

**MINUTES
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
WEDNESDAY, DECEMBER 21, 2022 - 7:30 PM**

CALL TO ORDER

• **ANNOUNCEMENTS:**

Township Solicitor Bob Bran announced an Executive Session was held on December 12th to discuss litigation, personnel, and real estate. No decisions were made at that meeting.

Township manager Sean Halbom announced the meeting is being video recorded for broadcast.

PLEDGE OF ALLEGIANCE

ATTENDANCE

All three Supervisors were present.

INFORMATIONAL ITEMS

PUBLIC COMMENT

OFFICIAL ACTION ITEMS

a) consent agenda

- A motion to approve a consent agenda that includes the following items:
 - i. Treasurer's Report and other Monthly Reports for November 2022.
 - ii. bill payment for November 2022.
 - iii. November 16, 2022, Work Session minutes; and,
 - iv. November 16, 2022, Business Meeting minutes.

Supervisor Betz motioned to approve the Treasurer's Report and monthly reports for November 2022; payments for November 2022 bills in the amount of \$1,928,094.16; and, the November 16, 2022 Business Meeting minutes; and, the November 16, 2022 Work Session minutes.

Supervisor Quigley seconded the motion.

There was no public comment.

The motion was passed unanimously, 3-0.

b) Motions

- i. Property Tax Stipulation, 1423 Reiner

Chair DeLello asked the Solicitor to summarize the Property Tax Stipulation. The Solicitor explained the matter involved a sum of \$3.59 owed to the property owner. The Township typically accepts

whatever agreement the School Board reaches with property owners on property tax stipulations. Solicitor Brant explained this approach is best since the portion of the tax settlements owed by the Township, compared with the School District, is marginal by comparison.

c) 2023 Budget Message: Worcester Township Treasurer, Nicole Quagliarello

Chair DeLello asked the Township manager to summarize the Budget Message. The Township manager offered the message was unchanged from the previous meeting, and that the document was available for public review in the meeting room.

d) Resolutions

- i. Resolution 2022-19, Act 57, an act relating to the collection of taxes levied by counties, school districts, and municipalities, conferring powers and imposing duties on tax collectors.

Chair DeLello asked the Solicitor to summarize Act 57. He provided that the Tax Collector can now waive certain penalties provided the property owner provides notice they never received any tax notice. The Act requires Townships the pass the legislation by January 9th.

Supervisor Betz motioned to approve Resolution 2022-19, Supervisor Quigley seconded the motion.

There was no public comment.

The motion passed unanimously, 3-0.

- ii. Resolution 2022-20 Plan Revision for new land development (sewer), LD 2022-03, Zacharczuk

Chair DeLello asked the Township Engineer to summarize. He provided this resolution revises the current 537 plan to allow for 16 lots in this subdivision to connect to the sewer system. Upper Gwynedd has already agreed to accept the sewage load.

Supervisor Betz motioned to approve Resolution 2022-20, Plan Revision for new land development, Supervisor Quigley seconded the motion.

There was no public comment.

The motion passed unanimously, 3-0.

- iii. Resolution 2022-21 Preliminary Land Development Approval for LD 2022-03, Zacharczuk.

Chair DeLello asked Solicitor Brant to summarize. He provided that the applicant's council was not able to attend this evening, but the plan has been reviewed by the engineer, traffic engineer, and Planning Commission. A \$71,584 traffic impact fee, and \$80,000 fee in lieu of tree planting was agreed upon. A

number of technical waivers were reviewed by the Planning Commission and engineer and recommended.

The Township engineer offered that most of the waivers related to slope angles to avoid clearing additional trees, buffering, and sidewalks, among others. Stormwater management features have also been reviewed by the Township and County. Supervisor Quigley asked Mr. Nolan several questions concerning the site design. Chair DeLello asked Mr. Nolan if the project still must return for Final Plan approval. Mr. Nolan replied that it would after it received the necessary permits.

Supervisor Betz motioned to approve Resolution 2022-21, preliminary land development approval for LD 2022-03. Supervisor Quigley seconded the motion.

Public Comment:

Susan Smith asked the Board about the fee paid in lieu of planting tree replacements. She asked if there was a way to require the developer to not remove more trees than in necessary. Mr. Nolan offered that all projects have a “Limit of Disturbance” where they can operate. Ms. Smith expressed concern the developer may remove more trees than planned. Chair DeLello replied and addressed her concerns comparing the site to a recent development project nearby.

Dr. Jim Mollick of Worcester Township followed up that the settlement agreement dictating the development referenced by Ms. Smith was the result of a lawsuit the Township lost. He offered the outcome could have been worse, and that trees are generally replaceable.

iv. Resolution 2022-22, Final Land Development Approval, Huganir.

Solicitor Bob Brant summarized the project which proposes nine individual lots, eight of which will be built, and one of which will not be built at this time. The applicant will pay a traffic impact fee and a voluntary contribution in lieu of tree planting, and sidewalk installation. Sewer EDU fees were also provided, and the necessary agreements protecting the Township are in place. Several waivers were approved at Preliminary Plan Approval.

Mr. Clements, representing the applicant, was present for the meeting and briefly addressed the Board. Chair DeLello asked Mr. Nolan about the wetlands on site. Mr. Clement, Mr. Nolan, and the Board discussed the wetlands and storm water flow as it relates to the site. Chair DeLello asked if this project was being built in stages. Mr. Clements replied that site nine was undecided, but all other 8 lots would be built at the same time. Supervisor Betz asked Mr. Clement if lot 9 would ever be developed. Mr. Clement replied that it may, but no plan is currently developed.

Supervisor Betz motioned to approve Resolution 2022-22, Final Land Development Approval for Haganir, LD 2022-02. Supervisor Quigley seconded the motion.

There was no public comment.

The motion passed unanimously, 3-0.

- v. Resolution 2022-23, A resolution to amend the Worcester Township Personnel Manual.

Township manager Sean Halbom summarized the changes to the Employee Handbook. The changes include modification to work hours, paid time off days for new hires, and grammatical changes are proposed.

Supervisor Betz motioned to approve Resolution 2022-23, amending the Worcester Township Employee Handbook, Supervisor Quigley seconded the motion.

There was no public comment.

The motion passed unanimously.

- vi. Resolution 2022-24, Adoption of the 2023 Worcester Township Budget.

Chair DeLello summarized the efforts made by the Township to maintain a sustainable budget throughout the years.

Supervisor Betz motioned to approve Resolution 2022-24, adopting the 2023 Worcester Township Budget. Supervisor Quigley seconded the motion,

Susan Smith commented and expressed support for budgeting money for the planting of pollinator species in Township spaces. The Township manager replied that he had investigated the request and learned of several grant sources that can be used to help with such projects.

- e) Ordinance Adoption – 22-294 – Chapter 150 (Zoning) – An ordinance to amend certain provisions of the Township Code.

Chair DeLello asked the Solicitor to summarize the “clean up” ordinance. Mr. Brant replied that the ordinance had been advertised and this evening’s meeting allows for a public hearing concerning the ordinance. Mr. Brant summarizes the specific changes to the zoning ordinance related to signage.

Supervisor Quigley expressed concern over political signs and how they may be impacted by the ordinance. He expressed support for the changes if political signs could be exempted. Supervisor Betz asked if the Board was approving the amendment to the code as-presented, or if the language was being modified to address Supervisor Quigley’s concerns. Mr. Brant replied by clarifying the changes proposed, which add several permanent features to the list of things that cannot have signage attached or affixed to them.

The Township manager offered that, in his experience, these ordinances are generally used to enforce sign pollution and other nuisance signage, which is all commercial in nature and not related to residents' first amendment rights.

Supervisor Betz suggested tabling the ordinance until another meeting so the Board had time to consider the concerns expressed. The Solicitor suggested offering public comment in the hearing prior to voting to table the motion.

Dr. Jim Mollick of Worcester offered public comment advocating against the ordinance adoption. He offered that the ordinance was designed following conversations with a resident who he suspects had political motives. He shared that he had filed a right to know request and received emails concerning the subject. Dr. Mollick shared his feeling that the proposed legislation was politically motivated and interferes with free speech.

Chair DeLello offered disagreement with Dr. Mollick's perception of the motivations behind the ordinance clean up and thanked him for his comment.

The public hearing was closed. Supervisor Betz motioned to table the motion; Supervisor Quigley seconded the motion. The motion passed unanimously.

OTHER BUSINESS

Supervisor Quigley addressed a recent letter sent to Townships by the Montgomery County Planning Commission concerning fair housing. He expressed concern about outside forces that could propose development that is higher density than the Township may be used to seeing.

PUBLIC COMMENT

ADJOURNMENT

The meeting adjourned at 8:59 PM.

UPCOMING MEETINGS

Meetings to be held at Worcester Township Community Hall, 1031 Valley Forge Road.

**MEETING MINUTES
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
REORGANIZATION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
JANUARY 3, 2023 - 7:30 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE

INFORMATIONAL ITEMS

The Township manager shared the meeting was being recorded for future broadcast.

PUBLIC COMMENT

There was no public comment.

OFFICIAL ACTION ITEMS

a) Temporary Chair

Supervisor Quigley motioned to nominate Supervisor DeLello as Temporary Chair. Supervisor Betz seconded the motion. The motion passed unanimously.

b) Temporary Secretary

Supervisor Quigley motioned to nominate Sean Halbom as Temporary Secretary. Supervisor Betz seconded the motion. The motion passed unanimously.

c) Chair to the Board of Supervisors

Supervisor Quigley motioned to nominate Supervisor DeLello as Chair. Supervisor Betz seconded the motion. The motion passed unanimously.

d) Vice Chair to the Board of Supervisors

Supervisor Quigley motioned to nominate Supervisor Betz as Vice Chair. Supervisor DeLello seconded the motion. The motion passed unanimously.

e) official appointments

Chair DeLello asked for a motion of the slate of official appointments (a-dd), Vice Chair Betz motioned to approve the official appointments as described in Township manager's member dated 12/30/2022 (a-dd), Supervisor Quigley seconded the motion. The motion passed unanimously.

f) volunteer appointments, standing positions

Chair DeLello offered a summary of the role and purpose of the vacancy role. He shared that the current vacancy board member, Dr. James Mollick, has expressed interest in reappointment. The board discussed that the position has never been needed to date, but was required to be filled. Supervisor Quigley motioned to reappoint Dr. Mollick, Chair DeLello seconded the motion. The motion passed unanimously.

Vice Chair Betz motioned to reappoint Cesare Gambone to the Zoning Hearing Board. Supervisor Quigley seconded the motion. The motion passed unanimously.

Chair DeLello shared that Lee Koch and Michael Holsonback of the Planning Commission were up for reappointment. Only Mr. Koch expressed interest in reappointment. Chair DeLello shared that Jennifer Taylor, the current alternate Planning Commission member was a candidate for the vacancy created by Mr. Holsonback.

Vice Chair Betz motioned to reappoint Mr. Lee Koch, to the Planning Commission. Supervisor Quigley seconded the motion. The motion passed unanimously.

Vice Chair Betz motioned to appoint Jennifer Taylor, P.E., to the Planning Commission. Supervisor Quigley seconded the motion. The motion passed unanimously.

g) holiday and meeting schedules

Vice Chair Betz asked the board to consider moving the Business Meeting times to 7:00PM and keeping the Work Sessions at 6:30PM. Supervisor Quigley offered support for the time change.

Vice-Chair Betz motioned to approve the meeting agenda as amended, to reflect the Business meeting's new starting time of 7:00PM, Supervisor Quigley seconded the motion. The motion passed unanimously.

h) other establishments

Chair DeLello asked the Township manager to summarize the purpose of the other establishments criteria. He explained this is a requirement of the Township to disclose their financial institutions, employee's bond requirements, mileage reimbursement rate, and field assignments for youth sports organizations.

Supervisor Quigley asked how the bonding amounts are decided. Mr. Halbom replied that was something the auditors would opine on based upon the financial exposure. Chair DeLello shared that could be received by the auditor this year.

Vice Chair Betz motioned to approve other establishments, as noted in the Township manager's member dated 12/30/2022. Supervisor Quigley seconded the motion. The motion passed unanimously.

(over)

i) Resolution 2023-01

- A resolution to authorize certain activities conducted by the Worcester Township Volunteer Fire Department.

Chair DeLello shared this essentially bundles a handful of annual Fire Company events into a single resolution. Vice Chair Betz motioned to approve Resolution 2023-01, authorizing certain activities conducted by the Worcester Township Volunteer Fire Department in 2023. Supervisor Quigley seconded the motion. There was no public comment.

The motion passed unanimously.

j) Resolution 2023-02

- A resolution to establish a fee schedule.

Chair DeLello asked the Township manager to summarize the fee schedule. He replied the Township uses a formula that calculates the staff's time multiplied by the anticipated time spent on each permit or applications. He shared the Township is legally barred from profiting off of fees, so a formula is necessary; however, the number of recent staff changes have resulted in changes to salaries and times spent processing requests. Mr. Halbom replied that the fee schedule has been changed by rounding certain fees for sake of ease, but will use 2023 to redesign the formula for calculating fees.

Vice Chair Betz motioned to approve Resolution 2023-02, authorizing a fee schedule. Supervisor Quigley seconded the motion. There was no public comment.

The motion passed unanimously

k) Resolution 2023-03

- A resolution to appoint the Township Auditor.

Vice Chair Betz motioned to approve Resolution 2023-03, appointing Bee Bergvall & Co. as Township Auditor. Supervisor Quigley seconded the motion.

Chair DeLello shared that the Township manager had offered a past suggestion that changing auditors every few years is generally good practice.

There was no public comment.

The motion passed unanimously

l) Resolution 2023-04

- A resolution to authorize the destruction of certain public records in accordance with Act 428 of 1968 and the *Municipal Records Manual*.

Vice Chair Betz motioned to approve Resolution 2023-04, authorizing destruction of certain public records in accordance with Act 428 of 1968 and the *Municipal Records Manual*. Supervisor Quigley seconded the motion.

Chair DeLello asked the Township manager to summarize the purpose of the motion. Mr. Halbom explained this is an annual record destruction for records that are now outside the widow the MRM requires specific documents to be held.

There was no public comment.

The motion passed unanimously

m) Resolution 2023-05

- A resolution to establish emergency service response areas.

Vice Chair Betz motioned to approve Resolution 2023-05, establishing emergency response areas. Supervisor Quigley seconded the motion.

Mr. Quigley asked the Township manager if any recent ambulance company merger may impact Township service. He shared he was not aware of any at this time.

There was no public comment.

The motion passed unanimously

OTHER BUSINESS

Chair DeLello invited any members of the public who wished, to offer comment.

Kim David of Berks Road offered comment in support of preserving open space. He commented the Zacharia Trail was being used a great deal and advocated for the preservation of three Township-owned lots nearby the trail. Mr. David voiced concern over the potential sale of the three lots. Chair DeLello and Supervisor Quigley offered disagreement with Mr. David's account.

Dr. Jim Mollick of Worcester offered agreement with the Board's response to Mr. David's comments voicing concern of the lots nearby the Zacharia Trail. Dr. Mollick offered support for the purchase of larger plots of open space like the Fisher Road property. Dr. Mollick voiced support for the management of meetings by this Board compared to Boards of the past.

ADJOURNMENT

The meeting was adjourned at 8:16PM

UPCOMING MEETINGS

Board of Auditors, Reorganization Meeting *	Wednesday, January 4	8:30 AM
Board of Supervisors, Business Meeting	Wednesday, January 18	7:00 PM
Zoning Hearing Board Meeting	Tuesday, January 24 th	6:30 PM
Planning Commission Meeting	Thursday, January 26 th	7:00 PM

** Meeting to be held at the Township Building, 1721 Valley Forge Road.*

DRAFT

MEMORANDUM

TO: Sean Halbom, Township Manager

FROM: Joseph J. Nolan, P.E., Township Engineer

DATE: January 5, 2022 

SUBJECT: Public Works Project – Status Report

This memorandum will provide an update and status report on the public works projects currently underway in the Township.

1. Turnpike Sound Barriers:

- a. Contract Awarded: January 19, 2022
- b. Notice to Proceed: February 1, 2022
- c. Contract Completion Date: September 30, 2022
- d. Submittals have been received by CKS for review. Panel and steel post submittals are approved. Materials are in production.
- e. Mobilization has started, and drilling will begin the week of October 3, 2022.
- f. Panel delivery will be scheduled for the next few weeks.

2. Mount Kirk Park Improvement Project

- a. Township has ordered Pavilion through Costars.
- b. CKS has completed General and Electrical design.
- c. Contract Documents, are being finalized; anticipate bidding the project March 14, 2022 with April 13, 2022 bid opening date.
- d. Contracts were awarded by Board of Supervisors at April 20, 2022 meeting.
- e. Paving of driveway, parking area, and trail will be part of 2022 Township Road Program.
- f. The pavilion is erected, and the contractors are working on the interior of the building. Site work is also underway.
- g. All site work is complete. Waiting on the water meter pit.

3. Valley Green WTP Filter Project

- a. CKS has completed design of project for bidding of new building and site work.
- b. Electrical design is being finalized.
- c. Contract documents will be finalized upon completed of Electrical Design.
- d. Received equipment quote from Dutchland and are evaluating project costs.
- e. Blower noise abatement will be part of project.
- f. DEP Part 2 Construction Permit Application has been submitted to PADEP.

- g. Equipment has been ordered with Dutchland.
- h. Contracts for site work will be bid on May 9, 2022 with bid opening on June 8, 2022. Anticipate award at June BOS meeting.
- i. Contracts have been awarded and submittals are being received.
- j. Pre-construction meeting has been held.
- k. Construction is now underway.

4. Classroom in the Park Project.

- a. Working with Township on evaluating building options. Received additional quotes for review.
- b. Preliminary site plan for project is complete.
- c. Once building is selected, design plans for site work and utilities will be completed. If pole barn building is selected, building fit-out contracts will also be required. (Similar to Public Works Building)
- d. Project is on hold.

5. Evansburg Trail Project

- a. Final route of trail has now been established. Most surveying and field work is complete.
- b. Project will require crossing Kratz Road, which is a State Road.
- c. Project will involve crossing creek with pedestrian bridge. Need wetlands study and bridge design.
- d. Project design is underway with base plan preparation.
- e. McMahon will be designing the Kratz Road crossing.

6. 2022 Road Program

- a. CKS is assisting the Township with preparation of Contract Documents for project. We have received the bidding information from the Township and have prepared the bidding documents. This project is now out for bid.
- b. Bids received for Road Project and township has awarded bids.
- c. The Township will oversee this project.
- d. Project is nearing completion.

7. Weber Road Culvert Replacement

- a. Preliminary design complete.
- b. Application for DEP Permit is being prepared.
- c. Detour plan is being prepared for PennDOT approval.
- d. Waiting for DEP permit.
- e. Project is out for bidding. Bids will be received February 8, 2023.

8. Valley Green WTP Re-Rating

- a. CKS has` completed an evaluation of the potential to re-rate the treatment plant for additional capacity.

- b. We are waiting for feedback from PADEP on preliminary treatment criteria.
- c. This will require a revision to the Township's Act 537 Sewage Facilities Plan, and then an application to DEP to re-rate the WTP capacity.

JJN/paf

MEMORANDUM

TO: Worcester Township Board of Supervisors
FROM: Joseph J. Nolan, P.E., Township Engineer
DATE: January 5, 2023
SUBJECT: Engineering Report - Project Status

This memorandum will provide an update and status report on the various projects that are ongoing within the Township as of January 5, 2023.

1. Turnpike Sound Barriers Grant Project: The pre-construction meeting for the project was held on February 1, 2022. The Notice to Proceed was issued and the project is scheduled for September 2022 completion. All submittals have now been approved and the panels and steel posts are in production. Construction has started. The contractor has mobilized and is drilling for the steel posts. The panels should be delivered for installation in the next few weeks.
2. Valley Green WTP Filter Project: The contracts for the Tertiary Filter Project have been awarded. The new filter has been ordered and is ready for delivery. We continue with reviewing submittals for the project. The pre-construction meeting was held, and work is underway.
3. Evansburg Park Trail: The revised trail location has been approved. CKS has completed the additional field survey work due to the changes. We are proceeding with the plan preparation, and we are coordinating this project with the Township, and the Township's traffic engineer. PennDOT is assisting with the Kratz Road crossing. We are working on the trail design and the pedestrian bridge.
4. East Mount Kirk Park: The Pavilion package has been delivered to the Township. A pre-construction meeting was held for this project. Site stakeout has been completed, and the concrete pad has been poured. Pavilion construction and utility installation is underway and nearing completion. The site work is complete. We are waiting for the water meter pit to complete the project. This project should be completed in the next few weeks.
5. Classroom in the Park: We are working with Township Staff on selecting a building for this project and as well as the site-plan for the project. We are evaluating a second building option for this project. This project is on hold.
6. Compost Facility: We are working with Township Staff on developing a site for composting at Nike Park on Trooper Road. We have bid the contract for the site work and bids were opened on October 4, 2022. This project is completed.

7. Miscellaneous Items

- a. CKS Engineers assisted the Township on numerous zoning and land development related issues as requested during the month.
- b. CKS Engineers performed various site inspections in conjunction with finalizing Use & Occupancy Permits during the month.
- c. CKS reviewed numerous grading permit applications and stormwater applications for the Township during the month.
- d. CKS Engineers, Inc. continued to provide inspection services in conjunction with all ongoing land development and subdivision projects throughout the Township. This also included verifying completion of items and preparation of escrow releases for these projects, as requested.
- e. CKS continues to assist in work required in conjunction with the review and approval of subdivisions and land developments and Conditional Use applications submitted to the Township. These currently include the Palmer Tract, Huginar property, the Dubner property, and the Zacharczuk property. There is also a project in the sketch plan phase for the property at 1570 Whitehall Road. A minor subdivision plan (Kerper Property) has also been reviewed and is awaiting approval.

The above represents a status report on the projects and services currently being performed by CKS Engineers, Inc. Please contact me if you have any questions on any of these items

Respectfully submitted,
CKS ENGINEERS, INC.
Township Engineers

Joseph J. Nolan, P.E.

JJN/paf

cc: Sean Halbom, Township Manager
File



Worcester Township

1721 Valley Forge Road
Worcester PA 19490
Phone: 610-584-1410

Permit Report - 12/01/2022 to 12/31/2022

Permit #	Applicant	Type	Const. Cost	UCC Fee	Issue Date	Lot Size (Sq. Ft.)	Lot #	Total Cost
Building Permit								
B-2022-409		Building Permit	\$0.00	\$4.50	11/21/2022	0.00		\$646.35
Contractor:	Berks Ridge Company Enterprises, Inc.		Description: Renovation of unit #209 Meadowlark Point					
Parcel Info:								
Parcel Number:		Location Address:	3205 SKIPPACK PIKE		Zoning:		Owner:	MEADOWOOD CORPORATION THE
B-2022-410		Building Permit	\$0.00	\$4.50	11/14/2022	0.00		\$109.50
Contractor:	archadeck of NW Philadelphia		Description: Construct new deck and patio in rear yard					
Parcel Info:								
Parcel Number:		Location Address:	2101 COUNTRY VIEW LN		Zoning:		Owner:	SRINGARI NANDAGOPOL & SANGEETHA
B-2022-424		Building Permit	\$0.00	\$4.50	12/2/2022	0.00		\$172.00
Contractor:	Lowry Electric Inc		Description: Install new 26 kw air cooled generator w/ auto transfer on concrete pad					
Parcel Info:								
Parcel Number:		Location Address:	2663 HAWTHORN DR		Zoning:		Owner:	ONEILL BRENDAN M & PHYLLIS K
B-2022-425		Building Permit	\$0.00	\$4.50	11/30/2022	0.00		\$772.68
Contractor:	Jeffrey Burns Carpentry		Description: Finish existing basement					
Parcel Info:								
Parcel Number:		Location Address:	2697 HAWTHORN DR		Zoning:		Owner:	KHAN FARID & SUON SOKREINE
B-2022-436		Building Permit	\$0.00	\$4.50	12/2/2022	0.00		\$109.50
Contractor:	KHI Property Management		Description: Remove and Replace existing deck; same size and location					
Parcel Info:								
Parcel Number:		Location Address:	3081 SUNNY AYRE DR		Zoning:		Owner:	SAMBRANO TRICIA & STEPHEN
B-2022-442		Building Permit	\$0.00	\$4.50	11/30/2022	0.00		\$219.50
Contractor:	Oetzel Construction LLC		Description: Master bath remodel					
Parcel Info:								
Parcel Number:		Location Address:	2502 CRESTLINE DR		Zoning:		Owner:	CLARK DAVID S & CHERYL M



Worcester Township

1721 Valley Forge Road
Worcester PA 19490
Phone: 610-584-1410

Permit Report - 12/01/2022 to 12/31/2022

Permit #	Applicant	Type	Const. Cost	UCC Fee	Issue Date	Lot Size (Sq. Ft.)	Lot #	Total Cost
Building Permit								
B-2022-444		Building Permit	\$0.00	\$4.50	11/30/2022	0.00		\$109.50
Contractor:	Salvatore Carbone	Description: Remove old deck and construct new deck 14'x20'						
Parcel Info:								
Parcel Number:		Location Address:	108 BRINDLE CT	Zoning:		Owner:	LIGHTCAP PAUL S & NANCY J	
B-2022-445		Building Permit	\$0.00	\$4.50	12/14/2022	0.00		\$152.00
Contractor:	Tesla Energy	Description: Installation of 30 Roof Mounted Solar Panels (12kw)						
Parcel Info:								
Parcel Number:		Location Address:	2511 BEAN RD	Zoning:		Owner:	FLAXMAN CRAIG	
B-2022-447		Building Permit	\$0.00	\$4.50	12/15/2022	0.00		\$3,160.57
Contractor:	Peace Valley Builders	Description: Construction of a new single family home						
Parcel Info:								
Parcel Number:		Location Address:	2127 BERKS RD	Zoning:		Owner:	HARTTRAFT TYLER & LUTTER KRISTEN	
B-2022-449		Building Permit	\$0.00	\$4.50	12/6/2022	0.00		\$89.50
Contractor:	Horizon Services	Description: Replace existing gas furnace and a/c coil unit						
Parcel Info:								
Parcel Number:		Location Address:	129 BRINDLE CT	Zoning:		Owner:	GABRIEL JONATHAN P & PATRICIA D	
B-2022-454		Building Permit	\$0.00	\$4.50	12/2/2022	0.00		\$3,719.75
Contractor:	Toll Mid-Atlantic L.P. Co., Inc.	Description: New Single Family Dwelling - 2695 Hawthorn Drive - Lot #3						
Parcel Info:								
Parcel Number:		Location Address:	2620 Skippack Pike	Zoning:		Owner:	TOLL MID-ATLANTIC LP COMPANY INC	
B-2022-455		Building Permit	\$0.00	\$4.50	12/2/2022	0.00		\$109.50
Contractor:	KAT Construction LLC	Description: Replace existing wood deck						
Parcel Info:								
Parcel Number:		Location Address:	215 CASPIAN LN	Zoning:		Owner:	HOUGHTON ROBERT G & ARIENE P	



Worcester Township

1721 Valley Forge Road
Worcester PA 19490
Phone: 610-584-1410

Permit Report - 12/01/2022 to 12/31/2022

Permit #	Applicant	Type	Const. Cost	UCC Fee	Issue Date	Lot Size (Sq. Ft.)	Lot #	Total Cost
Building Permit								
B-2022-456		Building Permit	\$0.00	\$4.50	12/2/2022	0.00		\$480.00
Contractor:	J & K Contractors LLC	Description:	Finish Basement					
Parcel Info:								
Parcel Number:		Location Address:	2584 HILLCREST DR	Zoning:		Owner:	MEEHAN ERICA & DANIEL	
B-2022-457		Building Permit	\$0.00	\$4.50	12/19/2022	0.00		\$3,442.25
Contractor:	Toll Mid-Atlantic L.P. Co., Inc.	Description:	Construction of a new SFD					
Parcel Info:								
Parcel Number:		Location Address:	2620 Skippack Pike	Zoning:		Owner:	TOLL MID-ATLANTIC LP COMPANY INC	
B-2022-458		Building Permit	\$0.00	\$0.00	12/2/2022	0.00		\$27.50
Contractor:	Heritage Fence & Deck, LLC	Description:	Replace fence around in-ground pool					
Parcel Info:								
Parcel Number:		Location Address:	2234 LOCUST DR	Zoning:		Owner:	MARCH RICHARD L & LINDA G	
B-2022-459		Building Permit	\$0.00	\$4.50	12/13/2022	0.00		\$109.50
Contractor:	Amazing Decks	Description:	732 s.f. deck					
Parcel Info:								
Parcel Number:		Location Address:	2608 RESOLUTION RD	Zoning:		Owner:	METZGER MAUREEN KEYS & ANDREW PATRICK	
B-2022-460		Building Permit	\$0.00	\$4.50	12/14/2022	0.00		\$89.50
Contractor:	Horizon Services	Description:	Replace Gas Furnace					
Parcel Info:								
Parcel Number:		Location Address:	135 BRINDLE CT	Zoning:		Owner:	GALATI ROBERTA L & GOULDING WILLIAM J	
B-2022-463		Building Permit	\$0.00	\$4.50	12/15/2022	0.00		\$109.50
Contractor:	Steptoe Siedkowski Custom Builders, Inc.	Description:	448 Square Foot custom deck					
Parcel Info:								
Parcel Number:		Location Address:	2620 Skippack Pike	Zoning:		Owner:	TOLL MID-ATLANTIC LP COMPANY INC	



Worcester Township

1721 Valley Forge Road
Worcester PA 19490
Phone: 610-584-1410

Permit Report - 12/01/2022 to 12/31/2022

Permit #	Applicant	Type	Const. Cost	UCC Fee	Issue Date	Lot Size (Sq. Ft.)	Lot #	Total Cost
Building Permit								
B-2022-464		Building Permit	\$0.00	\$4.50	12/15/2022	0.00		\$94.50
Contractor:	Oliver Heating and Cooling /Oliver Mechanical	Description: Sewer repair to replace section of sewer at foundation wall; 5' from house						
Parcel Info:								
Parcel Number:		Location Address:	57 ESSEX CT	Zoning:		Owner:	HOEHING EDWARD L	
B-2022-465		Building Permit	\$0.00	\$4.50	12/15/2022	0.00		\$246.60
Contractor:	Mark D. Wyllie	Description: Kitchen & Mudroom remodel; remove post & install steel beam						
Parcel Info:								
Parcel Number:		Location Address:	2584 HILLCREST DR	Zoning:		Owner:	MEEHAN ERICA & DANIEL	
B-2022-466		Building Permit	\$0.00	\$4.50	1/5/2023	0.00		\$504.50
Contractor:	SAC Wireless	Description: Upgrade cell tower equipment - replace antennas, replace DC & fiber trunks, coax and RRHs.						
Parcel Info:								
Parcel Number:		Location Address:	2222 VALLEY FORGE RD	Zoning:		Owner:	ROTHENBERGER FAMILY PARTNERSHIP	
B-2022-468		Building Permit	\$0.00	\$4.50	12/15/2022	0.00		\$287.00
Contractor:	Maxwell House Contracting	Description: Adding bathroom to existing finished basement						
Parcel Info:								
Parcel Number:		Location Address:	2566 CRESTLINE DR	Zoning:		Owner:	LECKY RASHAUN & OBRIEN NIKKI	
B-2022-469		Building Permit	\$0.00	\$4.50	12/27/2022	0.00		\$152.00
Contractor:		Description: installation of a 14.06KW, 38 modules of roof mounted solar arrays						
Parcel Info:								
Parcel Number:		Location Address:	2270 VALLEY FORGE RD	Zoning:		Owner:	CARR JOHN & LEAH	
B-2022-472		Building Permit	\$0.00	\$4.50	12/27/2022	0.00		\$89.50
Contractor:	Horizon Services	Description: Replace gas furnace and AC coil unit						
Parcel Info:								
Parcel Number:		Location Address:	2504 CREEKSIDE DR	Zoning:		Owner:	DERSTINE DOUGLAS W & KIMBERLY R	
Total Const. Cost:			\$0.00	Total UCC Fee:		\$103.50	Total Cost: \$15,002.70	



Worcester Township

1721 Valley Forge Road
Worcester PA 19490
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Permit Report - 12/01/2022 to 12/31/2022

Permit #	Applicant	Type	Const. Cost	UCC Fee	Issue Date	Lot Size (Sq. Ft.)	Lot #	Total Cost
Zoning Permit								
Z-2022-295		Zoning Permit	\$0.00	\$0.00		0.00		\$27.50
Contractor:	Keystone Custom Decks, LLC	Description: 402 square foot patio in rear yard						
Parcel Info:								
Parcel Number:		Location Address:	2603 RESOLUTION RD	Zoning:		Owner:	DRAGANOSKY DAVID J & KIMBERLY A	
Z-2022-300		Zoning Permit	\$0.00	\$0.00	12/13/2022	0.00		\$365.00
Contractor:	Toll Mid-Atlantic L.P. Co., Inc.	Description: Grading for new SFD						
Parcel Info:								
Parcel Number:		Location Address:	2620 Skippack Pike	Zoning:		Owner:	TOLL MID-ATLANTIC LP COMPANY INC	
Z-2022-302		Zoning Permit	\$0.00	\$0.00	1/9/2023	0.00		\$27.50
Contractor:	J-Mar Fencing LLC	Description: install 432' of 4' split rail fence in rear yard						
Parcel Info:								
Parcel Number:		Location Address:	2617 RESOLUTION RD	Zoning:		Owner:	RICHER BENJAMIN ALAN &	
Z-2022-303		Zoning Permit	\$0.00	\$0.00		0.00		\$100.00
Contractor:		Description: Commercial U & O; new tenant - Service Station / Repair Garage						
Parcel Info:								
Parcel Number:		Location Address:	3217 GERMANTOWN PIKE	Zoning:		Owner:	CASSEL JOHN JR	
Z-2022-304		Zoning Permit	\$0.00	\$0.00		0.00		\$27.50
Contractor:	Sulock Construction	Description: 564 SF Patio, rear yard						
Parcel Info:								
Parcel Number:		Location Address:	2567 CRESTLINE DR	Zoning:		Owner:	DROZD VINCENT JR & MELISSA ANNE	
Z-2022-305		Zoning Permit	\$0.00	\$0.00		0.00		\$365.00
Contractor:	Sulock Construction	Description: 564 SF Patio, rear yard - Grading						
Parcel Info:								
Parcel Number:		Location Address:	2567 CRESTLINE DR	Zoning:		Owner:	DROZD VINCENT JR & MELISSA ANNE	



Worcester Township

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Permit Report - 12/01/2022 to 12/31/2022

Permit #	Applicant	Type	Const. Cost	UCC Fee	Issue Date	Lot Size (Sq. Ft.)	Lot #	Total Cost
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Zoning Permit

Z-2022-306		Zoning Permit	\$0.00	\$0.00	12/27/2022	0.00		\$27.50
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Contractor: County Line Fence Description: Install 333 foot of 48" high aluminum fence in rear yard

Parcel Info:

Parcel Number:	Location Address: 2267 LOCUST DR	Zoning:	Owner: MCGOVERN THOMAS P & ANNA MAE
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Total Const. Cost: \$0.00 Total UCC Fee: \$0.00 Total Cost: \$940.00

Grand Total Const. Cost: \$0.00	Grand Total UCC Fee: \$103.50	Grand Total Cost: \$15,942.70
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Worcester Township 2022
Skipack EMS
Year End Report

	Dispatched	Transported
January	51	30
February	45	15
March	37	19
April	47	29
May	52	29
June	46	24
July	53	28
August	57	23
September	28	19
October	67	33
November	47	19
December	54	33
Totals 2022	584	301

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2023-_____

**A RESOLUTION TO GRANT PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL OF KERPER – HEEBNER ROAD MINOR
SUBDIVISION PLAN**

WHEREAS, BJK Group, LLC c/o Bruce Kerper (hereinafter referred to as "Applicant") has submitted a Subdivision Plan to Worcester Township and has made application for Preliminary/Final Plan Approval of a plan known as Kerper Subdivision Plan. The Applicant is owner of an approximate 6.17 acre tract of land located on the corner of Heebner and Kriebel Mill Roads, Worcester Township, Montgomery County, Pennsylvania in the AGR Agricultural Zoning District of the Township, being Tax Parcel No. 67-00-01806-908 as more fully described in the Deed recorded in the Montgomery County Recorder of Deeds Office; and

WHEREAS, the Applicant proposes a two lot subdivision of the property (the "Development") with no proposed improvements; once developed both lots will be served by on-lot septic and private wells; and

WHEREAS, said plan received a recommendation for Preliminary/Final Plan Approval by the Worcester Township Planning Commission at their meeting on November 10, 2022; and

WHEREAS, the Preliminary/Final Plan for the proposed subdivision, prepared by All County and Associates, Inc. titled, "Kerper - Heebner Road Minor Subdivision Plan" consisting of 1 sheet dated April 11, 2022, with latest revisions dated September 2, 2022, is now in a form suitable for Preliminary/Final Plan Approval (the "Plan(s)" or "Preliminary/Final Plan") by the Worcester Township Board of Supervisors, subject to certain conditions.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING,

IT IS HEREBY RESOLVED by the Board of Supervisors of Worcester Township, as follows:

1. **Approval of Plan.** The Preliminary/Final Plan as described above, is hereby approved, subject to the conditions set forth below.

2. **Conditions of Approval.** The approval of the Preliminary/Final Plan is subject to strict compliance with the following conditions:

- A. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of November 2, 2022 relative to the Plan.
- B. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of August 10, 2022.
- C. Payment to the Township of a Traffic Impact Fee, on a per lot basis at the time of submission of a building permit application for each of the dwellings to be built on 2 lots, in the amount of \$3,977.00 per lot.
- D. The approval and/or receipt of permits required from any and all outside agencies, including but not limited to, Montgomery County Conservation District, Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation, the receipt of will-serve letters from all applicable utilities, and all other authorities, agencies, municipalities, and duly constituted public authorities having jurisdiction in any way over the development.
- E. A Stormwater Management BMP Operations and Maintenance Agreement and Declaration of Stormwater Easement in favor of the Township, satisfactory to the Township Solicitor, shall be recorded prior to the issuance of a building permit for each lot.
- F. The Applicant shall provide to the Township for signature that number of Plans required for recording and filing with the various Departments of Montgomery County, plus an additional three (3)

Plans to be retained by the Township, and the Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recording.

- G. The Applicant shall provide a copy of the recorded Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recording.
- H. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.
- I. The Development shall be in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Resolution.
- J. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Resolution, and the Agreement shall be borne entirely by the Applicant, and shall be at no cost to the Township.
- K. Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hour notice prior to the initiation of any grading or ground clearing, in connection with any portion of the Development.
- L. Applicant understands that it will not be granted Township building or grading permits until the record plan, and all appropriate development, easements, and other required legal documents are approved by the Township and recorded with the Montgomery County Recorder of Deeds and all appropriate approvals and/or permits from Township or other agencies for the above mentioned project are received. Any work performed on this project without the proper permits, approvals, and agreements in place will be stopped.

3. **Waivers.** The Worcester Township Board of Supervisors hereby grants the following waivers requested with respect to this Plan:

- A. Section 130-18.A(1) of the Worcester Township Subdivision and Land Development Ordinance - required sidewalks;
- B. Section 130-18.B(1)(a) of the Worcester Township Subdivision and Land Development Ordinance - required curbing; and
- C. Section 130-20.A(4) of the Worcester Township Subdivision and Land Development Ordinance - required corner lot widths;
- D. Section 130-35.1A(3)d(3) of the Worcester Township Subdivision and Land Development Ordinance - required to show water supply features (wells) on the plan; and
- E. Section 130-35.1A(3)d(4) of the Worcester Township Subdivision and Land Development Ordinance - required to show the location and slope of driveways on the plan.

4. **Acceptance.** The conditions set forth in paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.

5. **Effective Date.** This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicant in writing.

BE IT FURTHER RESOLVED that the Plans shall be considered to have received Preliminary/Final Approval once staff appointed by the Worcester Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to the satisfaction of Township staff and appropriate Township officials have signed said Plans and submitted them for recording with the Montgomery County Recorder of Deeds. Applicant shall provide the Township with executed Preliminary/Final Plans, record plans, development agreements, easements, and other associated documentation, according to Township procedures. Any changes to

the approved site plan will require the submission of an amended site plan for land development review by all Township review parties.

RESOLVED and **ENACTED** this _____ day of _____, 2023 by the Worcester Township Board of Supervisors.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Rick DeLello, Chair

Attest:

Sean Halbom, Secretary

ACCEPTANCE

The undersigned states that he/she is authorized to execute this Acceptance on behalf of the Applicant and owner of the property which is the subject matter of this Resolution, that he/she has reviewed the Conditions imposed by the Board of Supervisors in the foregoing Resolution and that he/she accepts the Conditions on behalf of the Applicant and the owner and agrees to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

BJK GROUP, LLC

Date: _____

By: _____
Bruce Kerper, Member