

**MINUTES**  
**WORCESTER TOWNSHIP PLANNING COMMISSION**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, MAY 23, 2024 - 7:00 PM**

**1. CALL TO ORDER**

The meeting was called to order at 7:03PM

**2. ATTENDANCE**

All members were present.

**3. Announcements**

**4. APPROVAL OF MEETING MINUTES**

- a. Mr. Koch made a motion to approve the April 24, 2024 meeting minutes. Mr. Andorn seconded the motion. It passed unanimously.

**5. LAND DEVELOPMENT**

- a. Whitehall Farms Lot Line Adjustment (1543 N. Trooper Road) – Robert Mginsky was the representative of the owner. The plan contained the absorption of a smaller lot into a larger lot. The representative also stated that there was no construction currently proposed on any of the properties involved.

One waiver was asked for and that was for the scale of the plan. This waiver was to ensure that the entire site could be fit onto one sheet.

Mr. Andorn asked what the current zoning of the property was.

The representative responded with Agricultural.

Mr. Andorn then asked about the subdivision of this property. Mr. Evarts stated that a two-acre minimum is needed for a subdivision now. This plan would fix the non-conformity of the smaller lot.

Mr. Andorn asked about any conditions or deed restrictions associated with subdividing the lots. Mr. Evarts stated that he did not know of any conditions.

Mr. Evarts also stated that his engineering firm suggested that the lots in question be widened to fit with the current requirements by using land from all three lots owned by the same owner.

Mr. Koch asked about the intent behind the lot line change. The representative responded that this would clean up the owner's property and there was no current intention to do anything beyond that.

Mr. Andorn made a motion to recommend the lot line change on the condition that there are no deed restrictions or conditions restricting such a change.

The representative responded that he was not aware of any deed restrictions or conditions.

The motion was seconded by Ms. Greenawalt.

The motion passed unanimously.

## 6. PUBLIC COMMENT

Bill Fox, general counsel for MB Investments and JP Mascaro, spoke on behalf of Pat and Susan Mascaro as well as MB Investments. This presentation was in relation to opposition of the City View Apartments Project based upon objective criteria.

The chair indicated that objective criteria concerning the City View application were important to determine whether a recommendation for approval should be made in the future.

Mr. Andorn questioned how the rules would be to comment on the presentation.

The chair requested that township staff request the developer's attendance at the next meeting to discuss the concerns brought forth by Mr. Fox.

Pat Mascaro spoke in opposition of the project but, he indicated that he wanted to express his respect for the Planning Commission.

Elliott Bloom, spoke about his reasons for moving to Worcester and he spoke in opposition to potential development and traffic caused by what was proposed on the Palmer tract and other proposed developments.

Susan Wexler and Marilyn Reese both asked questions about the process of land development.

Ms. Greenawalt noted the expiration of the parking variance and supported what Mr. Fox had discussed. She also stated that the plans were given to the Planning Commission in March.

## 7. ADJOURNMENT

The meeting was adjourned at 8:07 PM.

### active applications (review period expiration)

- LD 2017-02 Palmer Village, LLC (*review period waived*)
- LD 2022-01 City View (*review period waived*)

**Worcester Township**  
**Open Space Utilization and Acquisition Analysis**

**Project  
Proposal**



**Sean Halbom, MPA**  
**Township Manager**



# CONTENTS

Table of Contents.....	1
Summary.....	2
Property/Open Space Inventor .....	3-4
SWOT Analysis.....	5-6
Methodology and Timeline.....	7
Conclusion.....	8

This project proposal was requested by the Board of Supervisors to task the Planning Commission with researching the following:

- Evaluation of current uses of the Township's open space (Need, underutilization, etc.)
- Potential uses for Open Space and Real Property currently owned by the Township.
- Recommendations for open space that will be purchased in the future (what type of real property is most beneficial to the community at-large?).

To facilitate these discussions, staff recommend the use of SWOT analysis. Described later in this document. A timeline for providing these recommendations is also included below.

Evaluation of Current Uses: Would focus on the Park and Open Spaces currently owned by the Township that have a decided use, be it passive or active. This would include locations like Heebner Park, Mt. Kirk Park, Sunnybrook Park, and Nike Park. Likewise, trail spaces, and preserved open space would be included in this section. These areas would examine if additional, similar uses are in demand, or perhaps, underutilized.

Potential Uses for Open Space: Would focus on recently acquired open space, or other open spaces owned by the Township that do not have a decided use. Most notably, 3335 Fisher Road, a 40-acre farm which was purchased by the Township but has no decided use at this time.

Recommending Potential Uses: Once the evaluations above are complete, the PC should have some gauge as to the level of need for active use space versus passive use space, which is helpful when deciding how to prioritize the purchase of real property. The PC may also have specific recommendations (ex. more Soccer Fields are in demand, etc.)

# Property Inventory

3224 Germantown Pike	Dyka Property	Open Space, Cell Tower	10 acres
West Adair Drive	Adair Pump	Pump Station (Sanitary)	0.03 acres
400 E Mount Kirk Avenue	Berwick	Berwick Treatment Plant (Sanitary)	1.36 acres
232 E Mount Kirk Avenue	Mount Kirk Park	Public Park, Rest Rooms	7.61 acres
1031 Valley Forge Road	Community Hall	Community Hall (Meeting, Rentals)	1.96 acres
1031 Valley Forge Road	Heyser Field	Public Riding Ring, Swings	3.82 acres
Heritage Drive	Heritage Pump	Pump Station (Sanitary)	0.21 acres
Hollow Rd, Green Hill Rd	Zacharias Trail	Walking Trail, Open Space	47.34 acres
Green Hill Rd - Evansburg	Zacharias Trial	Walking Trial	0 acres
Fawn Road	Fawn Pump	Pump Station (Sanitary)	0.03 acres
Meadow Lane	Meadow Lane	(3) Building Lots	14.8 acres
1622 Hollow Road	Lenhart	Rental Property, Walking Trial	14 acres
1721 Valley Forge Road	Heebner Park	Park, Admin, PW, WVFD, Rest Rooms	88.59 acres
2960 Defford Road	Valley Green	Valley Green Treatment Plant (Sanitary)	1.33 acres
Defford Road/Hickory Hill	Defford Square	Walking Trail, Storm Water, Open Space	26.61 acres
2011 Valley Forge Road	Farmer's Union Hall	Historical Society	0.49 acres
2532 Long Meadow	Sunny Brook Park	Park, Rest Rooms	9 acres

Deep Meadow Lane	The Enclave	Dedicated Open Space	11.04 acres
1170 Trooper Road	Nike Park	Compost Facility, Walking Trail	9.2 acres
Bethel Road	Bethel Triangle	Grass Median	0.03 acres
Highview Drive	Highview	Grass ROW	0.15 acres
Kriebel Mill Road	Chadwick Strip	Grass ROW	0.07 acres
Glenview Drive	Glenview Strip	Grass ROW	0.07 acres
3335 Fisher Road	Fisher Farm	Open Space	50 acres
1098 N Grange Avenue	Moran Trial	Pedestrian/Equestrian Trial (Easement)	0 acres
West Adair Drive	Adair Pump	Pump Station (Sanitary)	0.03 acres
400 E Mount Kirk Avenue	Berwick	Berwick Treatment Plant (Sanitary)	1.36 acres
232 E Mount Kirk Avenue	Mount Kirk Park	Public Park, Rest Rooms	7.61 acres
1031 Valley Forge Road	Community Hall	Community Hall (Meeting, Rentals)	1.96 acres
1031 Valley Forge Road	Heyser Field	Public Riding Ring, Swings	3.82 acres
Heritage Drive	Heritage Pump	Pump Station (Sanitary)	0.21 acres
Hollow Rd, Green Hill Rd	Zacharias Trail	Walking Trail, Open Space	47.34 acres
Green Hill Rd - Evansburg	Zacharias Trail	Walking Trail	0 acres
			~297 acres

A SWOT Analysis is a commonly used tool for organizational decision making and project planning. Utilizing this technique can help in early stages of planning like this to identify the Strengths, Weaknesses, Opportunities, and Threats. Strengths and Weaknesses are internal to the organization, while opportunities and threats are external.

## Strengths

By identify strengths – elements within the organization – that help it achieve its goals, this analysis can aid in the proper and timely allocation of resources required to achieve said goals.

## Weaknesses

An inventory of organizational weaknesses is also a necessary assessment to determine what resources the organization lacks, or needs to improve upon, to aid in the accomplishment of goals.

# SWOT ANALYSIS

	Helpful to achieving the objective	Harmful to achieving the objective
Internal origin (attributes of the organization)	<b>S</b> Strengths	<b>W</b> Weaknesses
External origin (attributes of the environment)	<b>O</b> Opportunities	<b>T</b> Threats



## Opportunities

Opportunities can be defined as prospects or potential resources external to the organization that could aid in the accomplishment of set goals. A broad example of this would be grant funding from the state, or in-kind volunteer support from other organizations or the public.

## Threats

Threats can be defined as external forces that work against the organization in its effort to accomplish set goals. These could be “headwinds” such as a poor economy, or more direct forces such as an opposition group or special interest group working toward conflicting goals.

## Analysis

While the strengths, weaknesses, opportunities, and threats may appear obvious, listing and organizing these forces is a helpful early step in strategizing plans. In our case, where the plan is a moving target, this is especially important as we can realistically expect the landscape to change in a variety of ways throughout the discussion, be it through new property acquisition, or external factors beyond our control.

## Findings

Prior to drawing conclusions, the analyses performed for Property Use, Property Acquisition, Passive Use Open Space (present and future), and Active Use Open Space (present and future), will be compared side-by-side. Through comparison, the advisory can identify priorities for goal setting to include in a final recommendation to the elected board.

## Matters of Confidentiality

As Planning Commission members are likely aware, the future acquisition of public property is a privileged topic, that is subject to confidentiality to protect the Township’s interests in acquiring real property. Township staff will take direction from the elected Board and the

Township solicitor to ensure that future land acquisition plans remain confidential. To the extent that confidential information is authorized to be shared with advisory committee members for the purpose of this research, those advisory body members shall not disclose such confidential information to unauthorized parties and shall take all reasonable efforts to safeguard that information.

## Staying Focused: The “Idea Parking Lot”

Understanding this analysis is a first-step, the Planning Commission will be asked to stay focused on the three identified areas above. However, it is anticipated that the commission members will discuss several interesting possibilities which merit further discussion. To avoid getting held up by such discussions, the “idea parking lot” will be used to keep an inventory of topics that may apply to more specific future conversations.

## Methodology

This analysis process could proceed several ways; exclusively during public meetings of the Planning Commission, in a sub-quorum sized body of PC members and Township staff, or some combination of both. The later may allow for the best use of the SWOT analysis tool by a smaller group that can summarize those findings for a more concise public discussion during PC meetings.

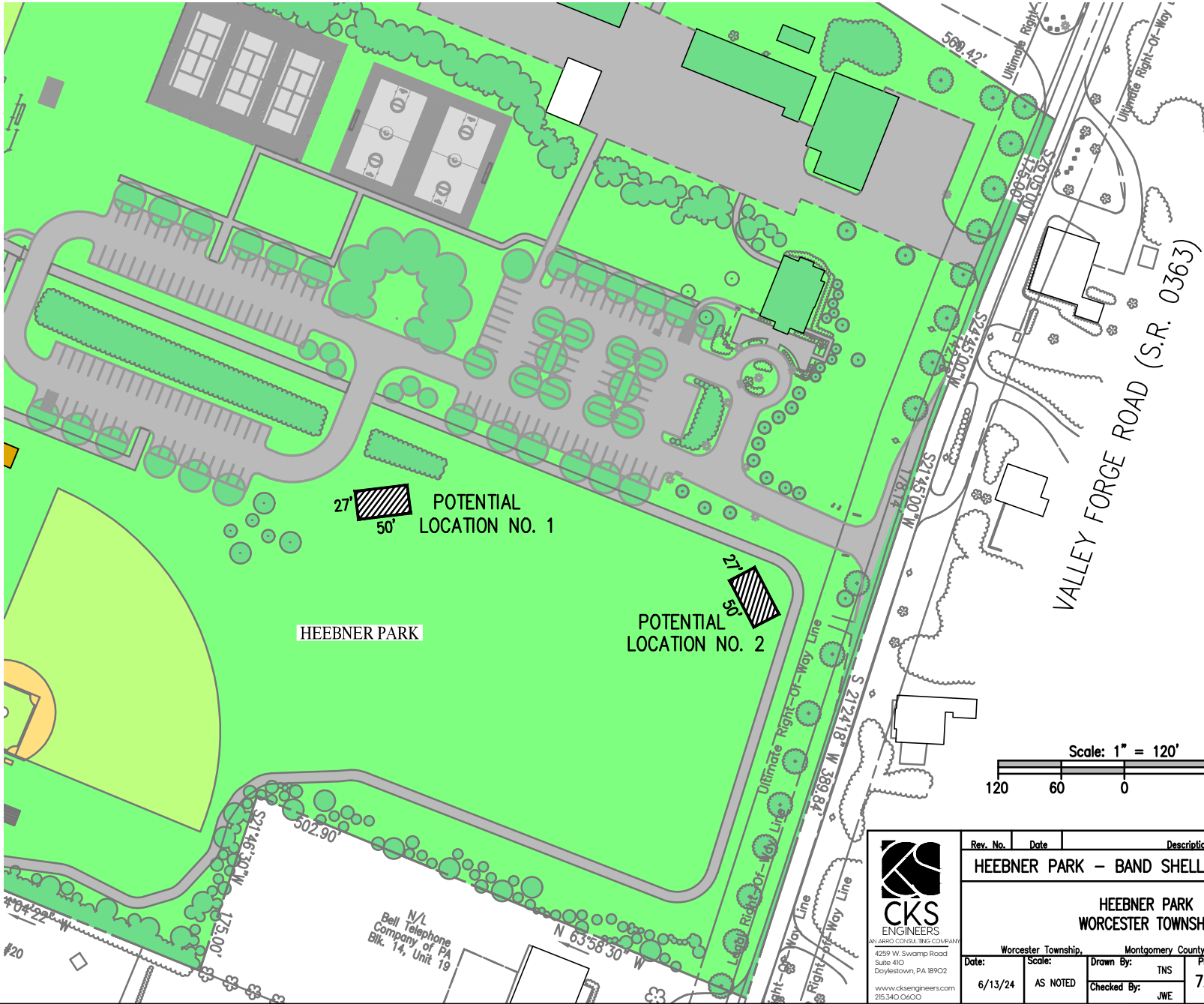
## Timeline

The Board of Supervisors would like these analyses completed by the new year, 2024. Once the findings are available, and recommended goals have been submitted, the Board of Supervisors will review to determine the next steps. Township staff are currently awaiting the reply of a grant application for a feasibility study of the Fisher Road property. If awarded, that study would include input from the Planning Commission sometime in 2024 and would benefit from these findings and recommendations.

## Conclusion

It is important to keep this assignment within its scope. Once analyzed, the answers to the three questions posed above should make the seemingly obvious much clearer. The Township's goal of acquiring 300 acres of open space by 2030 is aggressive and stands to benefit from a clearer understanding of the baseline need for new open space. This insight can be used alongside existing documents, plans, or otherwise to make informed decisions about utilization of limited resources.

T:\CAD\_CIS\AUTOCAD\WORCESTER TOWNSHIP\7200-7200-PROPOSED BAND SHELL 2024.DWG

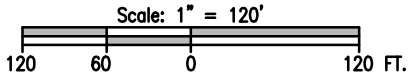


27' 50' POTENTIAL LOCATION NO. 1

27' 50' POTENTIAL LOCATION NO. 2

HEEBNER PARK

VALLEY Forge ROAD (S.R. 0363)



Rev. No.	Date	Description
		HEEBNER PARK - BAND SHELL LOCATION PLAN
HEEBNER PARK WORCESTER TOWNSHIP		
Worcester Township, Montgomery County, Pennsylvania		
Date:	Scale:	Drawn By:
6/13/24	AS NOTED	TNS
	Checked By:	JWE
	Plan No.	Sheet No.
	7200-51	1 OF 1

N/L  
Bell Telephone  
Company of PA  
Blk. 14, Unit 19



**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE 2024-\_\_\_\_\_**

**AN ORDINANCE AMENDING VARIOUS ZONING  
PROVISIONS OF THE TOWNSHIP CODE REGARDING FENCE HEIGHT,  
ACCESSORY BUILDINGS AND WIRELESS COMMUNICATIONS FACILITIES**

**WHEREAS**, from time to time, corrections and other revisions are required to be made to Township Code of Worcester Township;

**WHEREAS**, the Commonwealth of Pennsylvania mandates that municipalities have published in a newspaper of general circulation all proposed ordinances that make such corrections and revisions, at a great expense to municipalities;

**WHEREAS**, Worcester Township consolidates such corrections and revisions into one proposed ordinance, in lieu of individual ordinances, so to minimize the expense incurred by the taxpayers in meeting this unfunded advertisement mandate; and

**WHEREAS**, the Board of Supervisors of Worcester Township have determined that it is in the best interests of the Township to amend the Township Code as set forth herein below.

**NOW, THEREFORE**, the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, hereby ordains and enacts as follows:

**SECTION I**

1. Chapter 150, Zoning, Article XXIV, §150-182.C, shall be revised to read:

A fence or wall of any style up to 72 inches in height, excluding chain link fence, may be installed no closer than five feet to any side or rear property line in any residential district.

2. Chapter 150, Zoning, Article XXIV, §150-177.A(1), shall be revised to read:

(a) Setbacks:

(i) Rear Yard:

(a) An accessory building that has a floor area of 1,200 square feet or less shall have a minimum rear yard of 10 feet, if such rear yard is not adjacent to a street.

(b) An accessory building that has a floor area over 1,200 square feet shall have a minimum rear yard of 20 feet, if such rear yard is not adjacent to a street.

(ii) Side Yard:

(a) An accessory building that has a floor area of 1,200 square feet or less shall have a minimum side yard of 10 feet, if such side yard is not adjacent to a street.

(b) An accessory building that has a floor area over 1,200 square shall have a minimum side yard of 20 feet, if such side yard is not adjacent to a street.

(b) Maximum Size:

(i) For lots less than three acres, the maximum size of any accessory building is 1,200 square feet in gross floor area.

(ii) For lots consisting of three acres or more, the maximum size of any accessory building is 3,000 square feet in gross floor area.

(c) No accessory building may exceed the gross floor area of the principal building existing on the lot.

3. Chapter 53, Wireless Communications Facilities, shall be repealed in its entirety and included in its entirety as Chapter 150, Zoning, Article XXX, with the following section numbers to apply:

Former Section Number:

New Section Number:

Section 53-1

Section 150-249

Section 53-2

Section 150-250

Section 53-3

Section 150-251

Section 53-4

Section 150-252

## SECTION II

1. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
2. To the extent this Ordinance is inconsistent with the Code of Worcester Township, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
3. The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

4. This Ordinance shall become effective immediately upon enactment.

**ENACTED AND ORDAINED** by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this 17<sup>th</sup> day of July, 2024.

**FOR WORCESTER TOWNSHIP**

By: \_\_\_\_\_  
Richard DeLello, Chair  
Board of Supervisors

Attest: \_\_\_\_\_  
John J. Finnigan, Secretary