

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*)