

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, OCTOBER 23, 2025 - 7:00 PM**

**1. CALL TO ORDER**

**2. ATTENDANCE**

**3. APPROVAL OF MEETING MINUTES**

- a. Motion to approve September 25, 2025 Planning Commission Meeting Minutes

**4. LAND DEVELOPMENT**

**5. OTHER BUSINESS**

- a. 3268 Barley Lane - Sewage Facilities Planning Module Component 2 Review
- b. Discussion of Open Space Parcels – Deep Meadow

**6. NEXT MEETING**

- a. December 11, 2025

**7. PUBLIC COMMENT**

**8. ADJOURNMENT**

active applications (review period expiration)

- LD 2017-02 Palmer Village, LLC (*Review period waived*)
- LD 2022-01 City View (*Review period waived*)
- LD 2025-01 Westrum (*Review period waived*)
- LD 2025-06 1616 Whitehall Road Farm Improvement (*Review period waived*)

## **WORCESTER TOWNSHIP PLANNING COMMISSION**

### **Meeting Minutes – September 25, 2025**

#### **Call to Order**

The meeting was called to order at 7:00 p.m.

#### **Attendance**

Members present: Chairman Tony Sherr, Bob Andorn, and Michelle Greenawalt.

#### **Approval of Minutes**

Bob Andorn made a motion to approve the meeting minutes of July 24, 2025. Michelle Greenawalt seconded. Motion carried unanimously.

## **LAND DEVELOPMENT REVIEW**

### **Meadowood Health Care Expansion – Final Plan Review**

The Commission reviewed the final plan submission for Meadowood's expansion project.

- **Plan Revisions:** Commissioner Bob Andorn expressed concern over the difficulty of identifying changes between the January/February submission and the June-dated drawings. He noted that revisions were only referenced in the revision block, requiring significant effort to track individually.
- **Perceived Discrepancies:** Mr. Andorn pointed out what he perceived as discrepancies between the CKS Engineers' review letters and responses provided by Tim Woodrow, Meadowood's engineer. Examples included tree caliper requirements (minimum 3.5 inches, whereas plans showed 3 inches), fencing details, and unit counts.
- **Response by Engineer:** John Evarts of CKS responded that this revision approach is the normal process for all land development reviews in Worcester Township and other municipalities. He explained that technical corrections and conditions are tracked through the review letter process, with final compliance confirmed before plans are recorded.
- **Timing and Corrections:** Mr. Andorn noted that while responses indicated items were addressed, subsequent review letters continued to cite issues. He questioned whether corrections had been fully incorporated into the revised plans.
- **Fire Marshal Review:** Mr. Andorn also asked whether final plan approval from the Fire Marshal had been obtained. It was clarified that the Fire Marshal had no objections during preliminary review, and no changes had occurred affecting

circulation or traffic; however, a written letter of final confirmation had not yet been provided.

- **Commission Discussion:**
  - Township Manager Dan DeMeno emphasized that the role of the Planning Commission is to focus on neighborhood fit, aesthetics, and resident impacts while relying on professional reviewers to confirm technical compliance.
  - Mr. Andorn stressed the Commission's responsibility to verify that ordinance requirements are explicitly met and documented, cautioning that unresolved technical matters should not be overlooked.
  - Michelle Greenawalt concurred with maintaining focus on factual compliance while also ensuring that the Commission's review is balanced with reliance on expert input.

### **Action**

A motion was made and seconded to recommend final approval of the Meadowood Health Care Expansion Plan, subject to all outstanding conditions in the review letters being fully addressed prior to plan recording. Motion passed by a vote of 2-0, with Bob Andorn abstaining.

### **OTHER BUSINESS**

#### **Open Space Review Framework**

Township Manager DeMeno presented a proposed framework of guiding questions to analyze Township-owned open space parcels. Categories included:

- Role in the Township's open space system (recreation, preservation, historical, etc.)
- Alignment with the Comprehensive Plan
- Community use and demand
- Access and parking
- Facilities and amenities, condition, and future needs
- Environmental stewardship and natural resources
- Connectivity (trail and bicycle networks)
- Programming and events potential

- Maintenance and management practices
- Constraints and deed restrictions
- Partnerships and funding opportunities
- Capital improvement prioritization
- Safety concerns
- Long-term vision (10–20 years)

### **Discussion**

- Commissioners supported the general framework but emphasized the need for plain-language presentation, supplemented by aerial and on-site photographs, historical acquisition context, and deed restrictions.
- Suggestions included integrating drone imagery, mapping, and QR codes for public access to property boundaries.
- Members stressed the importance of cataloging factual data (acquisition date, acreage, purpose, restrictions) and avoiding premature conclusions in parcel briefs.
- Broader discussion focused on balancing resident expectations, demographic changes, and future recreational needs with fiscal and environmental constraints.
- Community outreach methods were discussed, including online surveys, newsletter links, event promotion, and leveraging permit packets to distribute information and collect feedback. Commissioners stressed the need for short, accessible surveys to maximize participation.

### **Next Steps**

Manager DeMeno will refine the open space brief format to align more closely with the agreed categories, incorporate additional imagery and factual data, and prepare a revised draft for further Commission review.

### **Adjournment**

There being no further business, the meeting adjourned at 8:28 p.m.



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Via Email

October 16, 2025  
Ref: # 7201-176

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

Attention: Dan DeMeno, Township Manager

Reference: 3268 Barley Lane - Waltz Property  
Sewage Facilities Planning Module

Dear Dan:

We have received the Sewage Facilities Planning Module Component 2– Individual and Community On Lot Disposal of Sewage, pertaining to the above-referenced property that was recently forwarded to our office on October 8, 2025 by Worcester Township. The subject Planning Module Application consists of a PADEP Sewage Facilities Planning Module Component 2, Completeness Checklist, Pennsylvania Natural Diversity Inventory Review, Site investigation and Percolation Test Reports for On-Lot Disposal of Sewage, Project Narrative, Location map, Plot plan, Component 4B – Montgomery County Planning Commission approval, Component 4C – Montgomery County Health Department Approval and appurtenant supporting information.

The Sewage Facilities Planning Module proposes the installation of a new on-lot sewage disposal system to serve a proposed two (2) bedroom in-law suite within an existing dwelling on the 2.06-acre property. The existing home and proposed in-law suite will be connected to the existing on-lot sewage disposal system. The soils evaluation and site testing that was performed has determined the property is suitable for on-lot sewage disposal. The Site Investigation and Percolation Test Report that was included as part of the Planning Module Submission has been approved by the Sewage Enforcement Office from the Montgomery County Health Department.

Based upon our review of the Sewage Facilities Planning Module and related correspondence submitted for this property, we hereby offer the following comments:

1. The plans included in the Planning Module Submission must be revised to indicate that the new septic system soil testing is for a reserve on-lot system not proposed.
2. The applicant must obtain Worcester Township Planning Commission Review of the Sewage Facilities Planning Module submission.

If the Planning Commission approves the Planning Module, Component 4A should be completed by the Township.

3. If the Planning Module and other planning considerations for the project are acceptable to the Township Planning Commission, The Planning Module may be forwarded to the Board of Supervisors for consideration. Final acceptance of the planning module will require approval from the Board of Supervisors, by passing the Resolution for Plan Revision for New Land Development.
4. If approved by the Planning Commissions and Board of Supervisors, the Township should sign the completeness Checklist and submit the Planning Module package to the PADEP for approval.

If you should have any questions concerning the comments as outlined above, please do not hesitate to contact me.

Very truly yours,  
CKS ENGINEERS  
Township Engineers



John W. Evarts, P.E.

JWE/paf  
Enclosure

cc: Via Email  
Christian Jones, Assistant Township Manager  
Wendy F. McKenna, Esq., Township Solicitor  
Brianna Waltz, Applicant  
James Haklar, Penns Trail Consultants  
File



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## OPEN SPACE REVIEW – DEEP MEADOW LANE

### Context within Township Open Space Program and Comprehensive Plan

Worcester Township's Open Space Program seeks to preserve land that protects community character, supports environmental health, and maintains the Township's rural-suburban balance. The Worcester Township Comprehensive Plan reinforces these priorities, calling for the preservation of natural resources, enhancement of greenway connections, and protection of scenic viewsheds.

The Deep Meadow Lane parcel is a neighborhood-scale open space that directly supports the Comprehensive Plan's Open Space, Recreation, and Resource Protection goals by maintaining green buffers, providing stormwater benefits, and preserving habitat in a residential context.

### 1. Location and Setting

- Address/Area: Near the intersection of Bethel Road and Deep Meadow Lane.
- Parcel IDs: 67-00-00343-11-2 and 67-00-00343-10-3.
- Acreage: Approximately 11 acres.
- Surrounding Land Use: Low-density residential, single-family homes.
- Zoning: Consistent with adjacent residential zoning; designated as open space through subdivision approvals.
- Access: Direct from Deep Meadow Lane; no public parking facilities provided or planned.
- Intended Use Pattern: Neighborhood-oriented, pedestrian and bicycle access only.
- Acquisition: Acquired on 7/21/2009 from Bethel Associates, the developer of the Enclave Subdivision located along Deep Meadow Lane. This is permanently preserved open space by deed restriction.

### 2. Existing Conditions

- Topography: Gently sloping with stable grades; conducive to infiltration and low-impact stormwater management.
- Vegetation: Predominantly natural vegetation including turf, mixed grasses, and scattered trees; requires monitoring for invasive species.
- Infrastructure: None; no trails, benches, lighting, or signage currently in place.



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- Hydrology: No mapped streams or wetlands, but the site functions as a stormwater infiltration and groundwater recharge area.

### **3. Functional and Environmental Value**

- Habitat Provision: Supports bird species, pollinators, and small wildlife; potential to increase biodiversity with targeted plantings.
- Stormwater Management: Provides significant pervious surface area, reducing runoff volumes and improving infiltration in a developed residential area.
- Scenic and Character Contribution: Preserves view corridors and rural/suburban neighborhood character.
- Community Buffer: Serves as a natural separator between homes, reducing visual density and preserving privacy.

### **4. Alignment with Comprehensive Plan**

This parcel supports multiple Comprehensive Plan objectives, including:

- Resource Protection Goal: Protect natural resources and scenic landscapes from loss or degradation.
- Open Space Goal: Maintain a network of open space that balances development with conservation.
- Community Character Goal: Preserve rural viewsheds and neighborhood green buffers.
- Stormwater Management Objective: Utilize natural landscapes for runoff reduction and recharge.
- Recreation & Trails Objective: Where appropriate, integrate passive recreational opportunities into the open space system without compromising environmental integrity.

### **5. Potential for Enhancement**

- Passive Recreation: Consider a mown grass loop trail or compacted stone path for walking (low impact, minimal grading).
- Ecological Improvements:
  - Convert select turf areas to pollinator meadow or native wildflower planting.

- Undertake targeted invasive species removal and replacement with native plantings.
- Educational Opportunities: Install small interpretive signage to highlight native species, pollinator benefits, and Township preservation efforts.
- Constraints:
  - No parking expansion; all enhancements must maintain low visitation intensity.
  - Privacy considerations for adjacent property owners.

### **Key Takeaway**

The Deep Meadow Lane parcel is a well positioned, low maintenance open space asset that already supports Comprehensive Plan goals related to conservation, stormwater management, and scenic preservation. Modest ecological enhancements and passive use amenities could further increase its value while maintaining its intended neighborhood scale use and character.



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## Planning Commission Open Space Review – Discussion Questions

### 1. Overall Purpose & Role

- What is the primary role of this property in the Township's open space system (recreation, environmental preservation, community gathering, historic resource, etc.)?

### 2. Alignment with Comprehensive Plan

- How well does the property's current use and condition align with the goals and objectives in the Worcester Township Comprehensive Plan?

### 3. Community Use & Demand

- How often is this property used, and by whom (residents, organized groups, visitors)? Are there unmet community needs that could be addressed here?

### 4. Access & Parking

- Is the property's current access (pedestrian, bicycle, vehicular) adequate? Is parking capacity sufficient for typical and peak usage?

### 5. Facilities & Amenities

- Are the existing facilities in good condition? What upgrades, replacements, or additions should be considered in the short and long term?

### 6. Environmental Stewardship

- Does the property adequately protect and enhance natural resources such as streams, tree cover, and wildlife habitat? Are there opportunities for ecological improvements?

### 7. Trail & Connectivity

- Does the property connect effectively to other Township parks, trails, or regional systems? Are there opportunities to improve or expand these connections?

### 8. Programming & Events

- Are there existing Township or community programs at this location? Should additional programming (e.g., events, markets, educational activities) be considered?



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**9. Maintenance & Management**

- Are current maintenance practices adequate? What additional resources, staffing, or equipment might be needed?

**10. Constraints & Restrictions**

- Are there legal, environmental, or deed restrictions that limit potential improvements? If so, should the Township seek to modify or remove them?

**11. Opportunities for Partnerships**

- Are there potential partnerships (with community groups, schools, businesses, or state/county agencies) that could enhance use, maintenance, or programming?

**12. Capital Improvements Priority**

- If funds become available, what capital projects at this property should be prioritized?

**13. Public Awareness & Visibility**

- Is the property well-known and easily located by residents? Could signage, marketing, or mapping improve public awareness?

**14. Safety & Security**

- Are there safety concerns (lighting, visibility, traffic, accessibility) that should be addressed?

**15. Long-Term Vision**

- What should this property look like and function as in 10–20 years? What steps should the Township take now to achieve that vision?











