

MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, AUGUST 22, 2024 - 7:00 PM

1. CALL TO ORDER

The meeting was called to order at 7:00PM

2. ATTENDANCE

Mr. Sherr was absent from the meeting. All other members were present.

3. APPROVAL OF MEETING MINUTES

- a. Mr. Andorn offered amendments to the December 14th and June 27th meeting minutes. Ms. Grenawalt also offered amendments to the December 14th and June 27th meeting minutes. Mr. Koch made a motion to approve all three sets of minutes including the amendments offered by Mr. Andorn and Ms. Greenawalt, Mr. Andorn seconded the motion. The motion passed unanimously.

4. WORCESTER TOWNSHIP OPEN SPACE UTILIZATION AND ACQUISITION ANALYSIS

Discussion concerning the Open Space map that was prepared by the Township Engineer was held by members of the Planning Commission. It was noted how helpful it was to have this plan so that the Planning Commission could schedule site meetings at the various open space parcels throughout the Township.

Mr. Andorn indicated that several parcels shouldn't be visited as there isn't much that can be done with the land. He continued to state that a Master Plan for each property would be super-aggressive, but expressed a desire for more input from stakeholders. Mr. Andorn also advised that a potential Band Shell for the Township should not be rushed and that he would like to see a Master Plan for trails. He continued to discuss opportunity for trails with ongoing and potential future development to increase "walkability" within the Township.

Discussion concerning the potential dates and sequencing of site visits ensued ultimately ending up with a consensus to visit the sites on two different occasions. The first site visit will take place on Thursday September 12, 2024 starting at 5:00PM. The parcels to be visited on that date include parcels 17, 18, 19, 21 in the North, and parcels 1, 2, 3, 4, and 5 in the South. The second visit will take place on Thursday September 26, 2024 starting at 5:00PM. The parcels to be visited on that date include parcels 6, 7, 8, 9, 10, 11, 12, 13, and 14 in the center part of the Township.

Mr. Andorn requested that the SWOT analysis document prepared by the former Township Manager should be included as part of the packet for the site meetings and the next Planning Commission meeting.

Ms. Greenawalt requested that staff follow up with the dates and times for the site meetings as a reminder to the Commission members.

Mr. Andorn indicated that a future needs survey of all residents should take place with respondents ranking options rather than giving open ended options to simply write "I'm happy with x, y, or z in the Township".

5. LAND DEVELOPMENT

6. OTHER BUSINESS

- a. Mr. Andorn indicated that he wanted to look at all open space parcels in the Township to recommend where the Band Shell should go.
- b. Mr. Andorn discussed the concept of zoning amendments discussed at the last Planning Commission meeting. He indicated that the Commission should be doing reviews before the draft ordinance is prepared.

Ms. Greenawalt indicated that she wanted more information and would like to see a red-lined version of the ordinance rather than a standalone ordinance document.

7. PUBLIC COMMENT

Christine Steere asked for an update on the Westrum proposal and was advised that they had not submitted a land development application to the Township yet. She continued to express how glad she was to see the Planning Commission making plans for site meetings. Ms. Steere also indicated that she was in favor of the Band Shell. She added that she was happy about the upcoming Community Day and the use of funds to promote the community. Ms. Steere noted that the data from the 2019 survey was outdated due to the influx of new residents from recent development.

Mr. Andorn voiced his opinion that another survey should be conducted with a greater scope of outreach than the prior survey. He indicated that the survey should cover what residents utilize, appreciate, or would like to see in the Township as far as recreation and open space are concerned.

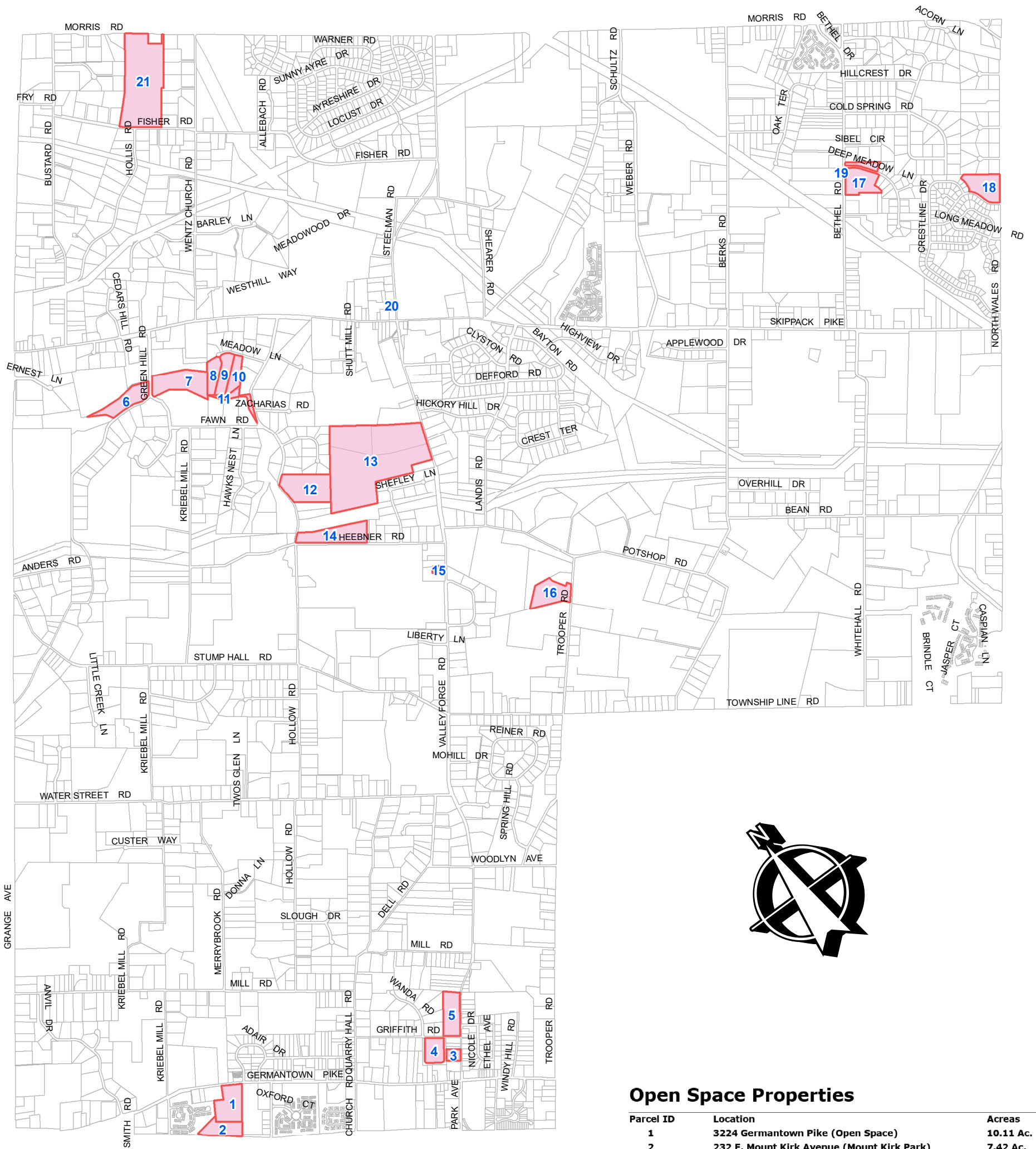
Mr. Koch suggested that the Fire Company attend a future Planning Commission meeting to provide their input concerning open space utilization.

8. ADJOURNMENT

The meeting was adjourned at 8:47 PM.

active applications (review period expiration)

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



Open Space Properties

Parcel ID	Location	Acres
1	3224 Germantown Pike (Open Space)	10.11 Ac.
2	232 E. Mount Kirk Avenue (Mount Kirk Park)	7.42 Ac.
3	1031 Valley Forge Road (Community Hall)	1.87 Ac.
4	1031 Valley Forge Road (Public Riding Ring)	5.10 Ac.
5	Griffith Road (Open Space)	8.61 Ac.
6	Hollow Road, Green Hill Road (Zacharias Trail)	21.92 Ac.
7	Hollow Road, Green Hill Road (Zacharias Trail)	21.93 Ac.
8	Meadow Lane (Building Lot)	4.70 Ac.
9	Meadow Lane (Building Lot)	5.52 Ac.
10	Meadow Lane (Building Lot)	4.49 Ac.
11	Hollow Road, Green Hill Road (Zacharias Trail)	2.79 Ac.
12	1622 Hollow Road (Rental, Walking Trail)	14.84 Ac.
13	1721 Valley Forge Road (Heebner Park)	73.67 Ac.
14	1721 Valley Forge Road (Heebner Park)	12.37 Ac.
15	1581 Valley Forge Road (Dutchie Church)	0.97 Ac.
16	1170 Trooper Road (Compost, Walking Trail)	9.33 Ac.
17	Deep Meadow Lane (Open Space)	8.90 Ac.
18	2532 Long Meadow (Sunny Brook Park)	9.10 Ac.
19	Deep Meadow Lane (Open Space)	2.14 Ac.
20	2011 Valley Forge Road (Farmer's Union Hall)	0.45 Ac.
21	3335 Fisher Road (Open Space)	40.59 Ac.

NOTE:
TOWNSHIP OWNED WASTE WATER TREATMENT PLANTS,
PUMP STATIONS AND MEDIAN STRIPS/RIGHT-OF-WAYS AREAS
NOT SHOWN ON THIS PLAN.



WORCESTER TOWNSHIP OPEN SPACE MAP

Worcester Township, Montgomery County, Pennsylvania



1 inch = 2,400 feet

Applicant Request for County Review



This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

Date:

Municipality:

Proposal Name:

Applicant Name:

Address:

City/State/Zip:

Phone:

Email:

Applicant's Representative:

Address:

City/State/Zip:

Business Phone (required):

Business Email (required):

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Conditional Use
- Special Review*

*(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)

Type of Plan:

- Tentative (Sketch)
- Preliminary / Final

Type of Submission:

- New Proposal
- Resubmission*

* A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.

Zoning:

Existing District:

Special Exception Granted Yes No

Variance Granted Yes No For

Plan Information:

Tax Parcel Number(s)

Location

Nearest Cross Street

Total Tract Area

Total Tract Area Impacted By Development

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family	2		<input type="radio"/>	<input checked="" type="radio"/>		
Townhouses/Twins			<input type="radio"/>	<input checked="" type="radio"/>		
Apartments			<input type="radio"/>	<input checked="" type="radio"/>		
Commercial						
Industrial						
Office						
Institutional						
Other						

*Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.

Additional Information:

RESET

Applicant Request for County Review



P.O. Box 311, Norristown, PA 19404-0311
 Phone: 610-278-3722
 Business Hours: 8:30 A.M. to 4:15 P.M.
 www.planning.montcopa.org

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

Date:

Municipality:

Proposal Name:

Applicant Name:

Address:

City/State/Zip:

Phone:

Email:

Applicant's Representative:

Address:

City/State/Zip:

Business Phone (required):

Business Email (required):

Type of Review Requested:

(Check All Appropriate Boxes)

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- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Conditional Use
- Special Review*

RECEIVED

▶ SEP 10 2024 ◀

RECEIVED

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- Variance Granted Yes No For

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Single-Family	2		<input type="radio"/>	<input checked="" type="radio"/>		
Townhouses/Twins			<input type="radio"/>	<input checked="" type="radio"/>		
Apartments			<input type="radio"/>	<input checked="" type="radio"/>		
Commercial						
Industrial						
Office						
Institutional						
Other						

*Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.

Additional Information:

RESET



ALL COUNTY AND ASSOCIATES, INC.

1-800-220-9165
 P.O. BOX 472
 ST. PETERS, PA 19470
 (610) 469-3830
 (610) 469-6385 (FAX)



RECEIVED
 ▶ SEP 10 2024 ◀
RECEIVED

LETTER OF TRANSMITTAL

To:	Worcester Township	Date:	09-10-24
	1721 Valley Forge Road	Re:	Wangia – 1205 Hollow Road
	Worcester PA 19490		

Major Subdivision – 1st Submission

Copies	Date	DESCRIPTION OF ENCLOSED INFORMATION
1	08.07.24	Subdivision and Land Development Application Check #422 - \$750 Check #423 - \$5,000
1	08.07.24	MCPC – Applicant Request for County Review Form Check #424 - \$150
18	n/a	Property Photos
18	n/a	Deed
18	08.20.24	Easement Plan (11 x 17)
18	05.20.24	Major Subdivision Plan (24 x 36)

THESE ARE BEING TRANSMITTED (as checked below):

<input checked="" type="checkbox"/>	For your review	<input type="checkbox"/>	for your use
<input type="checkbox"/>	per your request	<input type="checkbox"/>	additional copies
<input type="checkbox"/>	for approval	<input type="checkbox"/>	resubmittal

NOTES:	Peter Costanzo / Robert Beers
DATE:	09.10.24

Cc: file

WORCESTER TOWNSHIP

RECEIVED

▶ SEP 10 2024 ◀

RECEIVED

LAND DEVELOPMENT & SUBDIVISION
APPLICATION



JANUARY 2017

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

RECEIVED
SEP 10 2024
RECEIVED

APPENDIX

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

Date of Application: _____ Fee Paid: _____ W.T.P.C File No _____

Application for:

Preliminary Review x

Final Review

- 1.) Property: Address 1205 Hollow Road, Collegeville, PA 19426
Location/Parcel Number 67-00-01303-007
- 2.) Owner of record of land: Name Bradley & Katherine Wangia Tel. # 267-975-0384
Address: 1205 Hollow Road, Collegeville, PA 19426 Email bradley.wangia@gmail.com
- 3.) Applicant: Name Bradley & Katherine Wangia Tel. # 267-975-0384
Address 1205 Hollow Road, Collegeville, PA 19426 Email bradley.wangia@gmail.com
- 4.) Agent or Attorney, (if any): Name _____ Tel # _____
Address _____ Email _____
- 5.) Registered Engineer or Surveyor: Name Robert Beers Tel # 484-901-7672
Address 1841 Pottstown Pike, Pottstown, PA 19465 Email RJB@all-county-assoc.com
- 6.) Name of Subdivision or Development: Kavanaugh
- 7.) Where deed is recorded: Book No. 6055 Page No. 976
- 8.) No. of Lots or Dwelling Units: 2
- 9.) Average Lot Size: 7.79
- 10.) Density (dwelling units per acre): 0.13
- 11.) Total Area to be developed or subdivided: 415,349 sq.ft (9.53 acres)
*Gross 415,349 sq.ft (9.53 acres) **Net 415,349 sq.ft (9.53 acres)
Area in flood plain (if any) N/A
- 12.) Water Supply: Public system _____ On lot system X
- 13.) Sewage System: Public system _____ On lot system X
- 14.) List of all Encumbrances:

<u>Amount</u>	<u>Name & Address of Person/Firm</u>	<u>Bk.No.</u>	<u>Pg. No</u>
- 15.) Zoning classification of subject land: Agricultural Zoning District

16.) Explanatory statement of plan to be reviewed: Creation of three lot residential subdivision (two new lots and one lot containing the existing house) for future development.

17.) Linear feet of new streets: N/A

18.) Copy of all restrictions, covenants, etc. If any, under which lots are to be sold.

Attached _____

None _____

19.) Statement fixing period requested for completion of all items in Paragraph 18 above:

20.) Improvements to be made by applicant to subject land with approximate estimate of cost of each:

	<u>Unit Cost</u>	<u>No. of Units</u>	<u>Total</u>
a. Curbs.....	<u>N/A</u>		
b. Sidewalks.....	<u>N/A</u>		
c. Widening of Existing Streets.....			
d. Park Land.....			
e. Street Lighting.....	<u>N/A</u>		
f. Storm Drainage.....			
g. Water Supply & Fire Hydrants....			
h. Sewage Disposal.....			
i. Monuments.....			
j. Landscaping.....			
k. Etc.			

21.) A copy of the description of the land as set forth in the deed shall be attached.

BRADLEY A. WANGIA KATHERINE NWANGIA

Signature of Owner

[Signature]

[Signature]

Date: 7-AUG-2024

7-AUG-2024

* Gross Area – area calculated to center of street

** Net Area – area calculated to the right of way. Net areas are to be used for density and land area requirements.

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

EXTENSION OF TIME

Date: _____

Attn: Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Dear Township Manager:

RE: SUBDIVISION PLAN/LAND DEVELOPMENT PLAN OF _____

On _____, I (we) submitted the referenced plan for official filing.

Please be advised that notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Worcester Township Subdivision and Land Development Ordinance, this letter will serve as notice to Worcester Township that the requirement that action be taken on this Plan within ninety (90) days, is hereby waived, without limitation as to time.

This waiver is granted to permit us to make such adjustments or revisions to the Plan as may be required during the Plan review process.

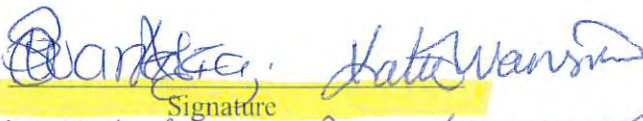
If we ever deem it necessary to limit the time of the subdivision or land development review process, we may revoke this extension of time in writing, sent certified mail, return receipt requested, and the Township shall be obligated to render a decision on our plans within sixty (60) days after the date on which the written revocation notice was received.

If the township determines that insufficient progress is being made towards concluding the subdivision or land development review process, the Township may revoke this extension of time in writing, sent regular mail and certified mail, return receipt requested. For purposes of this provision, the Township's written notice shall be deemed received, if sent regular mail and certified mail, on the date of the written receipt on the certified mail return receipt, or, three (3) days after the date indicated on the Township's notification letter in the event the certified mail is return as "refused", "unclaimed", or is otherwise returned without indication of receipt, if addressed as follows (or to a subsequent address specifically provided to the Township by us for the purpose of notice):

At any time sixty (60) days after our receipt of such notice from the Township, we understand that the Township may take (but shall not be obligated to take) such action with regard to our plans as the Township deems necessary and appropriate.

We further understand that nothing herein shall be construed to prevent us from offering, and the Township from accepting, additional extensions of time in the future, but neither party shall be obligated to do so by the terms of the Agreement.

Very truly yours,

By:  _____
Signature

BRADLEY. A. WANGIA KATHERINE U WANGIA
Print Name, Title

Accepted by:

Date: _____

Chairman, Board of Supervisors

Attest:

Manager/Secretary

1205 Hollow Road, Collegeville, PA









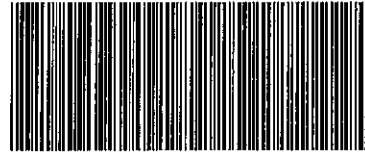




RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6055 PG 00976 to 00981
INSTRUMENT # : 2017056236
RECORDED DATE: 07/31/2017 11:24:43 AM



3498904-0021X

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed	Transaction #: 3604561 - 2 Doc(s)
Document Date: 07/28/2017	Document Page Count: 5
Reference Info:	Operator Id: estaglia
RETURN TO: (Simplifile) Vast Abstract 318 E. North St Bethelhem, PA 18018 (484) 821-5930	PAID BY: VAST ABSTRACT

* PROPERTY DATA:	
Parcel ID #:	67-00-01303-00-7
Address:	1205 HOLLOW RD
	COLLEGEVILLE PA 19426
Municipality:	Worcester Township (100%)
School District:	Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$650,000.00	DEED BK 6055 PG 00976 to 00981
TAXABLE AMOUNT: \$650,000.00	Recorded Date: 07/31/2017 11:24:43 AM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee: Deed	\$95.00
Additional Pages Fee	\$2.00
Additional Names Fee	\$0.50
Affordable Housing Pages	\$4.00
Affordable Housing Names	\$2.00
State RTT	\$6,500.00
Worcester Township RTT	\$3,250.00
Methacton School District RTT	\$3,250.00
Total:	\$13,103.50



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared by and Return to:

VAST Abstract, LLC
318 E. North Street
Bethlehem, PA 18018

File No. VA3932

UPI # 67-00-01303-00-7

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-01303-00-7 WORCESTER TOWNSHIP
1205 HOLLOW RD
SCHAFFER RICHARD W & MARGARET R \$15.00
B 008 L 1 U 002 1101 07/31/2017 JG

This Indenture, made the 28 day of July, 2017

Between

**RICHARD W SCHAFFER BY DEBORAH KAVANAUGH, POA RECORDED
2/23/2016 BK 0251, PG 01617 AND MARGARET R SCHAFFER BY DEBORAH
KAVANAUGH, POA RECORDED 2/23/2016 BK 0251, PG 01606**

(hereinafter called the Grantors), of the one part, and

BRADLEY A WANGIA AND KATHERINE N WANGIA

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Six Hundred Fifty Thousand And 00/100 Dollars (\$650,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THAT CERTAIN lot or piece of land, situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, identified as Lot No. 1 as shown on a plan titled Preliminary/Final Minor Subdivision Showing, "Lot Line Adjustment" to Lot 1 and Lot 2 of Recorded "Final Plan Subdivision for Kavanaugh", as recorded in Plan Book 43, Page 128, dated September 25, 2014, and last revised November 08, 2014, prepared by George N. Standbridge Associates, as follows to wit:

BEGINNING at a point, an iron pin, on the Northerly right-of-way of Hollow Road (60 feet wide) at the Southerly most corner of Lot No. 1, (Block No. 1, Unit No. 8) lands N/L Richard W. and Margaret R. Schafer, in line with Block No. 8 Unit No. 28, lands N/L Jeffrey W. Haines and Adina M. Moorey, and from said Point of Beginning the following courses, thence;

1. along the common dividing line between Block No. 8 Unit No. 28, lands N/L Jeffrey W. Haines and Adina M. Moorey, and Block No. 8 Unit No. 2 (being Lot No. 1 on the above mentioned plan), lands N/L Richard W. and Margaret R. Schafer, North 49° 14' 00" West, a distance of 245.00 feet to an iron pin, thence;

2. along the common dividing line between Block No. 8 Unit No. 77, lands N/L Johnson Family Trust, and said lands of Schafer, North 47° 08' 58" West, a distance of 633.60 feet to an iron pin, thence;
3. along the common dividing line between Block No. 8 Unit No. 26, lands N/L Miriam L. Zeigler and Samantha A. Rivalta, Block No. 8 Unit No. 24, lands N/L, Chris R. and Andrea F. Boardman, Block No. 8 Unit No. 21, lands N/L Mary J. Rees, Block No. 8 Unit No. 22, lands N/L James P. Jr and Deborah L. Gallagher, Block No. 8 Unit No. 64, lands N/L Craig J. and Jill V. Rotelle, and said lands of Schafer, North 40° 31' 32" East, a distance of 546.97 feet to an iron pin, thence;
4. along the common dividing line between Block No. 8 Unit No. 85 (being Lot No. 2 on the above mentioned plan), lands N/L Arthur H. and Deborah C. S. Kavanaugh and said lands of Schafer, South 33° 12' 52" East, a distance of 373.00 feet to an iron pin, thence;
5. along the same, South 45° 34' 30" East, a distance of 270.12 feet to an iron pin, thence;
6. along the same, South 49° 14' 00" East, a distance of 252.40 to an iron pin on the aforementioned Northerly ultimate right-of-way line of Hollow Road, thence;
7. along said ultimate right-of-way of Hollow Road (60 feet wide), South 40° 46' 00" West, a distance of 449.84 feet to the Point and Place of Beginning.

PARCEL NO. 67-00-01303-00-7

BEING the same premises which Richard W. Schafer and Margaret R. Schafer, husband and wife, by Deed dated 09/21/2015 and recorded 10/19/2015 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5974, Page 2326, granted and conveyed unto Richard W. Schafer and Margaret R. Schafer, husband and wife, as tenants by the entirety.

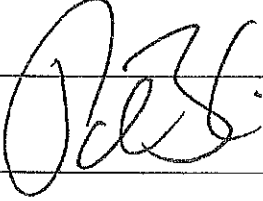
Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delibered
IN THE PRESENCE OF US:



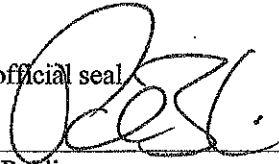
Richard W. Schafer by Deborah Kavanaugh, P.O.A. {SEAL}
Richard W Schafer by Deborah Kavanaugh,
POA

Margaret R. Schafer by Deborah Kavanaugh, P.O.A. {SEAL}
Margaret R Schafer by Deborah Kavanaugh,
POA

Commonwealth of Pennsylvania }
County of Montgomery } ss

On this, the 28 day of July, 2017, before me, the undersigned Notary Public, personally appeared **Richard W Schafer by Deborah Kavanaugh, POA and Margaret R Schafer by Deborah Kavanaugh, POA**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal



Notary Public

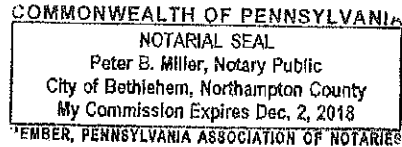
My commission expires 12/02/18

The precise residence and the complete post office address of the above-named Grantees is:

1205 Hollow Rd.
Collegedale, PA 19426



On behalf of the Grantees



Deed

UPI # 67-00-01303-00-7

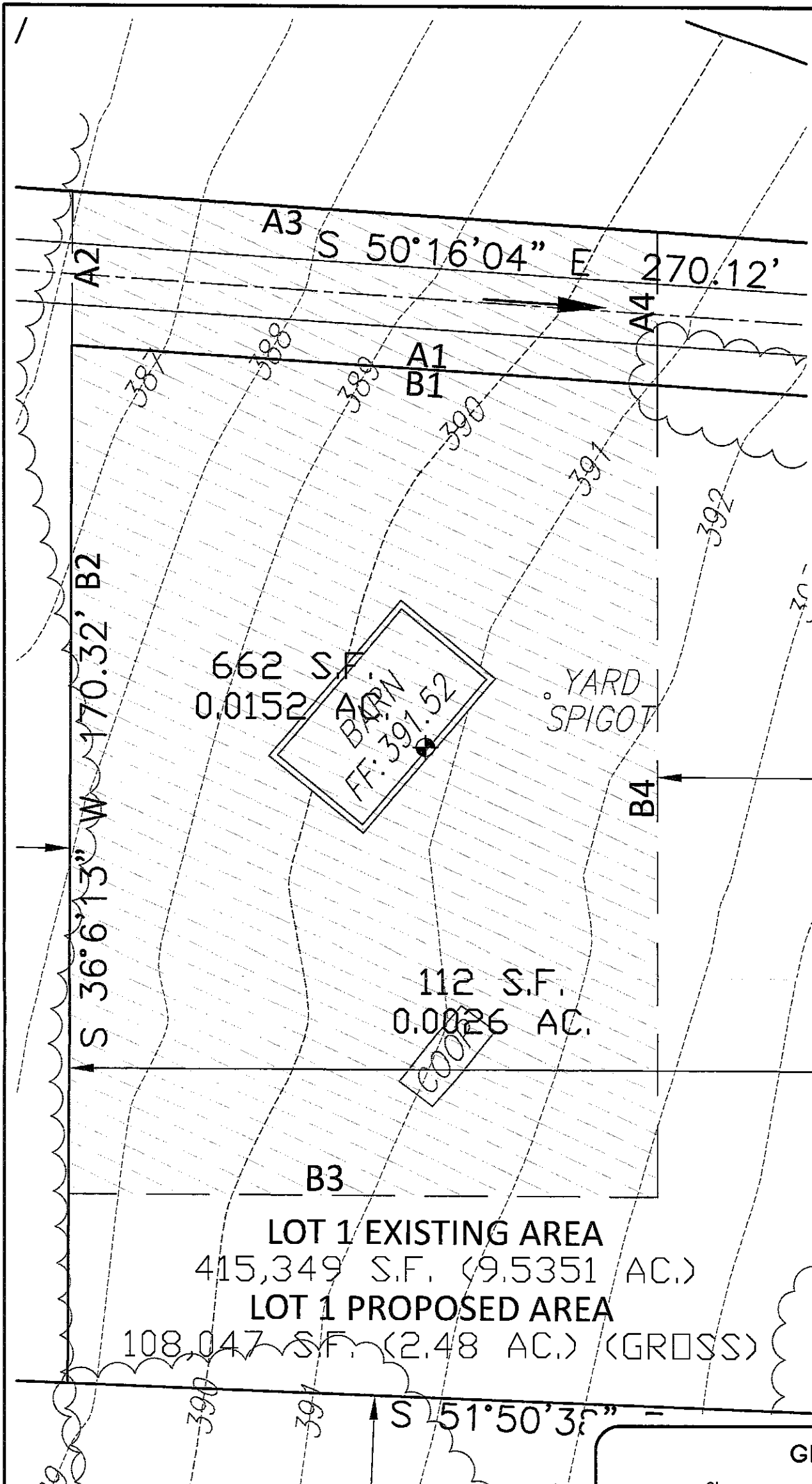
Richard W Schafer by Deborah Kavanaugh,
POA and Margaret R Schafer by Deborah
Kavanaugh, POA

TO

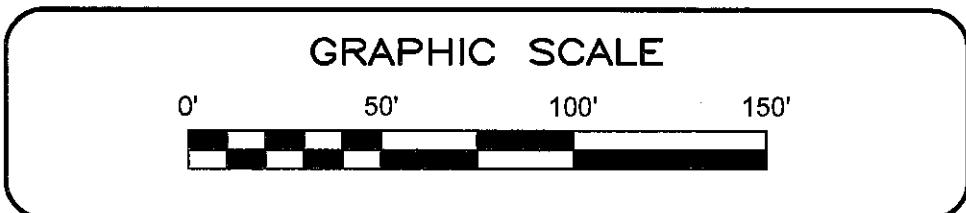
Bradley A Wangia and Katherine N Wangia

VAST Abstract, LLC
318 E. North Street
Bethlehem, PA 18018

EASEMENT	BEARING	DISTANCE
A1	N 50°18'33" W	94.98
A2	S 36°06'13" W	25.20
A3	S 50°16'04" E	94.87
A4	S 36°06'13" W	25.14
B1	N 50°18'33" W	94.98
B2	S 36°06'13" W	138.97
B3	S 53°54'40" E	95.41
B4	S 36°06'13" W	133.16

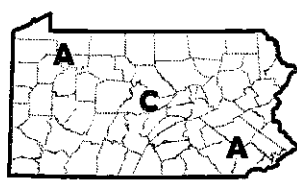


LOT 1 EXISTING AREA
415,349 S.F. (9.5351 AC.)
LOT 1 PROPOSED AREA
108,047 S.F. (2.48 AC.) (GROSS)



THE BOUNDARY SHOWN HEREON
TAKEN FROM FIELD SURVEY BY
ACA, MAY 2024.

EASEMENT PLAN		
MUNICIPALITY / COUNTY WORCESTER TWP. / MONTGOMERY CNTY.		
APN # 67-00-01303-007	D.B.V.# 6055	PG# 976
DATE 08/02/2024	PROJECT NO. WANGBR0001	
SCALE 1" = 20'	DRAWN BY GDI	
LOT NO. N/A	LOT AREA 415,349 SQ.FT. 9.5351 ACRES	
REVISIONS		



ALL COUNTY AND ASSOCIATES, INC.

SURVEYING | ENGINEERING | ENVIRONMENTAL

P.O. BOX 472 | 1841 POTTSTOWN PIKE, ST. PETERS, PA 19470
PHONE: 610-469-3830 | FAX: 610-469-6385
E-MAIL: SURVEYS@ALL-COUNTY-ASSOC.COM

PREPARED FOR :
BRADLEY A. & KATHERINE N. WANGIA

1205 HOLLOW ROAD, COLLEGEVILLE, PA 19426

(267) 975-0834



[New Proposal](#)

[Proposals In Progress](#)

[Submitted Proposals](#)

Proposal Entry

[Proposal](#)

[Plan](#)

[Parcel](#)

[Land Use](#)

[Upload Documents](#)

Remarks

[Review / Payment](#)

Confirmation of Submission

Montgomery County Planning Commission has received the proposal. Please record the following information for future reference..

General Information

Proposal Number: 107548

Applicant: Dr. Bradley Wangia, Ph.D.

Proposal Name: Wangia - 1205 Hollow Road Major Subdivision

[Home](#)



NOTE

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EX. UTILITY RECORDS AND OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK IN ACCORD WITH ACT 38. Pennsylvania One Call System, Inc.

1-800-242-1776
SITE # 2024117182

IMPERVIOUS COVER CALCULATIONS:

EXISTING IMPERVIOUS:
HOUSE = 2,890 SF.
OUT BUILDINGS = 954 SF.
WALKS, DECKS, PATIOS, ETC... = 1,079 SF.
DRIVEWAY = 6,223 SF.
TOTAL = 11,146 SF.
11,146 / 415,349 = 0.0268 (2.68%)

EASEMENT	BEARING	DISTANCE
A1	N 50°18'33" W	94.98
A2	S 36°06'13" W	25.20
A3	S 50°16'04" E	94.87
A4	S 36°06'13" W	25.14
B1	N 50°18'33" W	94.98
B2	S 36°06'13" W	138.97
B3	S 53°54'40" E	95.41
B4	S 36°06'13" W	133.16

LEGEND

EXISTING FEATURES LABELED W/ SLANTED TEXT (FOR LABELS ONLY, NOT FOR LINE/TYPE CHARACTERS) TBR = TO BE REMOVED OR TO BE RELOCATED THE FOLLOWING FEATURES MAY OR MAY NOT APPEAR ON THIS SHEET

- PROPERTY LINE
- REQUIRED / ULTIMATE R/W
- LOT LINE
- BUILDING SETBACK LINE
- LEGAL R/W LINE
- ADJOINER PROPERTY LINE
- EDGE OF CARTWAY
- EDGE OF DRIVEWAY
- ROAD / DRIVEWAY CENTERLINE
- INDEX CONTOUR LINE
- INTERIOR CONTOUR LINE
- WATERS OF THE COMMONWEALTH
- GUIDE RAIL
- FENCE
- GAS LINE
- SANITARY SEWER LINE
- WATER LINE
- UNDERGROUND UTILITY LINE
- OVERHEAD UTILITY LINE
- STORM SEWER
- BUSH / SHRUB
- TREE
- WELL
- IRON SET
- PIPE / IRON PIN FOUND
- MONUMENT FOUND



DATE	REVISIONS	BY

OWNER & CLIENT
BRADLEY A. & KATHERINE N. WANGIA
1205 HOLLOW ROAD
COLLEGEVILLE, PA 19426
267-975-0384
APN: 67-00-01303-007
LEGAL BLOCK: 8, LEGAL LOT: 1

PROJECT
WANGIA - 1205 HOLLOW
1205 HOLLOW ROAD
WORCESTER TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

ALL COUNTY AND ASSOCIATES, INC.
SURVEYING | ENGINEERING | ENVIRONMENTAL

P.O. BOX 472 | 1841 POTTSTOWN PIKE, ST. PETERS, PA 19470
PHONE: 610-469-3830 | FAX: 610-469-6385
E-MAIL: SURVEYS@ALL-COUNTY-ASSOC.COM

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.	DATE
PJC	WFWS	PJC	WANGBROOD1	05/20/2024

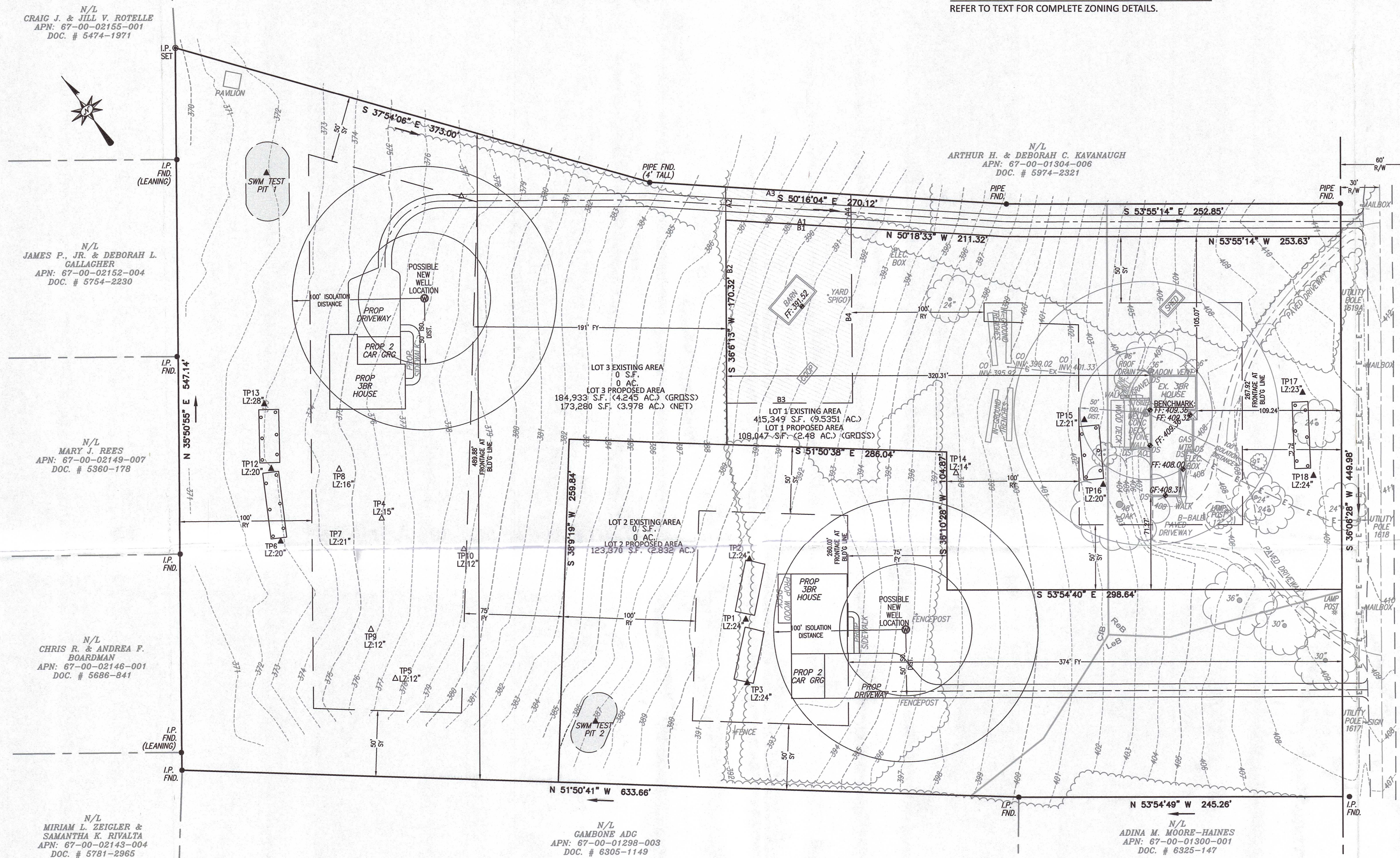
1" = 50' 2024-05-20 - Wangia-1205 Hollow 1 of 1

ZONING WORCESTER TOWNSHIP, AGR - AGRICULTURAL ZONING DISTRICT

MINIMUM REQUIREMENTS	AGR	EXISTING	LOT 1	LOT 2	LOT 3	MAXIMUM REQUIREMENTS	AGR	EXISTING	LOT 1	LOT 2	LOT 3
LOT AREA	80,000 SQ.FT.	415,349 SQ.FT.	108,047 SQ.FT.	122,370 SQ.FT.	173,280 SQ.FT.	IMPERVIOUS COVERAGE	20	2.68	13.9 PERCENT	.43 PERCENT	.36 PERCENT
LOT WIDTH @ BUILDING LINE	250 FEET	449.97 FEET	268 FEET	260 FEET	490 FEET	BUILDING COVERAGE	PERCENT	PERCENT	4.73 PERCENT	.74 PERCENT	.36 PERCENT
BUILDING SETBACK LINE (FRONT YARD)	75 FEET*	109.24 FEET	109.24 FEET	374 FEET	191 FEET	BUILDING HEIGHT	10	1.1 PERCENT	*35 FEET	*35 FEET	*35 FEET
SIDE YARD	50 FEET	130.07 FEET	71.27 FEET	50 FEET	50 FEET		PERCENT				
REAR YARD	100 FEET	734.90 FEET	320.31 FEET	100 FEET	100 FEET						

* HOLLOW ROAD IS A SECONDARY FEEDER STREET

TAKEN FROM THE ZONING ORDINANCE OF WORCESTER TWP.: REFER TO TEXT FOR COMPLETE ZONING DETAILS.



LOCATION MAP N.T.S.
AREA = 415,349 SQ.FT. (9.5351 ACRES)
APN: 67-00-01303-007
LEGAL BLOCK: 8, LEGAL LOT: 1
DOC. # 6055-976

WORCESTER TOWNSHIP PLANNING COMMISSION:

AT A MEETING HELD ON _____ 20
THE PLANNING COMMISSION OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA RECOMMENDED APPROVAL OF THE SUBDIVISION PLAN AS SHOWN HEREON.

CHAIRPERSON _____ DATE _____

WORCESTER TOWNSHIP BOARD OF SUPERVISORS:

AT A MEETING HELD ON _____ 20
THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA APPROVED THE SUBDIVISION PLAN AS SHOWN HEREON.

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

TOWNSHIP NOTARY SEAL

REVIEWED THIS _____ DAY OF _____ 20____
BY THE PLANNING COMMISSION OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA.
ATTEST:

SIGNATURE _____

DATE SIGNED _____

TOWNSHIP ENGINEER'S CERTIFICATION

REVIEWED BY THE TOWNSHIP ENGINEER OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

TOWNSHIP ENGINEER: _____

DATE: _____

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH ACCEPTED STANDARDS OF CARE AND PRACTICE OF LAND SURVEYING WITHIN THE STATE OF PENNSYLVANIA.

ROBERT J. BEERS, P.L.S.
LIC. NO. SU-048637-E

DATE _____

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS, THE _____ DAY OF _____ 20____
BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF

PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED

(KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

OWNER (BRADLEY A. WANGIA) _____ NOTARY PUBLIC _____

OWNER (KATHERINE N. WANGIA) _____

MY COMMISSION EXPIRES _____

BOUNDARY:
THE BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM FIELD SURVEY BY ALL COUNTY AND ASSOCIATES, INC. (ACA), MAY, 2024.

TOPOGRAPHY:
THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM FIELD SURVEY BY ACA, MAY, 2024.

VERTICAL DATUM: NAVD88

BENCHMARK: FINISHED FLOOR OF EXISTING HOUSE WHERE SHOWN ON PLAN, ELEVATION = 409.36

EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

WETLANDS: NO WETLANDS ARE LOCATED WITHIN THE PROPERTY.

SOILS DATA:
CIB - CHALFONT SILT LOAM, 3 TO 8 PERCENT SLOPES
Lcb - LAWRENCEVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
Rcb - READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES

MCPC NO. _____
PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____
_____ for the Director
MONTGOMERY COUNTY PLANNING COMMISSION



CKS Engineers
4259 West Swamp Road, Suite 410
Doylestown, PA 18902
P: 215.340.0600
www.cksenineers.com

October 15, 2024
Ref: # C0005275.00

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Dan DeMeno, Township Manager

Reference: 1205 Hollow Road
Parcel No. 67-00-01303-00-7
Wangia Subdivision Plan Review
Worcester Twp. LD 2024-01

Dear Dan:

Our office is in receipt of your request for review of a subdivision plan for the above-referenced site. The submission consists of one sheet prepared by All County & Associates, Inc. dated May 20, 2024, with no revisions, a completed copy of the Worcester Township Land Development & Subdivision Application, photographs, and the property deed.

The applicant proposes subdivision of an existing 9.53-acre parcel in the AGR Agricultural Zoning District on the western side of Hollow Road (T-391) to create three lots as follows: Lot 1, a 2.48-acre lot to contain the existing single-family detached dwelling; Lot 2 will be a 2.83-acre lot intended for future development of a single-family detached dwelling; and Lot 3 will be a 4.24-acre (gross) / 3.97-acre (net) "flag" lot intended for future development of a single-family detached dwelling. The existing and proposed future dwellings are to be served by private (well) water service and private sanitary sewage disposal (on-lot systems).

We offer the following comments for consideration by the Township:

I. **ZONING ORDINANCE**

The following comments are based upon the Worcester Township Zoning Ordinance (ZO):

1. The existing use of Lot 1 and proposed use of Lots 2 and 3, Single-Family Detached Dwelling, is permitted by-right in the AGR zoning district. (ZO 150-11.B)
2. The elements which constitute the proposed impervious coverage of Lots 2 and 3 must be clarified and defined in a separate tabulation on the plan (e.g. pavilion, driveway, etc.). (ZO 150-14.B)
3. The applicant should indicate if driveway access to Lots 1 and 3 will be shared or separate. The applicant must demonstrate to the Board of Supervisors that the lot layout has reduced the number of driveway access points onto the existing road to the greatest extent possible. (ZO 150-17.C)

4. Stormwater management areas for Lots 2 and 3 are conceptually shown in the required rear yard area of these lots. The applicant is advised that no more than 25% of the rear yard area may be occupied by a detention basin and that it must be located a minimum of 75 feet from any building in the AGR zoning district and 25 feet from all property lines. Lot 2's "SWM area" is shown to be within 25 feet of the rear lot line which will also be the common front yard line of Lot 3. Adequate setback must be achieved at the time of development. (ZO 150-17.F and SLDO 150-203.A)
5. The plan must be revised to identify existing steep slopes, if any. If no steep slopes are present, a notation indicating their absence should be added to the plan. We observed some steep slopes around the Lot 1 building, but it is unclear if they are natural or manmade. (ZO 150-146.3)
6. A double access driveway currently exists on the single-family lot. A double access driveway shall only be permitted by special exception when the requirements of 150-155.D(1) through D(2) are met. The Township must determine if the existing driveway will require a special exception when the lots are subdivided. (150-155.D)
7. The flag access strip of Lot 3 must be dimensioned on the plan and shall be a minimum of 25 feet for its entire length. (ZO 150-179)
8. The applicant is advised that any proposed wells may not be drilled any closer than 40 feet to a property line. The conceptual location of Lot 2's well is very close to this separation distance threshold from Lot 1. (ZO 150-184)
9. Soil testing will be required to determine the suitability of on-site soils for on-lot sewage disposal systems. It appears testing was performed but the areas must be labeled on the plans. (ZO 150-185 and SLDO 130-26)
10. The height of the lamp post to remain on Lot 2 must be noted on the plan; it appears to be less than the 12-foot maximum limit. Relocation, demolition, or rewiring of this post may be warranted upon development of a new dwelling at Lot 2. (ZO 150-200.A)

II. **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

The following comments are based upon the Worcester Township Subdivision and Land Development Ordinance (SLDO):

1. It is unclear what improvements are proposed as part of this subdivision. House, driveways, and conceptual stormwater management areas are shown, but the plans do not include grading. Notation to the title block must be added to the plans to indicate the type of project proposed, i.e. subdivision. We note that we have concerns related to future grading of the driveway for Lot No. 2 near the adjacent Kavanaugh property.

If this is a subdivision plan only, we note that a Plot Plan for each new lot will be required as part of the Building Permit Application. At that time, the applicant must meet the requirements of the Township Ordinances currently in effect regarding the development of these lots. Further, if the limits of disturbance are over one acre, an NPDES permit from the Montgomery County Conservation District will be required.

2. In addition to the deed book and page number, the plan should reference the instrument number of the deed, 2017056236. (SLDO 130-33)
3. The ultimate right-of-way must be labeled on the plan. (SLDO 130-33.B.1(2))
4. The plan depicts Hollow Road as having no street intersections along the frontage; however, Slough Drive (T-437) intersects the northbound side of Hollow Road opposite the southeast corner of the lot. The street name and right-of-way information must be illustrated on the plan. (SLDO 130-33.B.1(2))
5. The R-175 Residential zoning district boundary, partial parcel boundaries, parcel numbers, and ownership information must be listed for the three lots across from the site on the east side of Hollow Road (1200, 1204 and 1210 Hollow Road). (SLDO 130-33.C(6))
6. The existing dwellings on parcels 67-00-01300-00-1 and 67-00-01298-00-3 and their setback distances from the side property line of Lot 2 and Lot 3 must be shown on the plan. (SLDO 130-33.C(6))
7. The existing cartway width of Hollow Road must be dimensioned on the plan. A secondary feeder street must provide a paved cartway width of 38 feet (19-foot half-width). We note the applicant does not propose any cartway widening. (SLDO 130-16.C(6)a)
8. All new flag lots shall share driveway access with the lot between the flag and the street when driveway access is proposed to a secondary feeder street. The proposed driveway of Lot 3 must be shared with Lot 1. The plan must be revised to further detail a shared access to Hollow Road. (SLDO 130-17.B(7))
9. Four-foot-wide sidewalks shall be provided along all streets, unless, in the opinion of the Board of Supervisors, they are unnecessary for public safety and convenience. No sidewalk is proposed along the tract frontage. We note that the adjoining lots do not have existing sidewalk to connect with. (SLDO 130-18.A)
10. Curbing must be provided along the Hollow Road frontage unless the Supervisors choose to waive this requirement. (SLDO 130-18.B)
11. Building numbers will need to be assigned to Lots 2 and 3 when future development occurs. We note that Lot 3 occurs between numerical addresses of 1205 and 1207 on Hollow Road. (SLDO 130-20.A.9)
12. A significant number of trees would need to be removed to accommodate development on part of Lot 2 and most of Lot 3. A separate tree survey plan must be provided indicating all trees with a diameter breast height (DBH) of six inches or more. Replacement trees may be required, depending on the extent of removals necessary for development of Lots 2 and 3. (SLDO 130-28.E)
13. Street trees are required. Presently, there are several mature trees located along the property frontage. The Township will need to determine if the existing trees are satisfactory or if they must be supplemented by new plantings at appropriate spacing and setback from the right-of-way. (SLDO 130-28.G.4)

14. Monumentation must be proposed at all new property line intersections and shown on the plan. (SLDO 130-23)
15. The metes and bounds of all lot lines associated with the proposed lots must be specified on the plans. There are several segments lacking future boundary information along Hollow Road and the southerly side property line of Lots 2 and 3.
16. We note several variations between the metes and bounds as described in the property's deed relative to the data listed on the submitted plan. A registered professional land surveyor licensed in the Commonwealth of Pennsylvania must sign and seal the plans and certify the error of closure being no greater than 1:2,500. (SLDO 130-34.J.2.b)
17. The applicant should confirm that there are no deed restrictions or covenants that would otherwise prohibit the subdivision of this lot. We note that the subject tract was part of a prior lot line adjustment in 2014. Any restrictions must be noted on the Record Plan. (SLDO 130-34.J.2.h)
18. Plan signature certifications should be reviewed by the Township Solicitor prior to any future recording.
19. Legal descriptions for the three proposed lots must be submitted to the Township for review prior to any plan being recorded.
20. Should any improvements be required, the applicant's engineer will need to provide a construction cost estimate for determination of financial security to be held by the Township as part of any Land Development and Financial Security Agreement.
21. The applicant has not requested any waivers from the Subdivision and Land Development Ordinance; however, based on the preceding comments, some may be necessary. All waiver requests must be listed on the plan and presented in writing with justification for the requested modification.
22. On-lot sewer testing is shown on the plans for Lot No. 1. No portion of an on-site sewage disposal system at any property shall be located in the front yard or within an area of 10 feet to 30 feet of a property line. (130-26.B(C))

III. **GENERAL CONSIDERATIONS**

The following are general comments and considerations generated during the course of our review:

1. The application must be reviewed by the Montgomery County Planning Commission.
2. The purpose of the easement(s) at the barn on Lot 1 (B1-B4) and adjacent portion of the flag pole access of Lot 3 (A1-A4) must be indicated on the plan. The applicant must clarify if said easements are existing or proposed. The current property deed makes no reference to the easement.
3. The applicant should provide evidence of the feasibility of on-lot sewer service for Lots 2 and 3 per PA Title 25 Chapter 73. A primary disposal area and secondary reserve area should be conceptually sized and located on the plan. Approval of the Montgomery County

Health Department will be required for any future system to be installed and all documentation forwarded to the Township.

4. The existing southerly driveway access serving Lot 1 is shown to encroach upon the proposed area of Lot 2. The applicant must indicate if the driveway will be reconfigured, abandoned or maintained. If to be maintained, a cross-access easement will be necessary. The extents of any proposed easement would need to be reflected on the plan.
5. Approval from the traffic engineer is required.

The above represents all comments on this subdivision.

Very truly yours,
CKS ENGINEERS
Township Engineer



John W. Evarts, P.E.
Township Engineer

JWE/klk

cc: via email:
Christian Jones, Assistant Township Manager
Wendy F. McKenna, Esq., Township Solicitor
Casey Moore, PE, Township Traffic Engineer
Robert Beers, P.L.S., All County & Associates, Inc.
Peter Costanzo, E.I.T., All County & Associates, Inc.
Dr. Bradley Wangia and Katherine Wangia, Applicants
George DiPersio, CKS Engineers
File



October 14, 2024

Mr. Dan Demeno
Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Attention: Christian R. Jones, Assistant Township Manager
Mr. Robert D'Hulster, Public Works Director

RE: **Traffic Review #1 – Preliminary/Final Subdivision Plan**
1205 Hollow Road (Wangia Subdivision) – 3 Lots
Worcester Township, Montgomery County, PA
Project No. 313982-24-003

Dear Dan:

In response to the Township's request, Bowman Consulting Group (Bowman) has completed our initial traffic engineering review associated with the proposed subdivision to be located at 1205 Hollow Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision involves subdividing Parcel 67-00-01303-007 into three lots (Lots 1 to 3). The existing single-family home will remain on Lot 1, while a single-family home is proposed on Lots 2 and 3. Access to Lot 1 will continue to be provided via the two existing full-movement driveways to Hollow Road, while access to Lots 2 and 3 are proposed to be provided via individual driveway connections to Hollow Road.

The following document was reviewed in preparation of our comments:

- Preliminary/Final Subdivision Plan – Wangia (1205 Hollow Road), prepared by All County and Associates, Inc., dated May 20, 2024.

Based on our review of the document listed above, Bowman offers the following comments for consideration by the Township and action by the applicant:

1. The cartway width along the Hollow Road site frontage should be clearly labeled on the plan and be in accordance with **Section 130-16.C** of the **Subdivision and Land Development Ordinance**.
2. A note must be added to the plan stating that the area between legal right-of-way line and ultimate right-of-way line along the Hollow Road site frontage should be offered for dedication to the authority having jurisdiction over the road as required by **Section 130-16.C(2)(c)** of the **Subdivision and Land Development Ordinance**.
3. Adequate sight distance measurements should be shown on the plan for the two existing driveways to Lot 1 and the proposed driveways to Lots 2 and 3 along Hollow Road as required by **Section 130-16.E(5)** of the **Subdivision and Land Development Ordinance**. Specifically, vehicular egress sight distances looking in both directions must be provided, as well as for the ingressing left-turn vehicle sight distance to the front and rear, and achievable sight distances must be sufficient for the speed and conditions to allow for all ingress and egress turning movements and the driveway locations as they exist/are proposed

on the plan. Vegetation and physical restrictions along the property frontage must be cleared and maintained to allow for at least the minimum safe stopping distances to be achieved at 10 feet back from the edge of the road.

4. According to **Section 130-18.A** of the **Subdivision and Land Development Ordinance**, sidewalk should be provided along the site frontage of Hollow Road. The plan currently does not show any sidewalk along the Hollow Road site frontage, thereby not satisfying the ordinance requirement. Due to this being a minor subdivision, and since there is currently no sidewalk along either side of Hollow Road in the vicinity of the site, we recommend to the Board of Supervisors to consider deferring this obligation that is required of the applicant until such a time as may be required by the Township for these subdivided properties, whether under present or future land ownership, and at no cost to Worcester Township, or the Township may desire to consider a fee in lieu of sidewalk to be kept in escrow for future sidewalk installations in the Township and/or area of these properties.
5. According to **Section 130-18.B** of the **Subdivision and Land Development Ordinance**, curbing should be provided along the site frontage of Hollow Road. The plan currently does not show any curbing along the Hollow Road site frontage, thereby not satisfying the ordinance requirement. Due to this being a minor subdivision, and since there is currently no curbing along either side of Hollow Road in the vicinity of the site, we recommend to the Board of Supervisors to consider deferring this obligation that is required of the applicant until such a time as may be required by the Township for these subdivided properties, whether under present or future land ownership, and at no cost to Worcester Township, or the Township may desire to consider a fee in lieu of curb to be kept in escrow for future curb installations in the Township and/or area of these properties.
6. The plan shows the existing northern driveway to Lot 1 located within the proposed driveway to Lot 3. The plan must either be revised to show further separation between the northern driveway to Lot 1 and the proposed driveway to Lot 3, or preferably because it appears that the driveway to Lot 3 cannot be shifted further to the north due to location of the northern property line, we recommend that the applicant pursue provision of a shared driveway for Lots 1 and 3 at this driveway location which will improve access management along this portion of Hollow Road. Maintenance of a shared access will need to be accomplished by the property owners. Alternatively, the owner of Lot 1 can relocate their access further south and rebuild a portion of their access, which doesn't provide for better access management along Hollow Road, but would be able to separate the access points.
7. The existing southern driveway to Lot 1 along Hollow Road will be located on the Lot 2 property once the overall property is subdivided. An access easement between the owner of Lot 1 and the owner of Lot 2 must be provided for this condition, or otherwise the portion of the southern driveway for Lot 1 could be shifted further north and off the Lot 2 property to the north side of the Lot 1 existing mailbox and intersect Hollow Road at 90-degrees to align directly opposite the parking area near the Lot 1 garage.
8. Additional details for the proposed driveways to Lots 2 and 3 must be added to the plans. The driveways must be designed in accordance with **Section 130-17.B(3)** of the **Subdivision and Land Development Ordinance** with respect to grades, widths, offsets to the property lines, and radii at the intersection with Hollow Road.
9. **Section 130-17.B(7)** of the **Subdivision and Land Development Ordinance** states that all new flag lots shall share driveway access with the lot between the flat and the street when driveway access is proposed to a primary, secondary feeder or secondary collector street.

10. The Township Fire Marshal should review the proposed subdivision for accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
11. The plan must be signed and sealed by a Professional Engineer licensed to practice in the Commonwealth of Pennsylvania that was in responsible charge of the work as required by **Section 130-35.1.A(2)(c)** of the **Subdivision and Land Development Ordinance**.
12. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area South, which has a corresponding impact fee of \$3,125 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on information provided in Land Use Code 210 (Single-Family Detached Housing) in the Institute of Transportation Engineers publication, *Trip Generation, 11th Edition*, the two single-family homes proposed on Lots 2 and 3 would generate 2 "new" trips during the weekday afternoon peak hour resulting in a **transportation impact fee of \$6,250**. Should the Board of Supervisors consider this use and its peak hour trip generation to be a de minimus traffic-generating application, the transportation impact fee may be waived. To qualify for the exemption, the applicant must place a waiver request on their final plan and submit information to support the request for review and approval by the Board and Township solicitor.
13. Based on our review, the applicant should address the aforementioned comments and provide revised plans to the Township and our office for further review and approval recommendations. **The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials, as opposed to general responses.** This will aid in the detailed review and subsequent review timeframes.

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me, Michelle Eve, P.E., or Brian Jones, PTP, TOPS.

Sincerely,



Casey A. Moore, P.E.
EVP/Regional Manager - Transportation

BMJ/MEE/CAM

cc: John Evarts, P.E., CKS Engineers (Township Engineer)
Devin Ralph, Esq. (Township Solicitor)
Dr. Bradley Wangia, Ph.D. (Applicant)
Peter Costanzo, E.I.T., All County and Associates, Inc. (Applicant's Engineer)
Robert Beers, P.L.S., All County and Associates, Inc. (Applicant's Surveyor)

TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE 2024-_____

AN ORDINANCE AMENDING VARIOUS ZONING
PROVISIONS OF THE TOWNSHIP CODE REGARDING FENCES 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 as to minimize the expense incurred by the taxpayers in meeting this unfunded advertisement mandate; and

WHEREAS, the Board of Supervisors of Worcester Township has 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.A, shall be revised to read:

A fence or wall of any style up to 48 inches in height, excluding a retaining wall as permitted by this chapter and excluding chain link fence, may be installed up to any side or rear property line in any residential district. A fence or wall of any style up to ~~60~~72 inches in height, excluding a retaining wall as permitted by this chapter and excluding a chain link fence, may be installed no closer than three feet to any side or rear property line in any residential district.

Commented [DD1]: The main focus of fencing changes here – allows standard 6 ft tall privacy fencing in the side and rear yards which I believe was the original intention.

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

No fence or wall, excluding a retaining wall as permitted by this chapter, shall be installed within the required front yard setback, which shall include any area of overlap with a side or rear yard setback, on any property in any zoning district; with the following exceptions:

- 1) Decorative walls or fences of any style (as defined in Subsection H) not exceeding 30 inches in height in any residential district shall be permitted in the front yard setback in any residential district.

2) Fencing that is an open type of fence (such as picket or split rail) with a minimum ratio of 1:1 of open to structural areas and not exceeding 48 inches in height, shall be permitted in the front yard setback in any residential district.

Commented [DD2]: Simple layout and verbiage change for readability and clarity. Allows for alternate designs beyond open post and rail, which can be interpreted as only traditional split rail, such as wrought iron, etc.

2) ~~Fencing that that is completely open post and rail and not exceeding 48 inches in height, shall be permitted in the front yard setback in any residential district.~~

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

Commented [DD3]: I believe the initial layout is fine – I think the intention was to have a bigger setback for “commercial” fencing. The change would conflict with the updated 150-182.A update.

~~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.~~

4-3. Chapter 150, Zoning, Article XXIV, §150-182.J, shall be revised to read:

Commented [DD4]: Adding brand new to protect us against this potential use as it's not in the original.

Barbed wire shall not be used as part of fences around residential dwellings. Barbed wire shall not be used as part of fences for non-residential uses except by special exception upon a showing of a need for extraordinary security measures.

5-4. Chapter 150, Zoning, Article XXIV, §150-182.K, shall be revised to read:

Commented [DD5]: Adding brand new to protect us against this potential use as it's not in the original.

No fence shall be constructed out of fabric, junk, junk vehicles, appliances, tanks, or barrels.

6-5. Chapter 150, Zoning, Article XXIV, §150-182.L, shall be added and read as:

Commented [DD6]: No content changes, only the subsection lettering shifts due to prior new content

Private or public school uses. The following shall apply to fences and walls located as part of an outdoor athletic facility of a public or private school:

- 1) Fences surrounding an athletic field may be eight feet in height when located at least 40 feet from a property line. If located within 40 feet of any property line, the maximum fence height shall be six feet;
- 2) Backstops shall not be considered a fence or wall but shall be an accessory structure regulated by § 150-177C;
- 3) Retaining walls associated with any athletic facility may be located 40 feet from any side or rear property line; and
- 4) Foul poles shall be permitted as part of the fencing surrounding a baseball or softball field and shall be permitted at a maximum height of 30 feet.

7-6. Chapter 150, Zoning, Article XXIV, §150-182.M, shall be added and read as:

Commented [DD7]: No content changes, only the subsection lettering shifts due to prior new content

Driveway pillars. Each permitted driveway may possess two driveway pillars, one on each side of the driveway. Driveway pillars must be located outside the ultimate right-of-way and shall provide a turning radius that allows access to emergency vehicles, as determined by the Township. Each driveway pillar shall not exceed

five feet in height and shall not exceed 16 square feet in area.

8-7. Chapter 150, Zoning, Article XXIV, §150-182.N, shall be added and read as:

Walls

- 1) Engineered retaining walls necessary to hold back slopes are exempted from setback regulations and the regulations of this Section and are permitted by right as needed in all districts.
- 2) No wall greater than three feet shall be located in the required front yard in a residential district, except as a backing for a permitted sign at an entrance to a development.
- 3) A wall in a residential district outside of a required front yard shall have a maximum height of three feet if it is within the minimum accessory structure setback and six feet if it is not.
- 4) Walls that are attached to a building shall be regulated as part of that building and the regulations of this Section shall not apply.

Commented [DD8]: Adds specifics on walls – 1. Allows walls to cross property lines where needed. 2. Limits wall height in front yard.
3. Limits wall height in other yards.

9. 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 feet 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.~~

Commented [DD9]: Accessory Structures will be addressed separately. Will be able to unite them if needed, but fences were pretty simple, so didn't want to delay.

~~40.8.~~ 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

Commented [DD10]: Takes our entire Chapter 53 and simply moves it to be under our zoning ordinance umbrella. Allows for easier enforcement if needed.

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 _____ day of _____, 2024.

FOR WORCESTER TOWNSHIP

By: _____
Richard DeLello, Chair

Ordinance 2024-_____
Page 4 of 5

Board of Supervisors

Attest: _____
Dan DeMeno, Secretary

DRAFT