the County and the Rothenberger family enjoy a positive relationship; the County has iteratively acquired open space land for public use from the Rothenbergers while sharing that land and associated buildings with the family. In keeping with this relationship, the Rothenberger family has expressed interest in selling to Montgomery County approximately two acres across two parcels.

Home since 1970 to the Rothenberger woodworking business Alvin Rothenberger, Inc., these two acres comprise the entirety of lot 670003238106 and a portion of lot 670003238115. The land includes a 10,000 square foot warehouse-style work shop in which the Rothenbergers operated a custom cabinet and furniture manufacturing business. Alvin Rothenberger built the work shop in 1970, moving his business out of his residential barn structures (now Kriebel farm, acquired by the County in 2009 and incorporated into Peter Wentz Farmstead historic site. In 1979, the Rothenberger family constructed two wood frame structures on land adjacent to the work shop (now also owned by Montgomery County in conjunction with the 2009 acquisition) to expand the business, using one for lumber and equipment storage. In an effort to increase both product quality and business independence, the other new building housed a saw mill that was in operation from 1979 until it was decommissioned in 2000.

Alvin Rothenberger, Inc. has since 1970 fabricated custom millwork for commercial and residential installations on the property. The business had up to 8 employees working daily in the shop building and accepted frequent shipments of lumber and other raw materials delivered by a variety of container trucks. Large deliveries of finished products were packed on site into vans or box trucks and then shipped to final destinations using Skippack Pike. With the addition of the working saw mill in 1979, raw timber would be delivered by truck to the site, where it was milled, dried, and then used as boards for woodworking. On the

occasions when wood supply exceeded millwork demand, the Rothenberger family would mill lumber for outside entities, who arranged pickup and delivery. The saw mill was frequently utilized by other area businesses for production of specialty beams or large pieces milled from specific wood species.

Montgomery County seeks to continue the light industrial use of these parcels, utilizing the land and barn structures already built on adjacent County-owned lots to shelter a portion of its road and bridge maintenance operations. County employees responsible for maintaining a portion of the 75 miles of roadways and 130 County-owned bridges would use the existing barn buildings to store vehicles and equipment associated with the work. Excepting small amounts of patching materials stored and used in five gallon buckets, raw materials would not be stored on site. The barn buildings, as they are currently, would continue to be covered areas for equipment repair and storage. As this proposed facility would represent a satellite location in addition to the Green Lane yard, the equipment located on this property will represent only a piece of the County's overall fleet and will include eight maintenance vehicles ranging from pickup trucks to mid-level dump trucks, as well as such smaller construction vehicles as skid steers and roller machines transported by trailers. Though the shop building will house a coordination office to which crew members would report in the morning, it will primarily be used for storage of County-owned historic artifacts currently scattered across multiple facilities.

Relocating storage and staging of roads and bridges vehicles and personnel from Norristown to the Rothenberger property enables, with the County's primary maintenance facility situated at Green Lane, Montgomery County to meet upkeep and repair needs quickly and efficiently. Operationally, personal vehicles belonging to the eight people working from the site would be parked in the morning; County vehicles would then be driven to worksites throughout the County, with the equipment being returned at the end of the day to the property before employees returned home. Montgomery County would seek to install such minimal site improvements as paving roadways and plans construction only as needed to ensure the structural integrity of the existing buildings.

Because the property is situated at the geographic center of Montgomery County, the roads and bridges maintenance crew would from this new location enjoy efficiency improvements for snow removal and bridge repair work scattered throughout the County. The parcel is bound on three sides by County properties and will augment preserved historic and open space, increasing protection of adjacent public County assets. These advantages, coupled with the County's commitment to continue our good relationship with our Rothenberger family neighbors makes acquisition of the parcels beneficial on multiple fronts: the Rothenberger family continues their legacy of improving County public facilities while productively transferring family assets, the County will be better able to fulfill its maintenance obligations, and the people of Montgomery County will reap the benefits of preserved open space.

In conjunction with our application to the Worcester Township Zoning Hearing Board, we will request a meeting with the Worcester Township Engineer to discuss purchasing of equivalent dwelling units (EDU) from the Township, as well as to finalize paving plans per the Engineer's direction. We have shown on the attached plan parking areas we will add to

accommodate County employees working from this site, and have designated a specific exterior storage area for the remote possibility that any materials are temporarily stored on site. (As previously stated, no materials or equipment associated with this operation are typically stored outside.) While our planned improvements to the existing structures will be minimal, any work we undertake will be pursued in full compliance with and utilizing guidance from the Worcester Township building code and applicable officials. Any signage installed by Montgomery County will be no larger than existing site signage, and any additional safety and security lighting will be installed on the existing buildings.

Following our Zoning Board hearing relating to this application for Special Exception, if approved, and pending acquisition of the Rothenberger properties, the County will submit an additional application to Worcester Township for a subdivision plan. This future request would seek to consolidate County-owned properties with the Peter Wentz Farmstead park property, and would appropriately address all on-site parking requirements.