

MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, APRIL 25, 2024 - 7:00 PM

1. CALL TO ORDER

The meeting was called to order at 7:07PM

2. ATTENDANCE

All members were present.

3. Announcements

Chairman Tony Sherr announced that the City View project was not on the agenda. He also clarified the rules of the meeting, and thanked everyone for their interest and attendance.

4. APPROVAL OF MEETING MINUTES

- a. A motion to approve the March 28, 2024 minutes was made by Mr. Koch and seconded by Ms. Greenawalt. The motion was approved unanimously.

5. WORCESTER TOWNSHIP OPEN SPACE UTILIZATION AND ACQUISITION ANALYSIS

- a. Burt Hynes from the Friends of Worcester spoke about the importance of open space, especially in relation to the 300 acres by 2033. Friends of Worcester supports the environmental rehabilitation of meadows and woodlands for open space. Mr. Hynes offered suggestions for community gardens and to keep the Township as green as possible for as long as possible.

6. LAND DEVELOPMENT

- a. Whitehall Farms Lot Line Adjustment (1543 N. Trooper Road) – There was no representative for the applicant present. A motion to table the issue was made by Mr. Koch and seconded by Ms. Greenawalt. The motion was approved unanimously.
- b. Westrum Properties Sketch Plan (1035 Trooper Road) – Rob Gundlach, Michael Maier, Brian Mackenzie, Berry Stegal, and Keith Leberman were present on behalf of the applicant.

The applicant's representatives conducted a PowerPoint presentation as an overview of the sketch plan and potential land development. The project would include a 48-unit high-end age-targeted attached housing land development. The existing dwelling

and barn would be retained and occupied by the current property owner, Mr. O'Donnell.

Members of the Planning Commission discussed potential issues with traffic, stormwater management, and parking. The applicant's representatives addressed each issue and indicated that most of what was discussed would be addressed after the submission of a formal land development application.

Public comment on the Westrum property was given by several members of the audience. Clarifications were made by the applicant's representatives concerning traffic, stormwater, and public safety.

7. PUBLIC COMMENT

A dozen or so members of the audience spoke in opposition to the City View Apartments project. Concerns stemmed from traffic to the character of the project as it pertains to compatibility with Worcester Township as a whole.

Chairman Sherr acknowledged the concerns of the members of the audience and stressed that the Township needed to operate within the constraints of the law when considering City View and any other application. He also indicated that the Planning Commission's goal was to achieve the best possible development within the constraints of the law.

8. ADJOURNMENT

The meeting was adjourned at 8:53 PM.

active applications (review period expiration)

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