

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. Z4B 22-03 DATE FILED: 2/24, 20 22

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: FEBRUARY 24, 2022

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: NORTH PENN WATER AUTHORITY
- b. Mailing address: 300 FORTY FOOT ROAD
LANSDALE, PA 19446
- c. Telephone number: (215) 855-3617
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: OWNER OF 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: CARL N. WEINER, ESQUIRE

- a. Name: HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN
- b. Address: 375 MORRIS ROAD, P.O. BOX 1479
LANSDALE, PA 19446-0773
- c. Telephone number: (215) 661-0400
EMAIL: CWEINER@HRMML.COM

5. Property Details:

- a. Present Zoning Classification: LI - LIMITED INDUSTRIAL DISTRICT
- b. Present Land Use: INDUSTRIAL - WHOLESALE MANUFACTURING
- c. Location (Street Address): 1547 N. TROOPER ROAD
WORCESTER, PA 19490-1117

d. Parcel #: 67-00-00664-00-7

e. Lot Dimensions:

(1) Area: 25.85 ACRES

(2) Frontage: 801 FEET

(3) Depth: 1450 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)** REFER TO ATTACHMENT

6. Proposed Use(s):

- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)** REFER TO 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)** REFER TO 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: NOT APPLICABLE
(Please submit as an attachment)

10. Worcester Township to provide the list of names and addresses of properties situated in the vicinity of the subject property as per Township Code 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.



Signature

ANTHONY J. BELLITTO, JR

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 24th day of February, 2022

Alicia Kaye Vona

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Alicia Kaye Vona, Notary Public
Montgomery County
My commission expires October 15, 2025
Commission number 1406437
Member, Pennsylvania Association of Notaries

Date Received: 2/24/22

[Signature]
Zoning Officer

ATTACHMENT TO ZONING HEARING BOARD APPLICATION

APPLICANT: NORTH PENN WATER AUTHORITY

SUBJECT PROPERTY: 1547 N. TROOPER ROAD

5. ***Property Details***

g. Size, construction and use of existing improvements; use of land, if unimproved.

The property currently contains a multistory building comprising of office and/or warehouse spaces covering a gross building area of 115,304 SF or 2.65 AC. Accessory structures to this building include paved access roads and parking spaces. This building is occupied by industrial supplier and wholesale manufacturer Techni-Tool, Inc.

6. ***Proposed Use(s)***

a. Size, construction and proposed use(s)

The subject property lies within the LI - Limited Industrial District per the Township's zoning ordinance. NPWA proposes to acquire a 72,540 SF or 1.67 AC property/lot in fee simple from the subject property owned by T-Squared Realty, LLC spanning over 25.85 AC.

This 1.67 AC property includes a 200'X200' tank site proposed for constructing the new 150,000-gallon elevated water storage tank (EWST) as well as a 40' wide access corridor extending from North Trooper Road and leading upto the tank site. The proposed corridor will contain a 10' wide access road for ingress and egress as well as a new service water line that connects the proposed tank to the existing 12-inch water main along North Trooper Road.

The proposed EWST will help improve water system pressures and fire protection to Township residents in the surrounding communities. The proposed structure will be a water standpipe style tank having a diameter of 32' and approximately 132' tall.

The proposed tank site boundary will be surrounded by a six-foot high chain link fence with two (2) 5' wide gates that control access in and out of the facility.

7. ***Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zone 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.***

NPWA requests the following variances from the provisions of the Zoning Ordinance:

- a) Section 150-129 (a) to permit a lot area of 72,540 SF or 1.67 AC in lieu of the minimum required lot area of 10 acres.

- b) Section 150-130D to permit a side yard consisting of less than 200' adjacent to a single-family residential district (AGR).
- c) Section 150-132 to permit a structure greater than 35' in height. Proposed tank will be approximately 132' tall. Height of the tank is the minimum amount necessary to store adequate water and provide sufficient pressure to operate water system servicing the surrounding communities. The lot area and dimensions are commensurate with the proposed use of the new elevated water storage tank.
- d) Section 150-134C (1) which requires provision of a landscape buffer adjacent to another district.

NPWA requests the following special exceptions from the provisions of the Zoning Ordinance:

- a) Section 150-128 Use Regulations defines the uses that are permitted for a new building or combination of buildings erected in the LI District of the township. NPWA believes the proposed 150,000-gallon elevated water storage tank falls under the category of storage and warehousing specified in 150-128B. If not the case, a special exception per 150-128E is requested.
- b) Section 150-182D which permits a chain-link-type fence of up to eight (8) feet in height within any nonresidential district by special exception upon showing the need for extraordinary security measures. The proposed water storage tank is a protected utility and requires controlled access into the facility. Proposed chain-link fence will be six (6) feet tall with two (2) 5' wide access gates.

NORTH PENN WATER AUTHORITY

300 FORTY FOOT ROAD
LANSDALE, PA 19446

TEL: 215-855-3617
FAX: 215-855-2756
www.northpennwater.org



February 24, 2022

Tommy Ryan, Township Manager
Township of Worcester
1721 South Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

RECEIVED

▶ FEB 24 2022 ◀

RECEIVED

Reference: New 150,000 Gallon Worcester Elevated Water Storage Tank (EWST)
1547 N. Trooper Road
Tax Parcel ID.: 67-00-00664-00-7

SUBJECT: **Zoning Hearing Board Application for New Worcester Elevated Water Storage Tank
Classification of Appeal : Request for Variance
Request for Special Exception**

Dear Mr. Ryan:

North Penn Water Authority (NPWA) is requesting variances and special exceptions from particular sections of the Zoning Ordinance listed in the attached application to construct a new 150,000-gallon Elevated Water Storage Tank (EWST) in the Township of Worcester. The project aims to improve water system pressures and fire protection to Township residents in the communities surrounding the subject property.

NPWA proposes to acquire a 1.67 AC property/lot in fee simple from the subject property owned by T-Squared Realty, LLC spanning over 25.85 AC. The subject property is located in the "LI" – Limited Industrial District per the Township's zoning ordinance. This 1.67 AC property includes a 200'X200' tank site as well as a 40' wide access corridor extending from North Trooper Road and leading upto the tank site. The proposed corridor will contain a 10' wide access road for ingress and egress as well as a new service water line that connects the proposed tank to the existing 12-inch water main along North Trooper Road.

The subject property currently contains a multistory office and/or warehouse building occupied by industrial supplier & wholesale manufacturer Techni-Tool, Inc.

We are submitting one (1) original copy of the documents listed below along with a check for seven hundred dollars (\$700.00) payable to Township of Worcester:

- Completed Zoning Hearing Board Application.
- Site Plan prepared (02/22/22) by a professional engineer experienced in developing site plans for similar small-scale EWST projects.



NPWA believes this will satisfy the Township of Worcester Zoning Hearing Board's requirements for review of the subject matter.

Very truly yours,
NORTH PENN WATER AUTHORITY

A handwritten signature in black ink, appearing to read "Daniel C. Preston", is written over the printed name.

Daniel C. Preston, P.E.
Director of Asset Management and Strategic Initiatives

cc: Carl Weiner, Esq., NPWA Solicitor

		Engineers Construction Managers Planners Scientists RKK & K 2001 CONCORD ROAD SUITE 100 TOWNSHIP, PA 17092 PH: (717) 800-2220 FAX: (717) 800-2121	
NO.	DESCRIPTION	BY	DATE

NORTH PENN WATER AUTHORITY TOWNSHIP WATER STORAGE TANK		PROJECT NO. 2024-08-10-0176 DATE 02/24/22 DRAWN BY HHW CHECKED BY JWC 1/8/2025
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NOTE 1:
 1.87 ACRE PROPERTY FOR TANK SITE AND ACCESS ROAD TO BE ACQUIRED IN FEE SIMPLE.

PROPOSED 150,000 GAL. TANK:
 132 FT DIA. X 132 FT HIGH
 N 40° 10' 54.76" W 75° 21' 08.76" BASE EL. 488'

T-SQUARED REALTY, LLC
PARCEL NO. 67-00-00664-00-7
25.85 ACRES

ELEVATIONS AND CONTOUR FROM PASADA LIDAR. PROPERTY LINES TAKEN FROM TAX MAPS. NOT FIELD VERIFIED.