

# WORCESTER



# TOWNSHIP

*At the Center Point*

*of Montgomery County*

## 2021 Budget Adopted No New Taxes, No Tax Increases

The 2021 Budget, adopted by the Board of Supervisors on December 16, includes no new taxes and no tax increases, and maintains the higher-quality services and programs our community enjoys today.

The current Township real estate tax, at 0.05 mills, is the lowest municipal millage rate in Montgomery County. This means that the owner of a property in Worcestertwp.com that is assessed at \$300,000 (about a \$640,000 sales price) pays \$15 in property tax to the Township.

The Budget funds more than \$900,000 in road improvements (to keep roads safe), provides a 5% increase to the Township's contribution to the Worcestertwp.com Volunteer Fire Department (our community's all-volunteer emergency service provider) and replaces important Public Works equipment (that have reached the end of its useful life).

The Budget provides a one percent (1%) increase in residential and commercial sewer rates in 2021. For residential customers the sewer rate will increase by \$0.44 per month.

The 2021 Budget document includes easy-to-understand narratives, useful graphics and other helpful information so residents can better understand how their tax dollars are collected and spent. Check it out at [worcestertwp.com](http://worcestertwp.com)!

## "WHO GETS THE PROPERTY TAXES THAT I PAY?"

It's a question we often receive at the Township Building, because the collection of real estate taxes can be a little confusing. So here's the skinny...

A real estate tax bill includes three separate taxes... the property tax that's levied by the county, the property tax that's levied by the school district, and the property tax that's levied by the municipality. Each entity has a different tax rate, so each entity receives a different percent of the total taxes paid.

### So who gets the property taxes that are paid by property owners in Worcestertwp.com Township?

**88.7%** goes to the **Methacton School District.** *School districts usually have the highest tax rate.*

**11.2%** goes to **Montgomery County.** *This includes the County's community college tax.*

**0.1%** is collected by **Worcestertwp.com.** *Yes, our property tax rate is really that low!* 🐛

## COMPREHENSIVE PLAN UPDATE VIRTUAL OPEN HOUSE

**F**or several months the Comprehensive Plan Update Task Force has been working to update Worcestertwp.com's 2008 Comprehensive Plan, our community's primary planning guide. Task Force members have carefully reviewed each chapter in this plan, and they are now preparing recommended updates to the plan that will help our Township address key issues throughout the years to come.

When a municipality updates its comprehensive plan, public input is critical. The Task Force will conduct a virtual open house on March 24 from 6 to 8pm to discuss

our Comprehensive Plan, the update process, and potential updates to the plan. All residents are invited to join in this important discussion. Please visit [worcestertwp.com](http://worcestertwp.com) for open house information.

And, as always, residents are welcome to attend Task Force meetings, held at 7:00pm on the fourth Wednesday of each month. Recent meetings have been conducted on-line, and meeting information may be found at [worcestertwp.com](http://worcestertwp.com).

Questions about the Comprehensive Plan? E-mail us at [cpu@worcestertwp.com](mailto:cpu@worcestertwp.com). 🐛

## ROAD IMPROVEMENT PROGRAM



### Supervisor Appointed

Lou Betz was appointed Township Supervisor at the Board of Supervisors' meeting in November. Lou has been a Township resident for over 30 years, and he has operated a small business in Worcester for over 25 years. Supervisor Betz will fill the remaining term of the vacant seat, a term to expire on January 3, 2022.

### 2021 Sewer Fees

Residential and commercial sewer fees for properties connected to the Worcester Township sanitary sewer system will increase by one percent (1%) in 2021. For residential customers the fee will increase by \$0.44 per month, to \$133.37 from \$132.05 per quarter. The new rate will be reflected in sewer bills to be mailed on April 1, for service provided during the first quarter of 2021 (January, February and March).

### Ask Mary Ann

When the telephone rings at the Township Building, and the resident on the line asks a question, Receptionist extraordinaire Mary Ann always has the answer. Here's one of questions that Mary Ann often fields, and her answer...

**RESIDENT:** "How can I pay for my permit?"

**MARY ANN:** "You can pay with cash, check, or credit card. An approximate two percent fee is charged for all credit card payments – which is the actual administrative fee charged to the Township by the credit card companies."

This year, Worcester Township will continue implementation of its annual road improvement program. This program is designed to maximize the useful life of infrastructure through an aggressive maintenance plan and appropriately-scheduled capital improvements. The program, which includes a maintenance plan and a capital plan, allows the Township to maintain more than fifty five miles of roads in good condition.

The maintenance plan includes pothole repair, street sweeping, roadside brush trimming, roadside swale maintenance and patch milling.

The capital plan includes the replacement and installation of culverts and stormwater pipes, and the resurfacing and reconstruction of roads. On average, the Township resurfaces and/or reconstructs between three and five miles of roadways each year.

The number of roads treated depends on many factors, including the extent of repairs needed, the cost of materials, and

the damage done during the winter months. As such, road projects are often subject to change.

**At this time projects proposed in 2021 include the repaving of:**

- Allebach Lane;
- Curtis Lane;
- Green Hill Road;
- Houpt Way;
- Kriebel Mill Road, south of Germantown Pike;
- Kriebel Mill Road, a portion south of Water Street Road;
- Pawlings Ford Road;
- Sibel Circle;
- Stuart Way; and,
- Woodbridge Lane.

When the list of roads to be resurfaced is confirmed this information will be posted to the Township website.

Motorists using the above-noted roads may experience delays during construction. We thank folks for their understanding and patience as we work to improve our community's roadways. 🐞

## HOW MUCH CANDY IN THE FISHBOWL?

There is a fish bowl in the lobby of the Worcester Township Building. And in this fish bowl there is candy... Peppermints to be exact. And lots of them.

How many Peppermints are in the fish bowl is your guess, and if your guess is the closest to the actual number you'll win the candy, and sweet bragging rights.

Submit your guess at the Township Building, before 4:00 pm on April 30. One guess per person please. The winner will be announced in our next newsletter.

And congratulations to John Newett, whose guessed the exact amount of Kit Kats (36) in the fishbowl in our last contest. John, don't forget to share!

The candy is kindly contributed by the employees of Worcester Township, who are not eligible to submit a guess (*sorry folks!*). 🐞



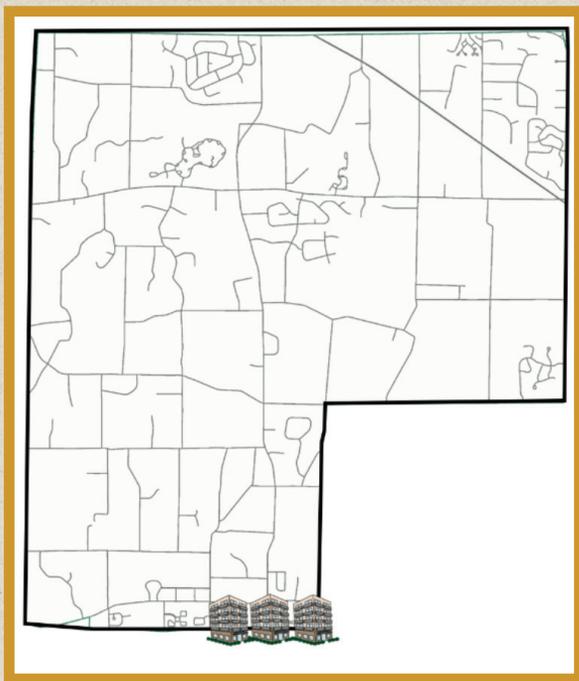
## ZONING STUDY UNDERWAY

State Law requires every local government to provide zoning for every type of residential use – from mobile homes and apartments to townhomes and single-family detached homes. In addition, the law requires that zoning yield a “fair share” of each housing type. And while there is no mathematical formula to calculate a municipality’s “fair share” of individual residential uses, the courts have generally looked to the percent of residential uses – both existing and permitted to be constructed – in communities throughout the immediate region.

If a municipality doesn’t meet its legal obligation a developer can move to invalidate the zoning on any property, then get court approval to build the desired use on that property. That’s why you sometimes see apartment buildings that have been built in zoning districts that allow single-family homes only.

Forty years ago Worcester Township created a zoning district for apartments. This district is located along the southern border of the Township, between Germantown Pike and Lower Providence Township. Apartments were never built in this area, and to date less than ten apartments exist in the entire Township (not including the units in the Meadowood retirement community).

Concerned with having a developer get court approval to construct apartments at any location in the community, the Township utilized a provision in State Law that gives municipalities a six-month period in which to identify and fix any deficiencies in its ordinance. During this time a developer can’t challenge the zoning. Worcester’s six-month period began in January, and Township planners are now working to identify any ordinance revisions needed to meet our obligations under the law.



*Apartments are now permitted in a zoning district located along a portion of the Township’s southern boundary, between Germantown Pike and Lower Providence Township. If the Township doesn’t provide its “fair share” of apartments a court can grant approval to construct apartments at other locations throughout the community.*

One of the revisions being considered is amending the zoning district that currently allows apartments. This area of the Township is suited for apartment uses – given the proximity to major roadways and the availability of public water and public sewer. And if this zoning district can be improved in a way that meets the community’s “fair share” obligation, no other land in the Township would be required to be rezoned to permit apartment uses.

The Township will complete its review, and any fixes will be enacted, in the coming weeks. For more information visit [worcestertwp.com](http://worcestertwp.com), or contact the Township at (610) 584-1410. 📞



## Cub Scout Pack 200

Worcester Cub Scout Pack 200 has been busy during these unprecedented times! Many fish were caught by the Scouts and their families during the Fishing Derby outing, and the Scouts completed a community service project at Peter Wentz Farmstead.

And Pack 200 is proud to report that seven Cub Scouts completed all requirements needed for their promotion to Boy Scouts. Congratulations to these Scouts and their families!

A busy spring is planned with many activities. Want to join the fun? Just e-mail [cubpack200@gmail.com](mailto:cubpack200@gmail.com) to learn how.

## Late News

Did you receive our Winter newsletter a little later than usual? If yes, you’re not alone. All 3,100 copies of the newsletter were delivered to the post office on November 11, providing plenty of time to have these in homes by our December 1 target date... or so we thought. Our newsletter was among the many mail pieces that experienced significant delivery delays in recent weeks.



The Township aims to have the Spring newsletters in homes by March 1 and the Summer newsletter in home by the Friday before Memorial Day. The Fall and Winter newsletters are scheduled for the Friday before Labor Day and December 1, respectively. If your newsletter is late visit [worcestertwp.com](http://worcestertwp.com) to view the digital version, which is posted to our website shortly before the newsletters are delivered to the post office.

## WORCESTER TOWNSHIP RECOGNIZED AS A CERTIFIED SUSTAINABLE MUNICIPALITY



### Free Little Library Book Review

**I'm a Monster Truck**  
by **Dennis Shealy**  
reviewed by  
**Gregory Kelemen**  
(age 3)

#### The Story...

There are lots of monster trucks driving all around. They go everywhere.

#### My Favorite Part...

The monster trucks. I love the monster trucks.

#### My Recommendation...

Everyone should drive monster trucks.

Thank you, Gregory, for an amazing book review!

Would you like to review a book from our Little Free Library collection? Simply visit the library outside the Township Building (1721 Valley Forge Road), pick a book (*it's free!*), and ask a parent to contact Mary Ann Murray at (610) 584-1410, or by email at [mmurray@worcestertwp.com](mailto:mmurray@worcestertwp.com).



### Recycling Tips

Answer the call to recycle your cell phone! On average a cell phone is upgraded every 25 months, and more than 100 million cell phones are expected to be replaced this year. That's a lot of phones. Donate your out-of-use cell phone to a local charity, or locate a drop-off facility near you at [americarecyclesday.org/find-recycling](http://americarecyclesday.org/find-recycling).

**W**orcester Township has joined a select group of high-performing municipalities to become certified through the Sustainable Pennsylvania Community Certification program. The Township was recently awarded a Silver level certification for meeting the program's rigorous performance criteria that track 131 policies and practices in sustainable communities.



The Sustainable Pennsylvania Community Certification, managed by the Pennsylvania Municipal League in partnership with Sustainable Pittsburgh, recognizes municipalities that are working to save money, conserve resources, and foster vibrant communities. In earning the Silver certification, Worcester Township was credited for its accomplishments in community design and land use, intergovernmental cooperation, fiscal controls, and internal management and operations.

For more information about the Sustainable Pennsylvania Community Certification program visit [sustainablepacommunitycertification.org](http://sustainablepacommunitycertification.org).

## SUBDIVISION AND LAND DEVELOPMENT UPDATE

### The following projects are now under review:

- Bethel Development Associates – A two-lot single-family detached home at Skippack Pike.
- Gunsalas Tract – A three-lot single-family detached home subdivision at Mill Road.
- Meadowood – A 20-unit memory care facility at an existing retirement community at Skippack Pike.
- Palmer – Seven commercial lots and one residential parcel at Skippack Pike & Valley Forge Road.
- Palmer Village – An eleven-lot single-family detached home subdivision, with a bank, convenience store, and pharmacy, at Skippack Pike & Valley Forge Road.

### The following subdivision and land development projects are among those receiving approval in the recent years, and construction has not yet begun:

- Mandracchia – A two-lot single-family detached home subdivision at Stump Hall Road.

- Meadowood – A 4,200 sf addition for administrative offices and resident amenities at an existing retirement community at Skippack Pike.
- Sparango Construction – An eight single-family detached home subdivision at Berks Road.
- Stony Creek Village – Office, retail, and restaurant buildings at North Wales Road & Township Line Road.

### The following approved subdivision and land development projects are now under construction:

- Blue Eagle Properties – A 1,600 sf addition to an existing office building at Germantown Pike.
- Meadowood – Two generator units to service an existing retirement community at Skippack Pike.
- Reserve at Center Square – A residential subdivision at Skippack Pike that includes 125 townhomes and 125 single-family detached homes.
- Whitehall Estates – A 39 single-family detached home subdivision at Whitehall Road.

## ABOUT STORMWATER

**“Stormwater from my neighbor’s property is flooding my property. What can I do?”**

**It’s a question commonly asked by property owners. Here’s the answer...**

Pennsylvania courts have adopted the "common enemy" doctrine relating to stormwater runoff. Under this doctrine stormwater is deemed to be a common enemy to every landowner. A landowner has the right to have stormwater flow onto and over his or her property, and discharged through its natural course onto a neighboring property. In addition, a landowner may use and improve his or her land even though this use may result in some change to the quality or quantity of the water flowing to the properties below.

Generally, any damage to the property below caused by surface water as a result of this use is not actionable. In other words... a property owner can't require a neighbor to "stop the water" at the property line.

However, there is an exception to this general rule. A property owner can't divert water from its natural course, and unreasonably concentrate the rate of flow, in a way that damages another property. If you believe a neighbor is violating the common enemy doctrine you should contact an attorney with experience in these matters. If your neighbor is not willing to fix the problem you may be required to file suit in the Court of Common Pleas. Because the stormwater is flowing from private property the Township is not a party to the dispute. 🐦

## VOLUNTEER FIREFIGHTERS HOURS LOGGED

In 2020 the men and women of the Worcester Volunteer Fire Department logged **5,866 hours** conducting drills and responding to calls for help. If these folks were paid firefighters, the estimated cost to Worcester taxpayers for the same number of service hours would total about **\$633,000**.

And if the Township were to employ a *full-time* paid fire department this cost would top \$2 million per year, or about \$180 for each person now living in Worcester! Our volunteer firefighters may not be paid, but maintaining a dependable volunteer

fire department isn't free. The Worcester Volunteer Fire Department is always looking for persons who can help protect our community. But if you don't have the time to volunteer, please consider making a tax-deductible contribution to those who are willing to put themselves in harm's way to keep our families safe. 🐦

**Send your contribution to:**  
Worcester Volunteer Fire Department  
1725 Valley Forge Road  
Post Office Box 1  
Worcester, PA 19490

## DAYS GONE BY

In February 1959 Worcester Township petitioned State and County officials for a charter to create the Worcester Volunteer Fire Department. In September of that year a judge approved the Township's petition, and at a special ceremony the following spring the approved charter was presented to Paul Miller, the first president of the Worcester Volunteer Fire Department. *Source: A History of Worcester Township.*



## Moving on Up!

Hundreds of Township residents have used the Public Works compost bins in recent years. The bins have been so popular, in fact, that the Township is moving its wood-chipping operations to a portion of property it owns on Trooper Road, just south of Potshop Road. We need more space!

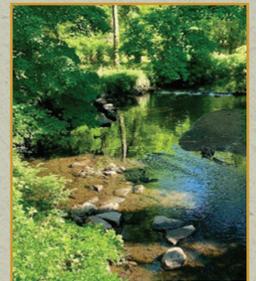
The new location will accept all branch drop-offs on Wednesdays and Saturdays, from 10am to 2pm. This is a free service for all Township residents.

Mulch, and other materials, will continue to be available for pick-up at the compost bins, 24/7. Branch drop-offs will not be accepted at the bins after the new location opens.

The move is scheduled for later this spring – the exact date was to be determined at the time this newsletter went to print. So please check [worcestertwp.com](http://worcestertwp.com) and the Township's social media accounts for more information.

## Watershed Protection Tip

Instead of hosing off the driveway, patio or sidewalk, grab a broom. Water run-off from our driveways or sidewalks carries contaminants – such as dirt, motor oil, fertilizers and animal waste – into our watersheds.



Sweeping also saves water... hosing for 15 minutes uses about 150 gallons of water!

This Watershed Protection Tip is part of Worcester Township's ongoing efforts to provide public education on stormwater management and to protect our environment.

## Virtual Cooking & Baking Programs

Join Kitchen Wizards for virtual culinary programs from your home kitchen via Zoom! Classes are offered for both children and adults. Take a look at the tasty treats you'll be preparing...



### FOR CHILDREN AGES 8 TO 12...

- S'Mores & Soft Pretzels (Mar. 14)
- Chocolate Sugar & Butterscotch Cookies (Apr. 11)
- Corn Muffins & Cherry Scones (May 8)

### FOR ADULTS...

- Chicken a la Nancy (Mar. 18)
- Molten Chocolate Lava Cakes (Apr. 6)
- Lemon Chicken Almondine (Apr. 19)
- Pasta Carbonara (May 6)
- Lemon Cake-Top Pudding (May 18)

Each children's class is 90 minutes, each adult class is 60 minutes. Sign-up for one class, two classes, or more!

For registration information and complete class details visit the Parks & Recreation page at worcestertwp.com.

## Leashes Required in Township Parks

Pennsylvania law requires dog owners to control their animals at all times. When a dog is safely confined to its owner's property, leashing isn't needed.



But when the dog is on another's property a leash is the best way to control the dog... and in Worcester parks and on Worcester trails the use of a leash is required at all times. Thank you for considering your neighbors' safety!

## THE PSYCHOLOGY OF SPEEDING

Speeding on local roads, it's among the most common complaints received by Worcester Township each year. And it's not just a problem on "major" roads like Skippack Pike, Valley Forge Road and Germantown Pike. Speeders are also found on quiet streets and cul-de-sacs – roadways mostly traveled by folks who live in these neighborhoods.

So if drivers know the dangers of speeding, why do some drivers speed when they're so close to home, placing their neighbors in harm's way?

Interestingly, psychology partly explains this behavior. By traveling the same roads, time and time again, drivers "master" roadway conditions, learning every twist, turn and dip along the route. And when drivers feel this comfortable with their surroundings, they are more likely to feel safe driving at a higher speed. This explains why most drivers travel at a slower speed when navigating through a city or town for the first time.

So when traveling local roads, please stay mindful of your speed... even if it feels safe to travel a bit faster. After all, local roads are where the people we care about most live! 🚗

## METHACTON LAUNCHES ONLINE SHOP

Methacton Alumni and Friends is thrilled to announce their new online shop! Browse and purchase Methacton alumni merchandise online at methactonalumni.org... showing your Methacton school spirit has never been easier! A portion of each purchase benefits the Methacton Education Foundation, which supports innovative education opportunities in all Methacton schools.



## HOME COOKIN' AT MEADOWOOD

By Meadowood Resident and amateur baker Eleanor Kingsbury

Native of Scotland, I grew up on wholesome but plain fare. It was after I came to the United States that I became interested in more sophisticated cooking (maybe because I lived in Cambridge, Massachusetts at the same time as Julia Child!).



Over the years I have cooked, baked, and entertained with pleasure. In retirement, I am back to culinary basics. The following recipe for Oatmeal Lace Cookies, which I got from an old friend in Chestnut Hill, has obvious appeal to the Scot in me and is a favorite with my family. 🍪



## PETER WENTZ FARMSTEAD

Check out the terrific programs being offered at the historic Peter Wentz Farmstead throughout the weeks to come. Programs are open to all ages... and all programs are **FREE!** Registration is required. To register contact Rebecca at [rblacketter@montcopa.org](mailto:rblacketter@montcopa.org).

**Tuesday, Mar. 23, 8:30am**  
**Bird Walk**

Explore the property and search for birds.

**Friday, Apr. 30, 11:00am**  
**Mammals**

Come search and learn about mammals.

**Tuesday, May 25, 8:30am**  
**Bird Walk**

Explore the property and search for birds.

**Saturday, Mar. 27, 7:15pm**  
**Spring Frog Song**

Discover different frog species and their songs.

**Saturday, May 5, 11:00am**  
**Pollinator Hike**

Stroll through the property and discover our pollinators.

**Friday, May 14, 11:00am**  
**Discovery Hike**

Come enjoy a hike through nature.

**Saturday, Apr. 10, 11:00am**  
**Signs of Spring**

Come search for signs of spring.

**Saturday, May 8, 1:00pm**  
**Wetlands**

Join us to learn all about wetlands.

**Tuesday, May 25, 8:30am**  
**Bird Walk**

Explore the property and search for birds.

## TENNIS ANYONE?

The always-popular PSCTA youth tennis program returns in 2021! Children ages 10 & under can learn the sport and develop skills with help of professional coaches from the PennSuburban Community Tennis Association.

Two spring sessions will be offered this year...

- **Session 1: Wednesdays**  
**April 21 to May 19**
- **Session 2: Wednesdays**  
**June 2 to June 30**

All sessions take place at the Heebner Park tennis courts. Children ages 5 to 8 will play from 5:15 to 6:00pm, and children ages 9 and 10 will take to the courts from 6:00 to 7:00pm. \$60 for residents, \$65 for non-residents.

Want to give it a try before signing-up? Join us for a **FREE** Play Date on Sunday, April 11 from 10am to noon!

To register complete and submit a Recreation Activity Form, available at [worcestertwp.com](http://worcestertwp.com).

Questions? Contact Mary Ann at (610) 584-1410, or by e-mail at [mmurray@worcestertwp.com](mailto:mmurray@worcestertwp.com).



## Babysitting Course

This popular American Red Cross certification course provides teens ages 11 to 15 with the confidence and skills needed to care for youngsters. Upon successful course completion students will receive an ARC Certification Card. Please bring a pencil, snack and lunch. Must register at least one week prior to the class! All CDC recommended safety precautions will be followed. Students will be given individual supplies (no sharing!), will be socially distanced, and must wear masks. Only sixteen spots are available!

**Sunday, April 11**

**9am to 3pm**

**Worcester Community Hall**

**1031 Valley Forge Road**

**\$70 residents, \$75 non-residents**

To register, and for more information, contact Mary Ann Murray at (610) 584-1410, or by email at [mmurray@worcestertwp.com](mailto:mmurray@worcestertwp.com).



## Worcester Scenes

Look familiar? The first person to identify this location in Worcester Township will receive a neat prize, and a shout-out in our very next newsletter. Send your best guess to Mary Ann at [mmurray@worcestertwp.com](mailto:mmurray@worcestertwp.com).

And congratulations to Karen Pflug-Felder, who was the first to correctly identify the springhouse along Zacharias Trail in our last newsletter.



*At the Center Point*

*of Montgomery County*

1721 VALLEY FORGE ROAD  
P.O. BOX 767  
WORCESTER, PA 19490

HOURS: 7:00 AM-4:30 PM  
PHONE: (610) 584-1410  
FAX: (610) 584-8901  
WORCESTERTWP.COM

**BOARD OF SUPERVISORS**  
RICHARD DELELLO, CHAIR  
LOU BETZ, VICE CHAIR  
STEPHEN QUIGLEY, MEMBER

Presorted  
Standard Mail  
U.S. Postage PAID  
Permit #50  
West Chester, PA



## What's Happening!

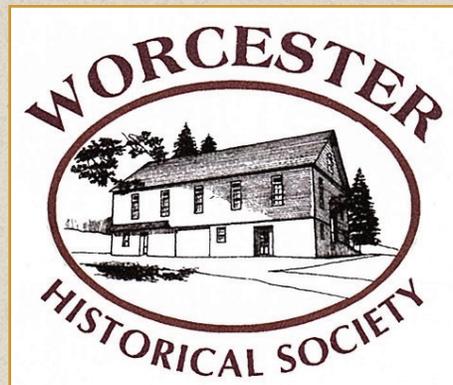
Every Friday afternoon the Township distributes a "Peek at the Week"—a list of Township meetings and community events scheduled for the upcoming seven days, plus other useful information.

To get your Peek by e-mail simply enroll for E-News Sign-Up at worcestertwp.com. Peek at the Week is also posted to the Township's Facebook (@worcestertownship) and Twitter (@WorcesterTwp) accounts.



### STAY CONNECTED:

TWITTER, FACEBOOK, AND INSTAGRAM  
E-NEWS SIGNUP AT WORCESTERTWP.COM



## From the Worcester Historical Society

The Society's annual **Flea Market returns to the parking lot at Community Hall, 1031 Valley Forge Road, on Saturday, May 1, from 8:00am to 2:00pm.** For more information contact Debbie Kavanaugh at (610) 613-3878.

The Society is aiming to reopen its museum in June! Never been? You're missing out! For more information visit [worcesterhistorical.org](http://worcesterhistorical.org).

## Spring Events At Variety

Mark your calendars for two great events this Spring at Variety—the Children's Charity of the Delaware Valley!

### Spring Fling Trail Run • May 22

Get moving for a good cause! The Spring Fling is a four-mile timed trail run, or a one to four-mile run/walk, on Variety's beautiful 77-acre campus. Each runner will receive an event t-shirt, goody bag and refreshments from local food vendors. Winner medals will be awarded in multiple age groups. \$25 per runner, and \$30 per run/walkers. Registration begins at 8am, and the run starts at 9am. More details at [varietyphila.org](http://varietyphila.org).

### Designer Bag Bingo • May 22

Back by popular demand! Hosted by the Crespy Family Chapter, this event will feature twelve games of bingo, a 50/50 drawing, raffle baskets and a silent auction. Don't miss out on a day of fun! The doors open at 11:30am, and the first bingo game kicks off at noon. Tickets are \$30 in advance, and \$35 at the door. More details at [varietyphila.org](http://varietyphila.org).