

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, AUGUST 23, 2018, 7:30 PM**

**CALL TO ORDER** by Chair Todd at 7:30 PM

**ATTENDANCE**

PRESENT:   GORDON TODD                           [X]  
              DOUG ROTONDO                       [X]  
              MICHELLE GREENAWALT           [X]  
              MICHAEL HOLSONBACK           [X]

1. June 28, 2018 Meeting Minutes – Ms. Greenawalt motioned to approve the June 28, 2018 Meeting Minutes. There was no public comment. By unanimous vote the motion was approved.
2. July 26, 2018 Meeting Minutes – Mr. Holsonback motioned to approve the July 26, 2018 Meeting Minutes. There was no public comment. By unanimous vote the motion was approved.
3. Sparango Construction, Co., Inc. – (LD 2016-05) – Applicant’s Engineer, Joe Estock, accompanied by Mary Grace Sparango, requested preliminary plan approval and a waiver from curb specifications.

There was general discussion regarding the curb specifications and what is required by the State and Township.

Joe Nolan, Township Engineer, commented on the stormwater management being acceptable.

There was general discussion regarding the sanitary sewer system and the Act 537 plan.

Mr. Rotondo commented on the conservation subdivision ordinance being circumvented by the applicant and the applicant choosing to demolish the farmhouse located on the property. He reminded the commission that the applicant’s original plan followed the conservation subdivision ordinance and included preserving the farmhouse.

Mr. Nolan commented on the waivers the applicant has requested. Mr. Nolan also added the tree survey will be addressed on the final plan review.

There was general discussion regarding the sidewalk requirements, and the waivers being requested.

Mr. Estock inquired about the sidewalks be deferred to the eventual homeowners of the subdivision. Mr. Nolan commented on the waivers being requested as recommended in the review letters.

Mr. Rotondo commented on the naming of proposed streets, general discussion followed. There was no recommendation to change the proposed street name, "Josephine Way".

Chair Todd motioned to recommend the Board of Supervisors grant preliminary plan approval, conditioned on the standing review letters. Ms. Greenawalt seconded this motion. The motion was approved by a vote of 3-1, with Mr. Rotondo opposed. There was no public comment.

Jim Mollick, Worcester, commented on the conservation subdivision terminology.

4. Griffiths – Township Line Road – (LD 2018-04) – Mr. Nolan provided an overview of a Preliminary/Final Plan of Lot Consolidation for Griffiths – Township Line Road. There was no public comment. Ms. Greenawalt motioned to approve the Preliminary/Final review, seconded by Mr. Rotondo. By unanimous vote the motion was approved.
5. September 27 Planning Commission Meeting Agenda – At its September 27 meeting the Planning Commission may review the Palmer (LD 2017-01) subdivision application.
6. Other Business – There was no additional business discussed at this evening's meeting.

## **PUBLIC COMMENT**

- Dr. Mollick, Worcester, commented on the June 28 Planning Commission meeting minutes, the Urban Research & Development Corporation study of Center Point Village, transferable development rights, by-right land development plans, and the proposed residential density of the Palmer tract. Chair Todd commented on the Urban Research & Development Corporation study.
- Bob Andorn, Worcester, commented on by-right development plans, and the process for proposing and selecting proposed road names.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Chair Todd adjourned the meeting at 8:41 PM.

Respectfully Submitted:

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Andrew R. Raquet  
Asst. Zoning Officer; Codes Clerk