

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD
WORCESTER, PA

Thursday, June 12th, 2014 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:32 P.M.

ATTENDANCE

PRESENT:

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Ms. Chris David	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Mr. Doug Rotondo	Secretary
Mr. Anthony R. Sherr	Member

GUESTS:

Mr. Andrew Olen, Esq.: Representative for ZHB APPL# 14-06
Mr. Joseph Estock, P.E.: Representative for ZHB APPL #14-06
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident
Mr. Robert Andorn, Valley Forge Road Resident

1. ZONING HEARING BOARD APPLICATION #14-06 LOCATED AT 2131 BETHEL ROAD:

The following relief has been requested to permit three new single family detached dwellings:

- Variance from 150-12(B)(2) for Lots 1 & 2, to permit a lot width at the street lines of 25' feet rather than the required 250' feet; and
- Variance from 150-17(B) to permit a driveway within 300' feet of another driveway; and
- Variance from 150-155 (B) to permit a driveway within 100' feet of an intersection.

Mr. Andrew Olen, Esq. and Mr. Joseph Estock, P.E presented this application to the Planning Commission.

Discussion and questions ensued.

The Planning Commission did not have any objections and/or recommendations regarding this application.

2. **ZONING ORDINANCE AMENDMENT**

INVASIVE SPECIES

The Planning Commission discussed examples of existing Invasive species ordinances (i.e. Bamboo) that exist in southeastern Pennsylvania.

Ms. Quigley will be reaching out to other Townships with such ordinances to get feedback on effectiveness or any problems.

Mr. Matt Schelly will review any draft ordinances provided and/or requested by the Planning Commission.

Discussion and questions ensued.

HISTORIC ORDINANCE

The Planning Commission discussed the informational brochure created and presented by Mr. Schelly.

The layout, verbiage, and graphics were discussed regarding the brochure. Mr. Schelly will revise accordingly.

Discussion and questions ensued.

3. **PLANNING COMMISSION AGENDA FOR THE MAY 22nd, 2014 MEETING:**

- 2048 Berks Rd – Simple Conveyance Plan – Preliminary/ Final Approval Consideration
- Invasive Species
- Historic Ordinance

4. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. David, seconded by Ms. Quigley for the approval of the minutes for the meeting held on May 8th, 2014 contingent upon minor corrections, was passed unanimously.

5. **PUBLIC COMMENT**

Mr. Andorn commented on the Historic Ordinance brochure provide by Montgomery County Planning Commission, procedures and protocol concerning this process, and private property rights.

6. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:09 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD
WORCESTER, PA
Thursday, June 26th, 2014 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:33 P.M.

ATTENDANCE

PRESENT:

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Mr. Anthony R. Sherr	Member
----------------------	--------

GUESTS:

Mr. Nelson: Owner of 2048 Berks Road
Mr. Jose Grande, P.E.: Representative for 2048 Berks Road
Dr. James Mollick, Country View Lane
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident

1. 2048 BERKS ROAD – SIMPLE CONVEYANCE PLAN:

- **PRELIMINARY & FINAL APPROVAL CONSIDERATION:**
 - THIS PLAN PROPOSES SUBDIVIDING AN AREA OF LAND FROM “PARCEL A” AND COMBINING IT WITH AN ADJACENT AREA OF LAND ENTITLED “PARCEL B”. THIS SIMPLE CONVEYANCE PLAN WILL NOT RESULT IN ANY ADDITIONAL BUILDING LOTS AND THE PLAN DOES NOT PROPOSE ANY NEW BUILDING ON EITHER PARCEL A OR PARCEL B. IT SHOULD BE NOTED THAT THERE ARE EXISTING SINGLE-FAMILY HOMES ON EACH PARCEL WHICH ARE TO REMAIN.

Mr. Grande & Mr. Nelson presented the proposed plan. They further explained the walking trail is for bikes and walking due to Berks Road being dangerous due to high speed traffic.

Discussion and questions ensued.

RECOMMENDATION:

A motion by Ms. Quigley, seconded by Mr. Rotondo, recommending Preliminary/ Final approval of the Simple Conveyance Plan to the Board of Supervisors, was unanimously voted upon.

2. **MULTIMODAL TRANSPORTATION FUND (MTF) – GRANT OPPORTUNITY FOR SOUND BARRIERS:**

- **REVIEW & RECOMMENDATION**

Mr. Todd explained the grant.

Dr. Mollick inquired as to the amount and if there is a match.

Mr. Todd responded that there is approximately \$3 million dollars available through a state grant for sound barriers and that currently there is a match required, however this requirement is to be removed as of Year 2015.

He further clarified that the grant application must be submitted next week and that the Township has right of first refusal.

Dr. Mollick inquired as to the location of the sounds barriers. Mr. Todd responded that there is interest in placing the sound barriers for properties located off of Deep Meadow Lane, Oak Terrace, and properties that are adjacent to the turnpike.

Discussion & questions ensued.

RECOMMENDATION:

A motion by Ms. David, seconded by Ms. Quigley, recommending approval by the Board of Supervisors because the grant is consistent with the with the Township Comprehensive plan, including improving the quality of life, health, safety, and welfare of the general public and residents, was unanimously voted upon.

3. **ZONING AMENDMENT ORDINANCE(s):**

- **HISTORIC ORDINANCE – DISCUSSION**

Mr. Schelly provided a revised historic ordinance brochure. He focused on the information regarding possible funding & assistance to residents interested in preserving their historic homes.

The Planning Commission discussed tax breaks for historic property owners.

The Pamphlet is organized into 6 sections which include:

- What does Historic Preservation do for you?
- What can private historic property owners do?
- What can non-profits do for the historic property owners?
- What can a public entity do for historic property owners?
- Since there are so many benefits to you and your community, how can privately-owned historic placed be saved? And;
- Resources

Mr. Schelly was instructed to contact the National Park Service and State Historical Society to obtain further information.

4. **PLANNING COMMISSION AGENDA FOR JULY 24th, 2014 MEETING:**

- Invasive Species: Bamboo
- Joint Meeting Agenda for 8/4/2014

5. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. David, seconded by Mr. Rotondo for the approval of the minutes for the meeting held on June 12th, 2014 as amended, was passed unanimously.

6. **PUBLIC COMMENT**

Dr. Mollick commented about advertisement requirements of the MTF grant, if the grant will be discussed publically, and requirements of the grant.

7. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:25 P.M.