



Erected Into a Township in 1733
At the Center of Montgomery County

WORCESTER TOWNSHIP PLANNING COMMISSION MEETING MINUTES JUNE 25, 2026

CALL TO ORDER

The regular meeting of the Worcester Township Planning Commission was called to order at 7:03 PM by Chair Tony Sherr.

ATTENDANCE

Planning Commission Members Present: Tony Sherr, Chair; Lee Koch; Jennifer Taylor; Bill McGrane, Alternate Member

Township Representatives Present: Christian R. Jones, Assistant Township Manager; John Evarts, Township Engineer; Wendy McKenna, Township Solicitor

APPROVAL OF MINUTES

Approval of May 28, 2026 Meeting Minutes – A motion was made by Lee Koch and seconded by Tony Sherr to approve the May 28, 2026 meeting minutes. The motion carried by voice vote.

LAND DEVELOPMENT

LD 2026-02 – Myers Legacy Museum – Preliminary/Final Land Development

Michael Gill, Esq., representing the applicant, and the applicant's engineer presented the proposed Preliminary/Final Land Development application for the Myers Legacy Museum.

Mr. Gill provided the background of the project, noting that the applicant received relief from the Zoning Hearing Board in January 2025 and subsequently requested a Waiver of Land Development. The Board of Supervisors denied the waiver request due to the size and scope of the proposed project and the Township's evolving approach to waiver requests. The applicant thereafter submitted a Preliminary/Final Land Development application.

The applicant advised that review letters had been received from the Township Engineer, Traffic Engineer, Montgomery County Planning Commission, and other reviewing agencies, and that all remaining review comments were identified as "Will Comply." Township Solicitor Wendy McKenna and Township Engineer John Evarts confirmed their understanding that all outstanding comments would be addressed.

The applicant's engineer reviewed the requested waivers, including:

1. Combining the Preliminary and Final Land Development approval process.



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2. Waiver of right-of-way dedication due to the project being located on previously developed property.
3. Waiver of curb and sidewalk installation.
4. Waiver of raised concrete curbing around landscape islands to preserve the site's rural character.
5. Waiver permitting stormwater pipe sizing below ordinance requirements based upon anticipated minimal flow.
6. Waiver of roadway widening requirements, as the proposed improvements would not impact adjacent roadways.

Mr. Evarts advised that the Planning Commission's review represented its opportunity to comment on the requested waivers before consideration by the Board of Supervisors.

Commissioner McGrane inquired whether the museum would host public events such as weddings, banquets, or similar gatherings. The applicant responded that the facility would be limited to appointment-only visits, including educational tours, internal company meetings, and similar functions, and would not be used for public event rentals.

Commissioner Koch asked about parking located on property utilized by PECO. The applicant explained that the property is owned by Allan Myers, with a portion utilized by PECO.

Mr. Gill further advised that an amendment to the existing Natural Lands Trust Conservation Easement would be required. He stated that the Natural Lands Trust preferred to defer detailed discussions regarding the amendment until the Township's land development review process was further advanced.

Commissioner McGrane referenced the Montgomery County Planning Commission review letter, which recommended a tree survey, and asked whether a hardship existed that prevented the applicant from providing one. Mr. Gill responded that no hardship existed and that the applicant did not believe a tree survey was necessary.

A motion was made by Lee Koch, seconded by Jennifer Taylor, to recommend approval of the Preliminary/Final Land Development application, including the requested waivers, to the Board of Supervisors. The motion carried unanimously, 4-0.

LD 2025-01 – Trooper Ridge Townhomes – Final Land Development

Rob Gundlach, Esq., representing the applicant, provided an overview of the project. He explained that the applicant previously received Preliminary Land Development approval and subsequently obtained relief from the Zoning Hearing Board regarding building height. He advised that review comments from the Township Engineer, Traffic Engineer, and other

reviewing agencies had been addressed and that all remaining comments were identified as "Will Comply." The applicant requested Final Land Development approval together with several ordinance waivers.

Chair Sherr asked for clarification regarding site access. Mr. Gundlach explained that emergency access would be provided from Germantown Pike, while full vehicular access would be from Trooper Road. Internal streets would be privately owned and maintained by the homeowners' association.

Chair Sherr also inquired about proposed intersection improvements. Mr. Gundlach advised that the applicant continued coordinating improvements with the Pennsylvania Department of Transportation, Montgomery County, and the Montgomery County Conservation District. The applicant's traffic engineer explained that the project includes traffic signal timing improvements, construction of a left-turn lane, roadway widening to accommodate sidewalk improvements, drainage improvements, ADA-compliant curb ramps, and pedestrian crosswalks.

Commissioner Taylor asked about recreational amenities within the development. Mr. Gundlach explained that the proposed development is intended for older residents with first-floor primary bedrooms and that the applicant determined park and recreation fees paid to the Township would provide greater public benefit than constructing and maintaining private amenities.

Mr. Evarts asked whether the existing accessory structure on the retained O'Donnell property would continue to be utilized for storage. Mr. Gundlach confirmed that it would. Mr. Evarts requested that an appropriate note be added to the recorded plan, and Mr. Gundlach indicated that the applicant was agreeable to working with Township staff on acceptable language. Township Solicitor Wendy McKenna asked whether the applicant would also consider a deed covenant addressing the matter. Mr. Gundlach stated that the applicant was willing to discuss appropriate language with Township staff.

Mr. Evarts reviewed the remaining requested waivers, including waivers related to cartway width requirements and sidewalk construction adjacent to the retained O'Donnell property. He noted that the applicant proposed a fee in lieu of approximately \$12,000 for the required 240 linear feet of sidewalk. Commissioner McGrane stated that while he generally did not favor waiving sidewalk requirements, he understood the circumstances supporting the request.

A motion was made by Lee Koch, seconded by Jennifer Taylor, to recommend approval of the Final Land Development application, including the requested waivers, to the Board of Supervisors. The motion carried by a vote of 3-1, with Commissioner McGrane voting in opposition.

OTHER BUSINESS

Ordinance 304 – Amendment to the Stormwater Management Ordinance

Mr. Evarts reviewed the proposed amendment to the Township's Stormwater Management Ordinance. He explained that the revisions were necessary to maintain consistency with updated Pennsylvania Department of Environmental Protection (DEP) requirements associated with the Township's Municipal Separate Storm Sewer System (MS4) permit.

Discussion followed regarding DEP's revised permitting procedures, including provisions permitting applicants to propose alternative compliance methods subject to DEP approval and revised requirements affecting projects disturbing more than one acre.

Chair Sherr asked what prompted the ordinance amendment. Mr. Evarts explained that the Township's MS4 permit is renewed every five years and that DEP periodically updates permit requirements. Municipalities must amend their ordinances accordingly to remain compliant with permit requirements.

A motion was made by Jennifer Taylor, seconded by Lee Koch, to recommend approval of Ordinance No. 304 to the Board of Supervisors. The motion carried with affirmative votes from Tony Sherr, Lee Koch, and Jennifer Taylor.

NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for Thursday, July 23, 2026.

PUBLIC COMMENT

No public comment was offered.

OTHER DISCUSSION

Prior to adjournment, Commissioner McGrane expressed concern regarding outstanding Planning Commission initiatives that had not progressed and suggested that future agendas include a recurring item for pending ordinances, policy matters, and other planning-related projects so that available meeting time could be used productively.

Discussion followed regarding the Planning Commission's responsibilities as the Township's Shade Tree Commission. Commissioner McGrane questioned whether the Commission had been fulfilling those responsibilities and referenced ordinance provisions addressing resource plans, site visits, and other procedural requirements. Chair Sherr stated that he was unaware the Planning Commission also served as the Shade Tree Commission and agreed that the matter warranted further review. Commissioner Koch referenced ordinance language indicating that the Shade Tree Commission meets from time to time as deemed necessary by its members.

Township Solicitor Wendy McKenna advised that questions regarding ordinance revisions and Commission responsibilities should ultimately be discussed with the Board of Supervisors. She also clarified that Township staff routinely prepare draft ordinances for legal review by the Township Solicitor prior to consideration by the Board of Supervisors and that, while the Township Solicitor is available to advise the Planning Commission, attendance at every Planning Commission meeting is not required.

Chair Sherr emphasized the importance of maintaining a constructive dialogue and noted that recent steps, including increased solicitor participation and Planning Commission review of ordinance amendments, reflected positive progress. The Commission also discussed future ordinance review efforts, including the previously introduced Data Center Ordinance, as well as the anticipated rewrite of the Township's Zoning Ordinance and Subdivision and Land Development Ordinance.

Mr. Evarts advised that the Variety Club and Methacton High School land development applications were anticipated to appear on the July Planning Commission agenda.

Adjournment

There being no further business, Chair Sherr adjourned the meeting at 7:54 p.m.

Respectfully submitted,

Christian R. Jones
Assistant Township Manager



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WORCESTER TOWNSHIP PLANNING COMMISSION MEETING MINUTES JULY 23, 2026

CALL TO ORDER

The regular meeting of the Worcester Township Planning Commission was called to order at 7:02 PM by Chair Tony Sherr.

ATTENDANCE

Planning Commission Members Present: Tony Sherr, Chair; Michelle Greenawalt, Vice Chair; Lee Koch; Bob Andorn; Jennifer Taylor; Bill McGrane, Alternate Member

Township Representatives Present: Dan DeMeno, Township Manager; John Evarts, Township Engineer; Devin Ralph, Esq., Township Solicitor

APPROVAL OF MINUTES

Approval of June 25, 2026 Meeting Minutes – Tabled

LAND DEVELOPMENT

LD 2026-03 – Variety Vocational Building – Preliminary/Final Land Development

Chris Poterjoy, P.E., representing the applicant, and Dominique Bernardo, Chief Executive Officer of Variety – the Children's Charity of the Delaware Valley, presented the proposed welcome and vocational training center at 2950 Potshop Road.

Ms. Bernardo provided an overview of Variety's mission and operations. She explained that Variety has operated at the site since 1949 and provides social, educational, and vocational programs for children and young adults with disabilities. She stated that the proposed building would serve as the gateway to the campus, consolidate administrative staff, and support year-round vocational programming.

Mr. Poterjoy explained that the approximately 14,000-square-foot building would be constructed in two phases. Phase 1 would include an approximately 8,500-square-foot welcome and administrative center and approximately 70 parking spaces. Phase 2 would add an approximately 5,500-square-foot dining and training area and expand the parking supply to approximately 160 spaces.

The applicant advised that the existing one-way site circulation from Potshop Road would remain. The proposed internal drive would provide bus staging and safer passenger loading. The additional parking was intended to accommodate special events and reduce parking on grass during poor weather.



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The applicant reviewed the requested waivers, including:

1. Combining the Preliminary and Final Land Development approval process.
2. Waiver of the minimum cartway-width requirements along Potshop Road and North Trooper Road.
3. Waiver of sidewalk and curbing requirements along Potshop Road, North Trooper Road, and Valley Forge Road.
4. Waiver of certain softening-buffer and supplemental-buffer plantings where existing vegetation would remain.
5. Partial waiver permitting privately owned HDPE storm sewer pipe and pipe diameters of less than 15 inches.
6. Waiver of the continuous center planting-island requirement for parking areas containing more than 100 spaces.

Township Engineer John Evarts advised that most of the requested waivers had been granted in connection with prior approvals for the property. He stated that staff had reviewed the request to combine Preliminary and Final approval and believed the remaining consultant comments could be addressed through a revised submission.

Commissioner Andorn questioned the two construction phases, replacement of the existing baseball field, tree removal and replacement, delivery access to the future dining facility, building height, utility connections, temporary parking during construction, lighting, stormwater design, and the proposed basin. The applicant agreed to clarify the utility and septic plans, tree information, lighting details, and stormwater design in the next submission. The applicant also agreed to consider fencing around the stormwater basin.

Mr. Evarts clarified that replacement trees are required when 25 percent or more of the trees on a site are disturbed and that the applicant would confirm the applicable calculation. He also advised that relocation of the baseball field had been included in a prior approval but had not yet been constructed.

Commissioner Andorn stated that he could support Preliminary approval but did not support combining Preliminary and Final approval before the revised information returned to the Planning Commission.

A motion was made by Chairman Sherr, seconded by Commissioner Taylor, to recommend approval of the requested waivers, including the waiver permitting the application to proceed as a combined Preliminary/Final Land Development plan. The motion carried by a vote of 4-1, with Commissioner Andorn voting in opposition.

A motion was made by Commissioner Koch, seconded by Chairman Sherr, to recommend conditional approval of the Preliminary/Final Land Development application to the Board of Supervisors, subject to satisfaction of the consultant review letters and the conditions discussed at the meeting. The motion carried by a vote of 4-1, with Commissioner Andorn voting in opposition.

LD 2026-04 – Methacton High School Renovation – Preliminary Land Development

Eric Fry, Esq., and Chris Jensen, P.E., representing the Methacton School District, presented the revised renovation plan following the zoning approvals granted in June. The presentation was informational, and the applicant did not request a recommendation or action on the proposed waivers.

The applicant explained that the project would demolish and replace approximately 100,000 square feet of the existing building and construct a new classroom wing, main entrance, performing arts space, and natatorium. The plan would also reconfigure site access and internal circulation and increase parking from approximately 610 to 842 spaces.

The applicant reviewed the consultant comments and identified remaining issues involving parking, simultaneous use of indoor and outdoor assembly areas, curbing, sidewalks, landscaping, stormwater facilities, utilities, and construction phasing. The applicant acknowledged that another submission would be required before requesting a Planning Commission recommendation.

Commissioner Andorn expressed concern that the full review materials had been received too close to the meeting to permit a detailed review. The applicant stated that the purpose of the presentation was to provide an overview and obtain initial feedback before resubmission.

Vice Chair Greenawalt supported the consultant and Montgomery County Planning Commission recommendations for sidewalks and curbing and emphasized pedestrian safety along Kriebel Mill Road and the surrounding road network. She also supported additional shade trees and tree canopy within the expanded parking areas.

Commissioner Koch requested documentation supporting the need for 232 additional parking spaces, including the number of students, employees, and bus drivers currently unable to park on the site and the number of vehicles using off-site or neighborhood parking. The applicant explained that the estimate was based primarily upon projected student-driver demand and agreed to provide additional supporting information.

Mr. Evarts noted the ordinance provision addressing simultaneous use of indoor and outdoor assembly areas when available parking would be inadequate. The applicant stated that the School District could manage event scheduling to avoid parking overflow and objected to a plan note that would prohibit simultaneous use in all circumstances.

Commission members also discussed construction staging, temporary parking, contractor access, bus and student circulation, landscape buffering, existing trees, stormwater management, utilities, and site lighting. The applicant agreed to address these matters in the revised plan and consultant-response letters.

Commissioner McGrane raised the site-visit provision associated with the sketch-plan process. The applicant stated that it would accommodate a Planning Commission site visit if the Commission wished to schedule one. No formal action was taken.

OTHER BUSINESS

Draft Data Center Ordinance

Township Manager Dan DeMeno presented the draft Data Center Ordinance by regulatory topic and compared the Township's proposed standards with the Montgomery County and Chester County models. He clarified that the Board of Supervisors had authorized advertisement to preserve the anticipated schedule but had not approved a final draft or committed to adoption.

The Commission discussed the proposed definitions of data center, limited data center, and energy generation facility; permitted zoning districts; minimum tract area; setbacks from property lines and sensitive uses; building height; architecture; landscaping and screening; parking; energy use; emergency generators; water and wastewater; noise and vibration; thermal impacts; construction activity; emergency response; technical review; post-construction verification; and decommissioning.

Several members questioned whether separate data center and limited data center categories were necessary if both uses would be subject to substantially similar standards. The Commission generally supported simplifying the use categories unless meaningful regulatory differences could be established. Members also discussed whether the proposed 10-megawatt threshold for a limited facility was too low.

The Commission asked staff to evaluate including the IR District with the LI District and to confirm that the combined tract-area and setback standards would leave at least one legally feasible location. The Commission also discussed a 25-acre minimum tract and a 200-foot principal-building setback for a smaller facility.

The Commission supported tying building height to the maximum principal-building height of the underlying zoning district. Members asked staff to review the 1,000-foot separation from sensitive uses, the interaction between that separation and property-line setbacks, and whether the standards remained protective without creating an effective prohibition.

Additional discussion addressed retaining the County model's 10 percent renewable-power requirement for further review, testing the proposed ambient-noise limits for feasibility, replacing discretionary terms with clear objective standards, and revisiting the decommissioning and

financial-security provisions. The Commission requested examples of recently adopted or pending data center ordinances from nearby municipalities.

Mr. DeMeno advised that staff would revise the draft with the Township Solicitor and Township Engineer and return it to the Planning Commission in August. No formal recommendation was made.

NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for Thursday, August 27, 2026.

PUBLIC COMMENT

Jim Mollick commented on the Methacton High School project. His comments addressed the overall project cost and debt, enrollment trends, parking demand, building utilization, the proposed apartment program, the condition and proposed replacement of the pool, the proposed auditorium, and the School District's project schedule.

Adjournment

There being no further business, Chair Sherr adjourned the meeting at 9:58 PM

Respectfully submitted,

Dan DeMeno
Township Manager

WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

The map displays a portion of Worcester Township, New Jersey, with various zoning districts and land parcels. Key features include:

- Zoning Districts:** R-175, R-100, AGR, R-AG-175, R-75, R-50, and RO.
- Streets:** DRAGON RD, MILL ROAD, VALLEY RD, ARTIMARI RD, ETHEL AVE, WINDY HILL DR, PIERCE PIKE, ST. MARYS LANE, PARK AVE, VIENNA AVE, HERTZ DR, PATRIOT LN, CHURCH RD, WHEATSEAD LN, ESSEX CT, XFORD CT, HAMPTON CT, and HUTTON AVE.
- Landmarks:** Worcester Memorial Church and Cemetery.
- Highlighted Parcel:** A parcel labeled 'SITE' and 'R-173' is outlined with a thick black border.
- Other Labels:** 'WANDA' (a stream), 'TUG' (a stream), 'HOLLOW' (a stream), 'QUARRY', 'NATURAL AVE', 'MARKET AVE', 'ROCKY HILL RD', and 'WINDY HILL'.
- North Arrow:** Located in the top left corner.

APPROVED

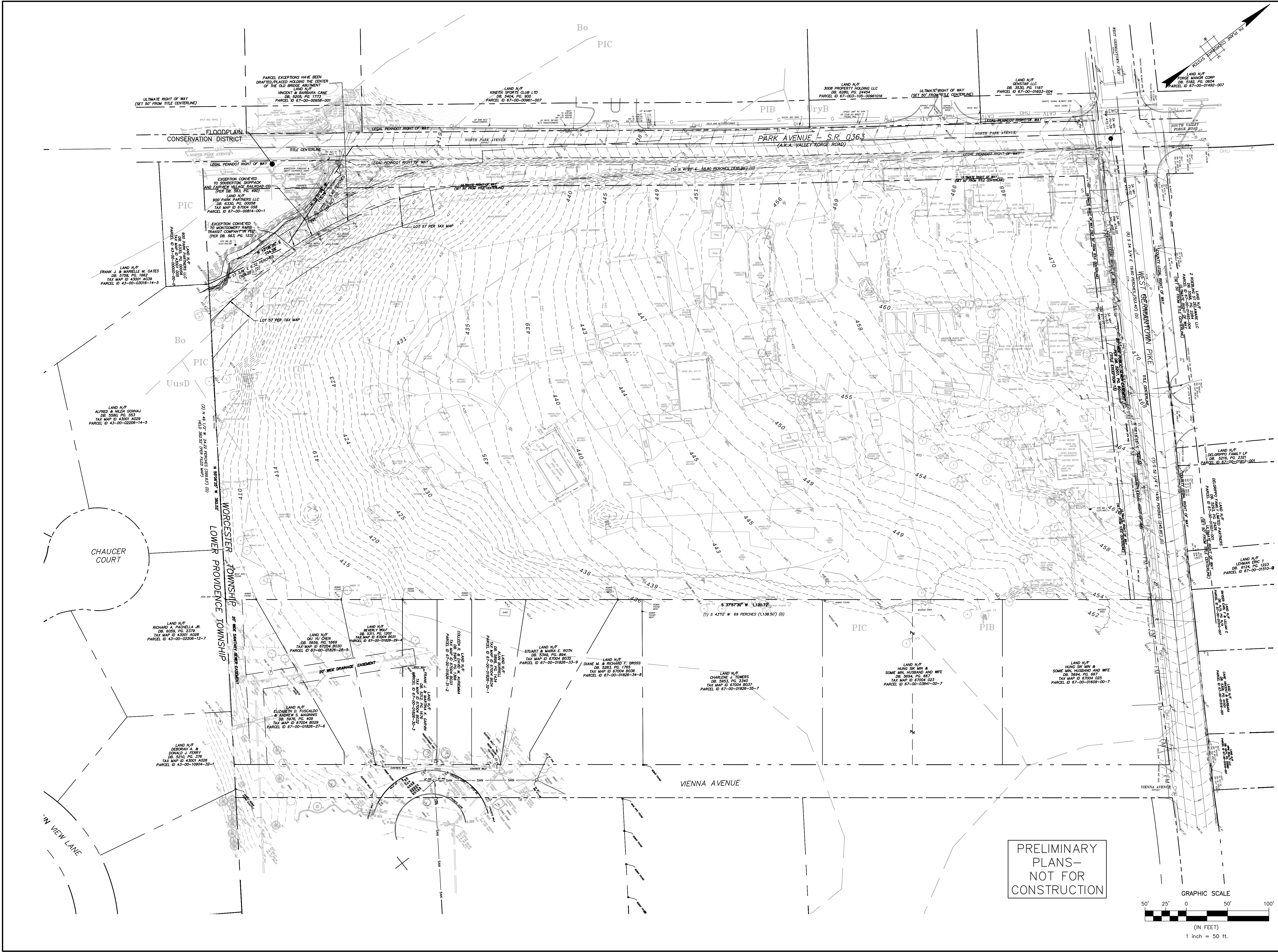
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MONTGOMERY COUNTY PLANNING COMMISSION APPROVAL

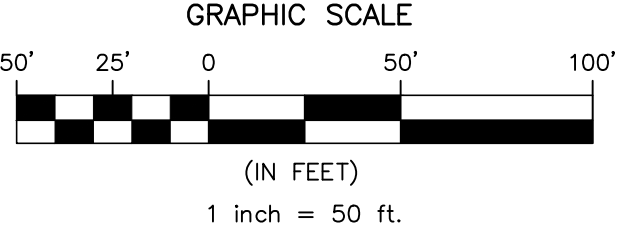
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CITY VIEW - APN #67-00-01606-001
2974 GERMAN TOWN PIKE, WORCESTER TOWNSHIP,
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EXISTING CONDITIONS PLAN

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DESIGNED BY	CHECKED BY	DRAWN BY	DATE	SCALE	PROJ. NO.
CGG/JP/ROP	DS	PG/SR/ROP	1/27/22	AS NOTED	BET00056

DRAWING	SHEET
EXC	03

NO	DATE	REVISIONS	BY	CHKD
1	10/04/2022	PER C/S REVIEW LETTER DATED 03/11/2022	PG	DS
2	4/3/2023	PER C/S REVIEW LETTER DATED 03/11/2022	ROP	DS
3	11/17/2023	PER C/S REVIEW LETTER DATED 11/22/2023	PRG	DS
4	3/7/2024	PER C/S REVIEW LETTER DATED 01/24/2024	PRG	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (B+R+H+T)	DS	DS
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (B+R+H+T)	SEE	DS
7	5/15/2026	LAND DEVELOPMENT RESUBMISSION	RA	DS



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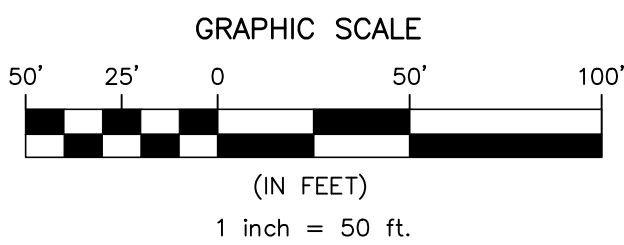
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2. THE PROPOSED SITE DOES NOT INCLUDE ANY SCENIC OR VIEW SHED AREAS AS SHOWN IN THE TOWNSHIP MASTER PLAN.

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OWNER OF RECORD: BT WORCESTER, LLC
TAX PARCELS: 67-00-01606-001
LOT AREA: 12.42 ACRES
SITUATE: 2974 WEST GERMANTOWN PIKE, NORRISTOWN, PA



NO	DATE	REVISIONS	BY	CHNG
1	10/04/2021	PER GIS REVIEW LETTER DATED 03/11/2021	PERGIS	
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP	
3	3/7/2023	PER GIS REVIEW LETTER DATED 11/22/2022	PRG	
4	3/17/2024	PER GIS REVIEW LETTER DATED 01/24/2024	PRG	
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6	3/20/2026	LAND DEVELOPMENT SUBMISSION (B-RIGHT)	SEE	DS
7	5/19/2026	LAND DEVELOPMENT RESUBMISSION	RA	DS

CHRISTOPHER W. JENSEN, P.E.
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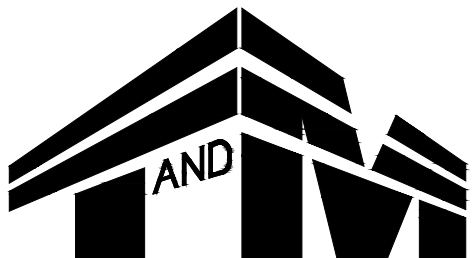


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BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
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SCALE

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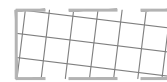
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LEGEND

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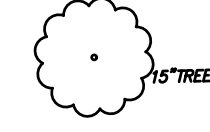
FLOODPLAIN CONSERVATION DISTRICT



STEEP SLOPES (15%-25%)



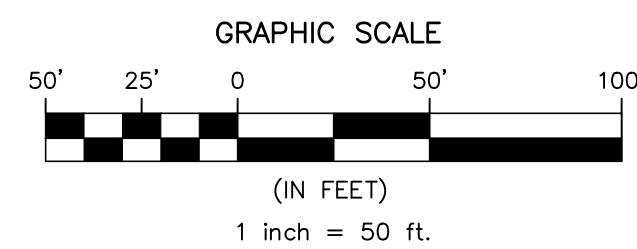
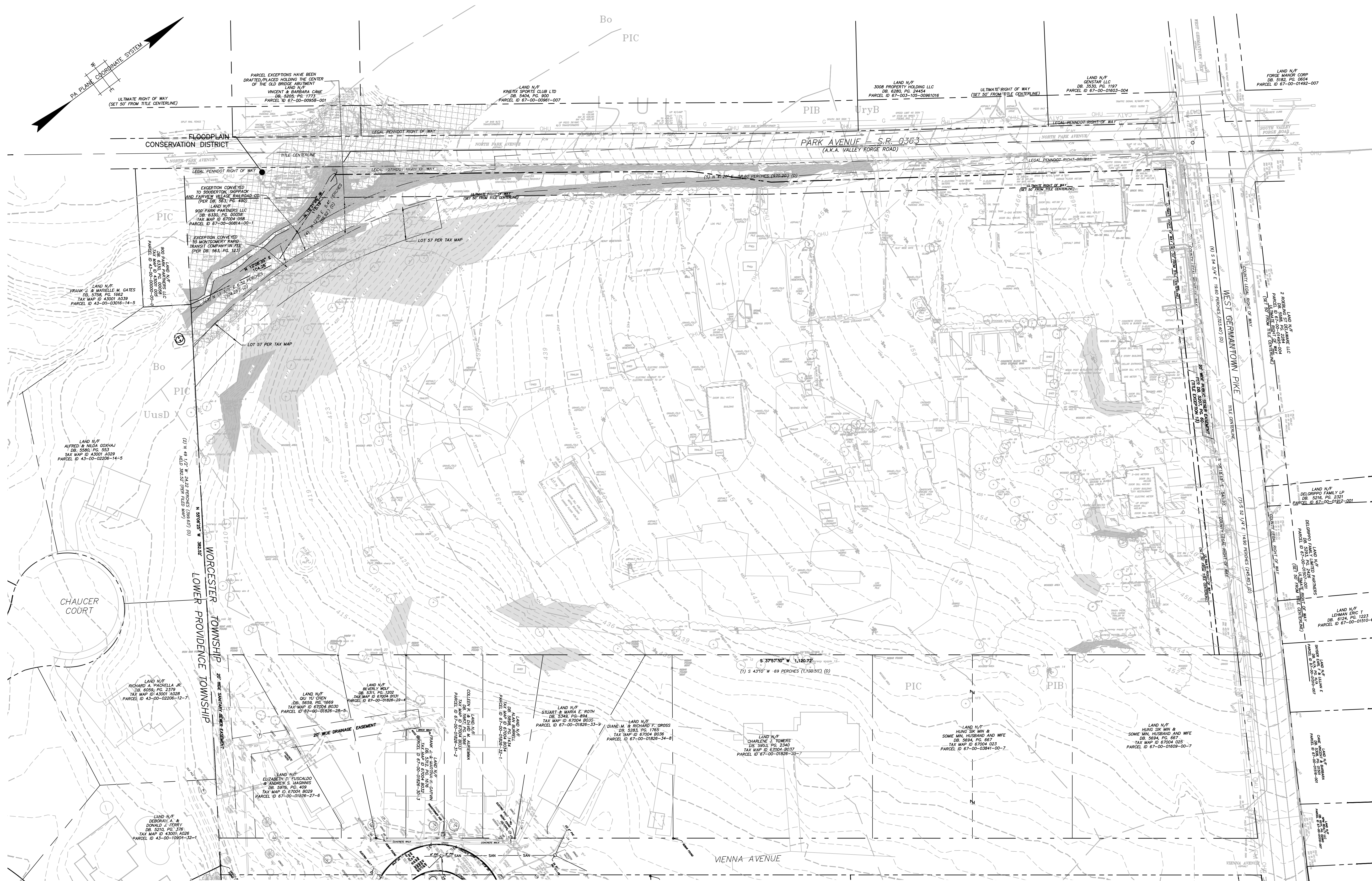
VERY STEEP SLOPES (>25%)



EX. TREE GREATER
THAN 12" IN CALIPER



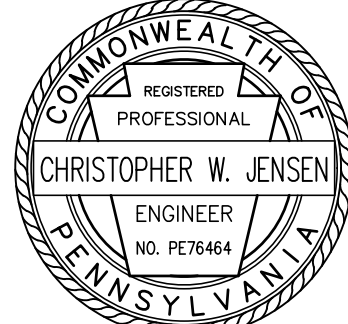
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COMPLETENESS OR ACCURACY OF THE SIZE, DEPTH OR HORIZONTAL
LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE
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LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 127 OF
2024, CONTRACTORS MUST VERIFY LOCATIONS AND DEPTHS OF ALL
UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
20213502293

NO	DATE	REVISIONS	BY	CHKD
7	5/15/2026	LAND DEVELOPMENT RESUBMISSION	RA	DS
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (8/4-RIGHT)	SEE	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (8/4-RIGHT)	PRG	DS
4	3/7/2024	PER C/S REVIEW LETTER DATED 01/24/2022	PRG	DS
3	11/17/2022	PER C/S REVIEW LETTER DATED 11/22/2022	PRG	DS
2	4/3/2023	REVISED ENTRANCE ON GERMAN TOWN PIKE	ROP	DS
1	10/04/2022	PER C/S REVIEW LETTER DATED 03/11/2022	PRG	DS

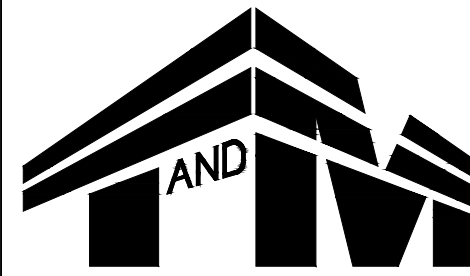
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MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

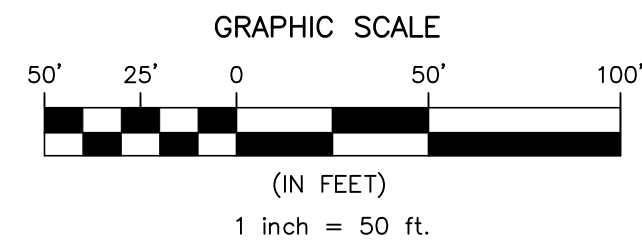
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DATE 1/27/22	OF 50
SCALE AS NOTED	
PROJ. NO. BET00056	

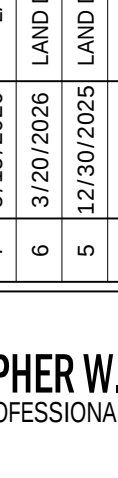
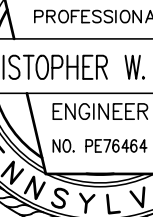


41	elm	9	To be Removed
42	locust	9	To be Removed
43	mulberry	9	To be Removed
44	Norway maple	9	To be Removed
45	elm	9	To be Removed
46	ash	9	To be Removed
47	ash	9	To be Removed
48	Norway maple	9	To be Removed
49	ash	9.5	To be Removed
50	elm	9.5	To be Removed
51	ash	10	To be Removed
52	ash	10	To be Removed
53	ash	10	To be Removed
54	ash	10	To be Removed
55	norway maple	10	To be Removed
56	elm	10	To be Removed
57	ash	10	To be Removed
58	norway maple	10	To be Removed
59	elm	10	To be Removed
60	ash	11	To be Removed
61	ash	11	To be Removed
62	ash	11	To be Removed
63	ash	11	To be Removed
64	norway maple	11	To be Removed
65	ash	11	To be Removed
66	ash	11	To be Removed
67	norway maple	11	To be Removed
68	mulberry	11.5	To be Removed
69	norway maple	11.5	To be Removed
70	ash	12	To be Removed
71	ash	12	To be Removed
72	ash	12	To be Removed
73	elm	12	To be Removed
74	elm	12	To be Removed
75	norway maple	12	To be Removed
76	norway maple	12	To be Removed
77	norway maple	12	To be Removed
78	norway maple	12	To be Removed
79	ash	12	To be Removed
80	ash	12	To be Removed

121	elm	25	To be Removed
122	elm	25	To be Removed
123	elm	25	To be Removed
124	ash	26	To be Removed
125	black cherry	26	To be Removed
126	ash	27	To be Removed
127	elm	27	To be Removed
128	black cherry	28	To be Removed
129	elm	28	To be Removed
130	elm	29	To be Removed
131	magnolia	29	To be Removed
132	elm	30	To be Removed
133	bur oak	35	To be Removed
134	unidentified	10"	To be Removed
135	unidentified	10"/11"	To be Removed
136	Ash	20" / 10"	To be Removed
137	unidentified	21"	To be Removed
138	black cherry	26"	To be Removed
139	unidentified	33"	To be Removed
140	unidentified	7"	To be Removed
141	unidentified	8"	To be Removed
142	unidentified	clump	To be Removed
143	unidentified	clump	To be Removed
144	unidentified	clump	To be Removed
145	norway maple	6	
146	norway maple	6.5	
147	ash	7	
148	ash	7	
149	norway maple	7	
150	Slippery Elm	7	
151	Slippery Elm	7	
152	Slippery Elm	7	
153	ash	8	
154	ash	8	
155	Norway maple	8	
156	Norway maple	8	
157	norway maple	8	
158	norway maple	8	
159	Slippery Elm	8	
160	ash	8.8	

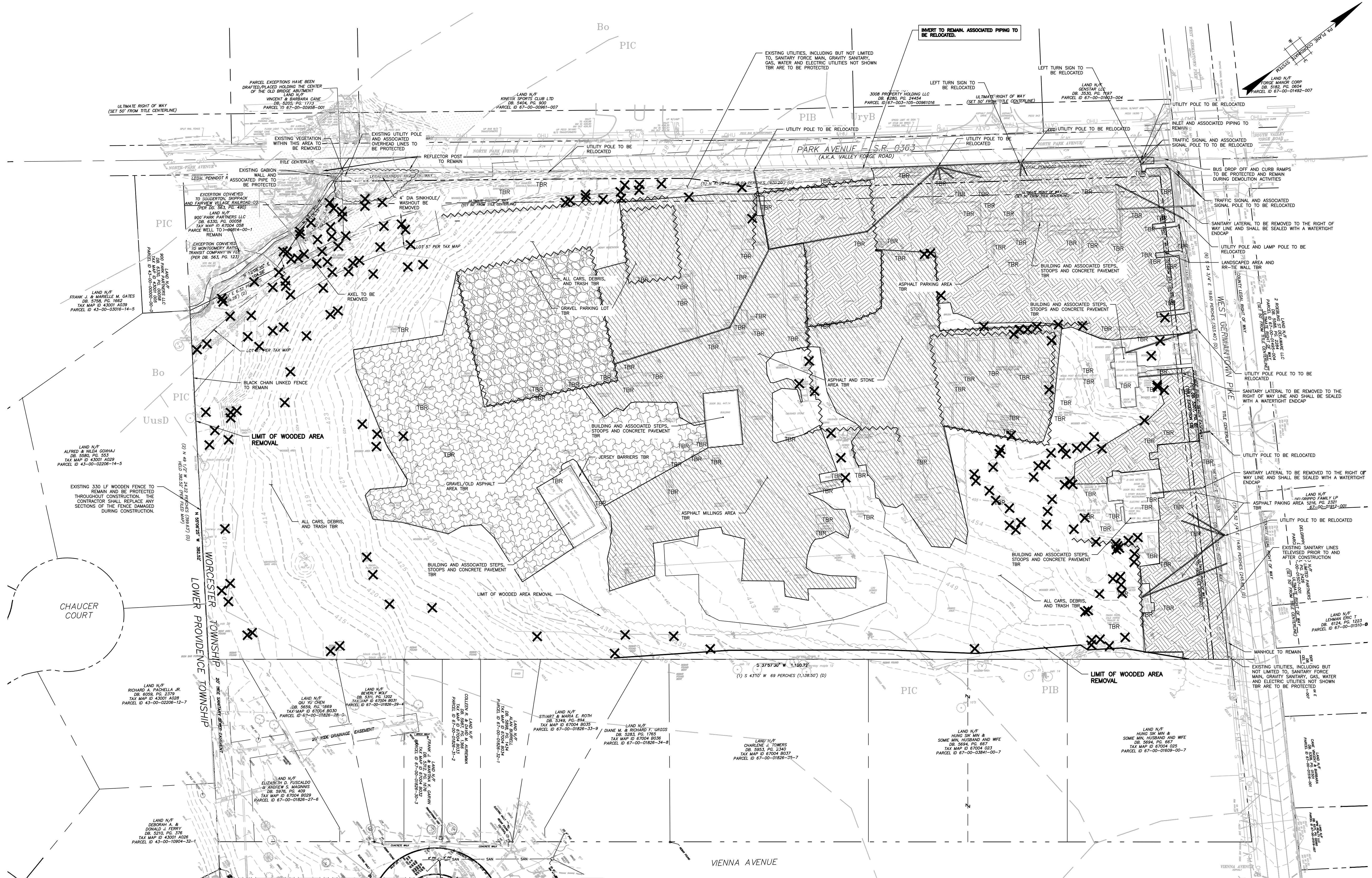
201	Norway maple	12
202	birch	13
203	ash	13
204	slippery elm	13
205	sweet birch	13
206	poplar	14
207	ash	14
208	elm	14
209	poplar	14
210	Norway maple	15
211	black cherry	15
212	elm	16
213	ash	16
214	slippery elm	17
215	black cherry	20
216	unidentified	21
217	ash	21
218	maple	23
219	mulberry	24
220	ash	26
221	mulberry	26
222	black cherry	28
223	pin oak	29
224	elm	31
225	bur oak	35
226	sweet gum	36

- TOTAL 226 TREES SURVEYED ON SITE
- 144 ARE TO BE REMOVED AND PORTRAYED ON TREE SURVEY CHART
- 37 TREES ARE SURVEYED BUT NOT SHOWN ON PLANS NOR ON TS CHART, 30 ARE TO BE REMOVED AND 7 TO REMAIN
- TOTAL NUMBER TO BE REMOVED IS 174
- TOTAL NUMBER TO REMAIN IS 52
- TOTAL NUMBER PROPOSED TO BE REPLACED ON PLANS IS 90
- TOTAL NUMBER OF TREES TO BE PLANTED OFF SITE OR ON TOWNSHIP LANDS OUTSIDE OF DEVELOPMENT AREA IS 27.

	
CHRISTOPHER W. JENSEN, P.E. LICENSED PROFESSIONAL ENGINEER	
	
LICENSED PROFESSIONAL ENGINEER STATE OF PA LICENSE NO. PE076664	
BT WORCESTER, LLC	CITY VIEW - APN #67-00-01606-001 2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
TREE SURVEY PLAN	
	
YOUR GOALS. OUR MISSION.	
1700 MARKET STREET, SUITE 3110 PHILADELPHIA, PA 19103 TEL 215-262-7850 FAX 215-627-3459	
OFFICES LOCATED IN: CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA	
DESIGNED BY CGG/JPK/ROP	DRAWING TS
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DATE 1/27/22	
SCALE AS NOTED	
PROJ. NO. BET100056	

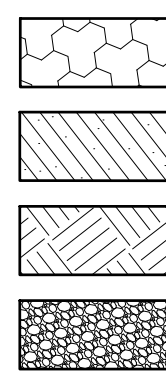
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DATE: 11 Dec 2024, 9:28AM
LAST SAVE BY: Scottman

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LEGEND

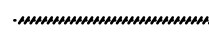
(ORIENTATION & SIZE MAY VARY)



GRAVEL/OLD ASPHALT
ASPHALT/STONE AREA
ASPHALT PARKING AREA
GRAVEL PARKING AREA



TREE TO BE REMOVED



UTILITY LINE TO BE REMOVED



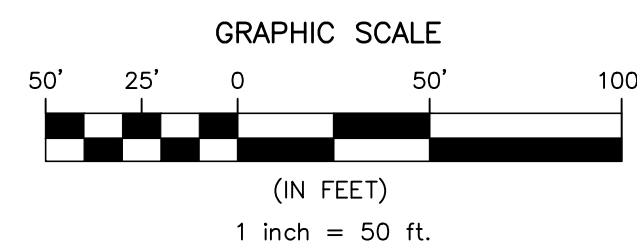
FENCE LINE TO BE REMOVED



EXISTING FEATURE TO BE REMOVED

DEMOLITION NOTES

- EXISTING SANITARY LATERALS SHALL BE REMOVED TO THE RIGHT-OF-WAY LINE WHERE THEY SHALL BE SEALED WITH WATERTIGHT END-CAPS.
- EXISTING SANITARY SEWER PIPING AT THE PROPOSED CONSTRUCTION ENTRANCE ON WEST GERMANTOWN PIKE (GRAVITY AND FORCE MAIN) SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION ACTIVITIES. THE GRAVITY SEWER SHALL BE TELEVIEWED PRIOR TO THE INITIATION OF CONSTRUCTION AND THEN TELEVIEWED AFTER TO MAKE CERTAIN THAT THE PIPE HAS NOT BEEN DAMAGED DURING CONSTRUCTION. ANY DAMAGE TO THE FORCE MAIN AND/OR THE GRAVITY SEWER DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE NO. PE076464

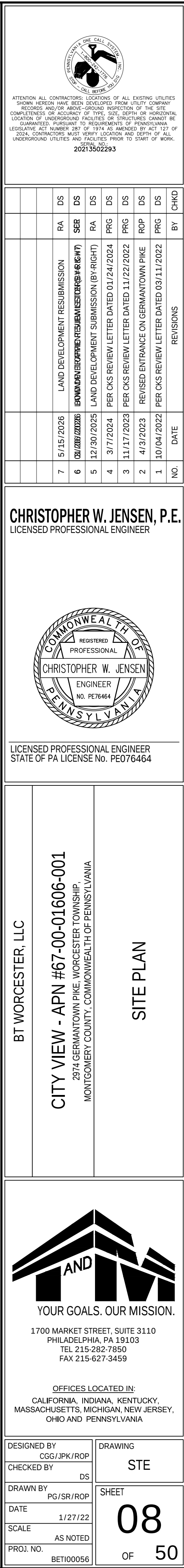
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

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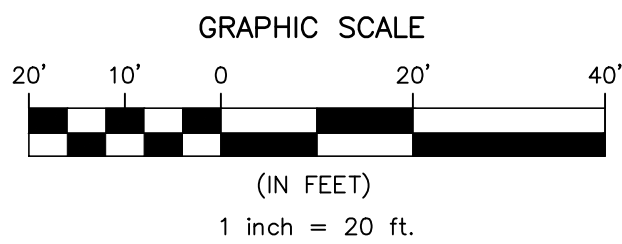
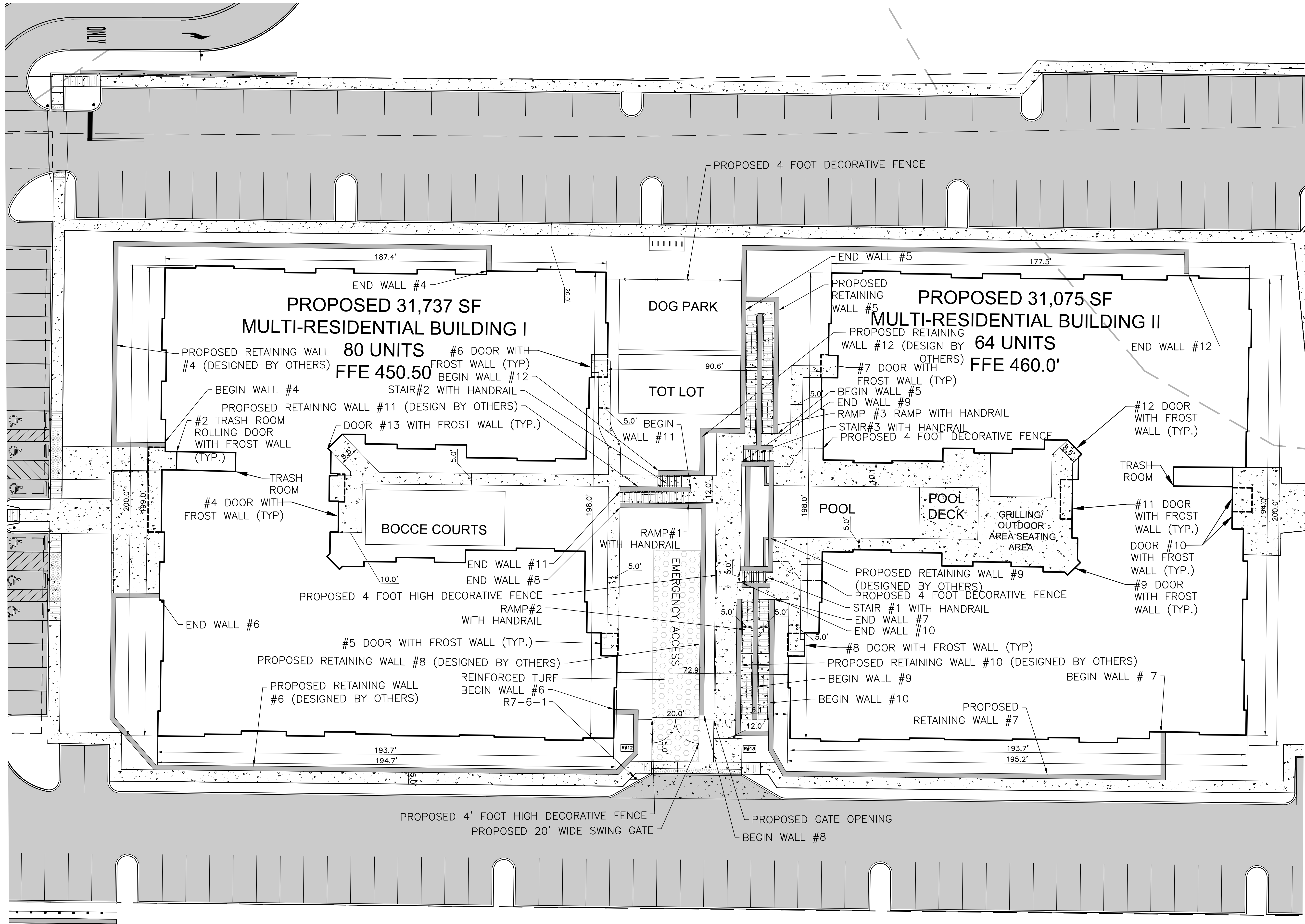
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DATE	1/27/22		
SCALE	AS NOTED		
PROJ. NO.	BET00056		

NO	DATE	REVISIONS	BY	CHKD
1	10/04/2022	PER C/S REVIEW LETTER DATED 03/11/2022	PRG	DS
2	4/3/2023	PER C/S REVIEW LETTER DATED 03/11/2022	ROP	DS
3	11/17/2023	PER C/S REVIEW LETTER DATED 01/24/2024	PRG	DS
4	3/7/2024	PER C/S REVIEW LETTER DATED 01/24/2024	PRG	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (8/4/RIGHT)	DS	DS
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (8/4/RIGHT)	SEE	DS
7	5/15/2026	LAND DEVELOPMENT RESUBMISSION	RA	DS



PROJECT INFORMATION:
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DATE: 1/27/22
LAST SAVE BY: Scottman

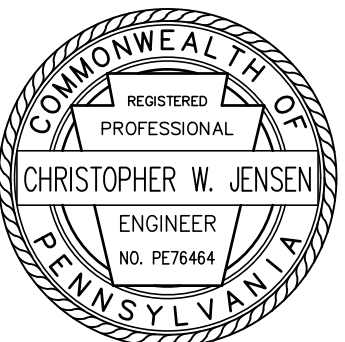
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ASSOCIATES IS PROHIBITED.



ATTENTION: ALL CONTRACTORS LOCATIONS OF ALL EXISTING UTILITIES
SHOWN HEREON HAVE BEEN DEVELOPED FROM CITY COMPANY
RECORDS AND/OR FIELD SURVEY. THE LOCATION, DEPTH, AND
COMPLETENESS OF ACCURACY OF THE SIZE, DEPTH OR HORIZONTAL
LOCATION OF UNDERGROUND FACILITIES OR UTILITIES CANNOT BE
GUARANTEED. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO ANY
LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 127 OF
2004. CONTRACTOR MUST VERIFY ALL UTILITIES PRIOR TO ANY
UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
20213502293

NO	DATE	REVISIONS	BY	CHKD
7	5/15/2026	LAND DEVELOPMENT RESUBMISSION	RA	DS
6	08/08/2025	REVIEW SUBMISSION (REVISED 8/8/25)	SR	DS
5	12/30/2024	LAND DEVELOPMENT SUBMISSION (BY RIGHT)	RA	DS
4	3/7/2024	PER C/S REVIEW LETTER DATED 01/24/2024	PRG	DS
3	11/17/2023	PER C/S REVIEW LETTER DATED 11/22/2023	PRG	DS
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP	DS
1	10/04/2022	PER C/S REVIEW LETTER DATED 03/11/2022	PRG	DS

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER



LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE NO. PE076464

CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

BT WORCESTER, LLC

SITE COURTYARD

AND
YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY,
MASSACHUSETTS, MICHIGAN, NEW JERSEY,
OHIO AND PENNSYLVANIA

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DRAWN BY PG/SR/ROP	09
DATE 1/27/22	OF 50
SCALE AS NOTED	
PROJ. NO. BET00056	

NOTE: RESTRICTED MOVEMENT DOES NOT ALLOW FOR LEFT TURN OUT

ULTIMATE RIGHT OF WAY
(SET 50' FROM TITLE CENTERLINE)

LAND N/F
VINCENT & BARBARA CANE
DB. 5205, PG. 1773
PARCEL ID 67-00-00958-00

LAND N/F
KINETIX SPORTS CLUB LTD
DB. 5404, PG. 900
PARCEL ID 67-00-00961-007

LAND N/F
3008 PROPERTY HOLDING LLC
DB. 6280, PG. 24454
PARCEL ID 67-003-105-009610

ULTIMATE RIGHT OF WAY
(SET 50' FROM TITLE CENTERLINE)

LAND N/F
GENSTAR LLC
DB. 3530, PG. 1197
PARCEL ID 67-00-01603-00

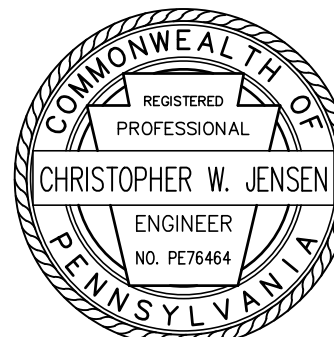
LAND N/F
FORGE MANOR CORP
DB. 5182, PG. 0604
PARCEL ID 67-00-01492-007

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATION ACT NUMBER 1267, AS AMENDED BY ACT 12 OF 2024, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

SERIAL NO. 20213502293

7	5/15/2026	LAND DEVELOPMENT RESUBMISSION	RA	DS
8	02/01/2026	IMPROVED LAND DEVELOPMENT RESUBMISSION	RA	DS
9	12/30/2025	LAND DEVELOPMENT SUBMISSION (BRIGHT)	RA	DS
4	3/7/2024	PER CS REVIEW LETTER DATED 01/24/2024	PRG	DS
3	3/17/2023	PER CS REVIEW LETTER DATED 11/22/2022	PRG	DS
2	4/9/2023	RENISED ENTRANCE ON GERMANTOWN PIKE	ROP	DS
1	10/04/2022	PER CS REVIEW LETTER DATED 03/11/2021	PRG	DS

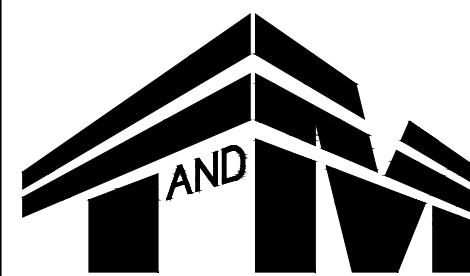
CHRISTOPHER W. JENSEN, P.
LICENSED PROFESSIONAL ENGINEER



LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE07646

BT WORCESTER, LLC

IMPERVIOUS COVERAGE



1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

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MASSACHUSETTS, MICHIGAN, NEW JERSEY,
OHIO AND PENNSYLVANIA

DESIGNED BY
CGG/JPK/ROP

CHECKED BY DS

DRAWN BY _____

PG/SR/ROP
DATE

DATE	1/27/22
NAME	

SCALE AS NOTED

PROJ. NO. RET100056

DRAWING
INSTRUMENTS CO.

IMPERV CO

SHEET

10

10

10

OF 50

GRAPHIC SCALE

50' 25' 0 50' 100'



(IN FEET)

1 inch = 50 ft.

SIDEWALK/OTHER CONCRETE OR PATHS = 39,557 (0.91AC)

ASPHALT AREA = 126,421 SF (2.90 AC)

BUILDING AREA = 62,812 SF (1.44 AC)

TOTAL IMPERVIOUS AREA = 228,790 SF (5.25 AC)

PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056-SHT010-Impervious_Coverage.dwg
LAST SAVED DATE AND TIME: 13 May 2026, 3:03PM
LAST SAVED BY: Rahn

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August 17, 2026
Ref: #7550

(via email)

Township of Worcester
PO Box 767
Worcester PA 19490-0767

Attention: Daniel DeMeno, Township Manager

Reference: BT Worcester, LLC – City View Land Development
Final Plan Review – First Review
TMP No. 67-00-01606-00-1

Dear Mr. DeMeno:

We are in receipt of a land development submission consisting of Final plans and supporting documentation for the City View Project prepared for BT Worcester, LLC. These plans consist of 50 sheets and have been prepared by T & M Engineers dated January 27, 2022, revised May 15, 2026. These plans propose the development of 13.92 gross acres at the property on 2974 Germantown Pike in Worcester Township. This property is commonly known as the “Dubner Property”. ARRO Consulting, Inc. previously reviewed the revised Preliminary Plan submission and set forth review comments in a letter dated April 17, 2026. In addition to the plan set, we have also reviewed a HEC-RAS Floodplain Modeling DATA dated February 12, 2025, prepared by T & M Associates for BT Investments, Inc., Excavated Slope Certification prepared by Earth Engineers Incorporated date March 19, 2026, and a Schematic Architectural Design Set dated March 20, 2026, with no revisions, prepared by Humphreys & Partners, S.L.P. The previous submission included a “Post Construction Stormwater Management and Erosion and Sediment Control Report” dated January 27, 2022, last revised May 15, 2026, prepared by T & M Associates for BT Investments, Inc.

The plans propose two (2) four-story apartment buildings in the C – Commercial Zoning District and Multi-Residential Use Overlay District on the existing 13.92-acre (gross) parcel. Building I will contain 80 units while the other building, Building II, will contain 64 units for a total of 144 apartment units. Also proposed are parking areas that include 289 parking spaces. Stormwater management consists of an above-ground and underground basins. The site will be served by public water and sewer.

We note that since the initial plan submission, multiple changes to the plan have been made which include the following: reconfiguration of the building locations and parking areas; revisions to stormwater management facilities; revisions to the sidewalk locations; changes to the amenity areas; addition of a dog park; and the installation of streambank stabilization within the stream tributary located at the southwest portion of the property. Previously, the plans received variances from the Zoning Hearing Board in August of 2022 that were denied an extension by the Zoning Hearing Board in October of 2024. The plans have been revised to comply with the current Zoning Ordinance. The plans received a Preliminary Plan recommendation from the Worcester Township Planning Commission at its meeting of April 23, 2026 and Preliminary Approval from the Worcester Township Board of Supervisors at its meeting of June 17, 2026.

ARRO Consulting, Inc. has reviewed the revised Final plans and supporting documents in conjunction with this land development submission to determine compliance with Township Zoning and Township Subdivision Land Development and Township Stormwater Ordinances. Based on our review, we offer the following comments:

I. ZONING

1. A Multi-Family Dwelling (apartment) use is not permitted in the underlying C – Commercial Zoning District, but is permitted by-right in the Multi-Residential District (150-112 & 150-83.B)

Sheet 2 includes a table entitled “Zoning Data”. The table indicates the maximum density allowed by ordinance is 12 dwelling units per acre. The proposed plan shows a density of 11.53 dwelling units per acre. (150-89.E(1))

2. The plans propose improvements to an existing drainage channel along Park Avenue. This area is within the Township’s Floodplain Conservation District. The proposed improvements are labeled as “streambank stabilization” which this office generally agrees with. Streambank stabilization is a use allowed by right in the Floodplain Conservation District. The submission included approval from the PADEP to allow the proposed improvements within the channel. The zoning ordinance requires that a Township permit be issued by the floodplain administrator. This will be required prior to the recording of the plans. (150-138.A(2)(b))

II. SUBDIVISION AND LAND DEVELOPMENT

1. The revised plans reduce the amount of proposed parking for the apartment buildings. The total parking spaces meet the minimum number of spaces that are required by ordinance. The Applicant should indicate if any employees will be onsite at any given time. Additional parking may be required. (150-88.B)

We note that the Applicant has stated that typical daily employee parking is 3-4 employees during normal operating hours and that based on other company-owned developments, sufficient employee parking is provided.

2. Easements will be required to allow for the streambank stabilization on TMP 67-004-058.
3. The Applicant has submitted the Planning Module Component 3 to the Pennsylvania Department of Environmental Protection (PADEP) for review and approval in order to revise the Township’s current Act 537 Plan. The approval letter must be provided to the Township.
4. The water supply design and all associated details should be reviewed and approved by the Pennsylvania American Water Company for this project. The approval letter must be provided to the Township.
5. The Applicant should confirm with the Pennsylvania American Water Company the type of meter pits (if any) that will be required for this project. If meter pits are required, they should be shown on the plan in order to make sure they don’t impact or conflict with other utilities. Confirmation must be provided to the Township.
6. The Applicant will be required to purchase sanitary sewer tapping fees from the Township. Per the Townships Preliminary Approval listed above, the Applicant shall purchase 72 EDUs.

7. Approval from the Township's Traffic Consultant is required. We note that the Traffic Engineer's latest review states that all traffic-related comments have been approved.
8. There are numerous notes on the plan regarding the walls that will be required as part of the project. The note says "wall (by others)". The design of the walls and supporting calculations must be submitted and approved prior to construction.
9. Landscape table shows 227 existing trees, 174 removed, 117 replacement trees required, and only 90 proposed. The plans indicate that 27 trees are to be planted offsite. The Applicant must coordinate with the Township regarding locations of off-site planting areas. (130-28.F(7) & 130-28.F(7)(b)[2])
10. The following approvals will be required in conjunction with this project:
 - a. Pennsylvania American Water Company
 - b. Pennsylvania Department of Environmental Protection (General Permit for Streambank Stabilization, Planning Module & NPDES Permit) – We note the Applicant has received approval from the DEP for the streambank stabilization.
 - c. Montgomery County Conservation District – (Erosion and Sediment Control)
 - d. PennDOT – Park Avenue
 - e. Utility Pole Relocations with respective utilities
11. The Worcester Township Board of Supervisors granted the following waivers requested with respect to this plan at its meeting of June 17, 2026:
 - a. 129-18.H(4) of the Worcester Township Subdivision and Land Development Ordinance – which requires all stormwater design storms, with exception of the one-year design storm, to dewater from stormwater management facilities within 12 hours after the storm has ended.
 - b. 129-18.G.6 of the Worcester Township Subdivision and Land Development Ordinance – which prohibits grading within five feet from the adjacent property.
 - c. 129-18.H.10 of the Worcester Township Subdivision and Land Development Ordinance – which requires basin bottoms to maintain a minimum of a 2% slope. The Applicant is requesting that the detention basin be installed at 0% slope with basin plantings; however, the landscape plan does not show any plantings inside of the basin
 - d. 130-16.C.1 of the Worcester Township Subdivision and Land Development Ordinance – which requires all streets to be classified as marginal access. The Applicant is requesting North Park Avenue to have a varying width with the minimum of a 32-foot cartway and maximum 50-foot cartway.
 - e. 130-18.A of the Worcester Township Subdivision and Land Development Ordinance – Sidewalks: 1) Is which requires sidewalks along all streets excepting where, in the opinion

of the Township Supervisors, they are unnecessary for public safety and convenience. 2) Sidewalks shall be located between curb and right-of-way line five feet from the curbline.

III. STORMWATER MANAGEMENT AND GRADING

The following comments pertain to the grading, stormwater management/storm drainage and erosion and sedimentation control aspects of the current Preliminary Plan submission and are based upon the requirements of the Worcester Township's Stormwater Management Ordinance (SMO) and/or Subdivision and Land Development Ordinance:

1. The Applicant is advised that an NPDES permit, along with an Erosion and Sedimentation Control Plan pertaining to the proposed site development, which is approved by the Montgomery County Conservation District, will be required prior to plan recording. (SMO 129-12)
2. A Stormwater Management Agreement will be required. The Agreement shall be reviewed and approved by the Township Solicitor prior to plan approval. (SMO 129-138)
3. Downspout connection at A14.3.1 is not shown. Clearly indicate on the plan with size, material, and length. Calculations must be provided for all downspout connections.
4. Pipe length from A14.3.1 to A14.3 in the calculations does not match what is shown on the plans. Calculations call out a length of 25 feet, but plans call out a length of 34.4 feet. Slopes also do not match. Make sure all calculations shown match the plans.
5. MH A8.1 to AOCS1 inverts shown in the profile do not match the calculations in the Stormwater Management Report.
6. As previously stated, a drainage and grading easement will be required for the improvements on TMP 67-00-058.
7. Within the PCSM Report, the impervious area is listed as 5.95 acres, but the Zoning Data table indicates 228,790 SF (5.25 acres). Plans should be consistent with the report.

IV. GENERAL

1. The PCSM Report was prepared for BET Investments, Inc., but the plan was prepared for BT Worcester, LLC.
2. Parking totals do not match as the Zoning Data table shows 288 spaces, but the Landscape Plan uses 292 for the tree calculation.
3. The PCSM Report mentions "the Township of Northampton shall have the right to enter said area and perform the required maintenance after proper notification of the owners." This property is located in Worcester Township.
4. All references to 'Preliminary Plan' must be revised to 'Final Plan' within the plan set.

The above represents all comments on this first review of the Final land development plans for the City View Project. The Applicant's Engineer should revise the plans to conform to these comments and resubmit for further review.

All comments set forth in all review letters should be addressed to the satisfaction of the Township and to other regulatory organizations. Please contact me if you have any questions or need any additional assistance on this preliminary plan submission.

Very truly yours,
ARRO Consulting, Inc.
Township Engineers



John W. Evarts, P.E.

JWE/klk

cc: via email:
Christian Jones, Assistant Township Manager
Wendy McKenna, Esq., Township Solicitor
Casey Moore, P.E., Bowman
EJ Mentry, Township Manager, Lower Providence Township
Christopher W. Jensen, P.E., T & M Associates, Inc.
David Stewart, T&M Associates
BT Worcester, LLC
File



August 17, 2026

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 #9 – Letter of Satisfaction**
Preliminary Land Development Plans/Highway Occupancy Permit Plans (PennDOT & County)/Traffic Signal Design Study/Traffic Signal Permit Plan
City View Apartments (2974 W. Germantown Pike) – 144 proposed apartment units
Worcester Township, Montgomery County, PA
Project No. 310767-01-001

Dear Dan:

In response to the Township's request, Bowman Consulting Group (Bowman) has completed our ninth (9th) traffic engineering review for the proposed residential development to be located at 2974 W. Germantown Pike (southeast quadrant of W. Germantown Pike and N. Park Avenue) in Worcester Township, Montgomery County, PA. According to the materials submitted to our office, the development is proposed to consist of 144 apartment units with a left-in/right-in/right-out-only driveway proposed along N. Park Avenue (S.R. 0363) and a full-movement driveway proposed along W. Germantown Pike (County roadway).

The following documents were reviewed in preparation of our comments:

- Preliminary Land Development Plans – City View, prepared by T & M Associates, last revised May 15, 2026.
- Response to Fire Marshall Comments Letter, dated May 15, 2026.

Based on our review of the documents listed above, Bowman continues to find that **all previously outstanding traffic related technical comments associated with the Land Development plans and Highway Occupancy Permit and modified Signal Permit plans have been addressed, and we find the submission to be satisfactory at this time.**

We note the following items, however, as administrative reminders to the applicant and the Township that should be completed as conditions of any approval by the Township.

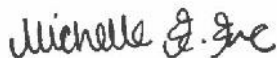
1. Since access to the site is proposed via W. Germantown Pike which is a Montgomery County roadway and N. Park Avenue (S.R. 0363) which is a State roadway, the highway occupancy permit (HOP) plans have been concurrently reviewed by Montgomery County and PennDOT to obtain their comments and/or concurrence on the access and proposed roadway/intersection improvements proposed in the study. We note that the applicant has received a Permit from Montgomery County (County Permit No. 22086, attached to this letter). We also note that the PennDOT HOP Plans have no outstanding technical comments, and a permit should be issued upon completion of the

Right-of-Way plans, easement recordings, and the Stormwater Maintenance agreement (as noted in our comment #3 below). The applicant must provide the PennDOT HOP permit documentation to Worcester Township and our office upon receipt.

2. 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 221 (Multifamily Housing – Mid-Rise) in the Institute of Transportation Engineers publication, *Trip Generation, 12th Edition*, the proposed 144 apartment units is expected to generate 55 "new" trips during the weekday afternoon peak hour resulting in a **transportation impact fee of \$171,875**. The applicant should provide information on the existing use(s) of the site, and if those use(s) were active during the conduct of the Township Act 209 study, if the applicant seeks a possible transportation impact fee credit. If submitted, then Bowman will review for the appropriateness for applying to the existing use(s) and issue a separate letter with recommendations on the transportation impact fee assessment to the Township.
3. It is noted that the applicant is in the process of developing a stormwater management maintenance agreement. This must be completed and executed with the Township and must run with the owner of the property in perpetuity for any parts of the system that PennDOT or the County require that the Township must be the applicant to obtain and then maintain as part of permitting process. The applicant must continue to coordinate with the Township Solicitor's office on the maintenance agreement and provide copy of the finished document to our office and that of the Township Engineer.

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

Sincerely,



Michelle Eve, P.E
Technical Leader, Transportation
BMJ/MEE/CAM
Attachments

cc: John Evarts, P.E., CKS Engineers (Township Engineer)
Wendy McKenna, Esq. (Township Solicitor)
E.J. Mentry, Lower Providence Township Manager
Mirlene Saintval, PennDOT
Nidhi Medra, PennDOT
Thomas Marucci, Septa Senior Director – Bus Operations
Susan M. Guisinger-Colon, P.E., LEED AP (Montgomery County consultant)
Peter Clelland, BET Investments (Applicant)
David Stewart, T&M Associates (Applicant's Site Civil Engineer)
Chris Jensen, P.E., T & M Associates (Applicant's Site Civil Engineer)
Matt Hammond, P.E., Traffic Planning and Design, Inc. (Applicant's Traffic Engineer)



January 8, 2026

BT Worcester, LLC
200 Dryden Rd. Suite 2000
Dresher, PA 19025
Attention: Peter Clelland

RE: Application for Highway Occupancy Permit (No. 22086)

2974 Germantown Pike
Worcester Township, Montgomery County, PA

Dear Mr. Clelland:

On behalf of Montgomery County, TPD has completed a review of the following HOP materials submitted as part of anticipated Permit No. 22086:

- Deed of Dedication form (recorded 12/18/2025)

Materials that were previously submitted and reviewed were:

- Highway Occupancy Improvement Plans, BT Worcester, LLC prepared by T&M Associates, last revised July 24, 2025;
- ADA Curb Ramp Designs and CS-4401 forms;
- Traffic Impact Study prepared by Traffic Planning and Design, Inc., last revised March 20, 2024;
- Post Construction Stormwater Management Report prepared by T&M Associates, last revised July 24, 2024;
- Land Development plans for City View, prepared by T&M Associates.

TPD finds the above-referenced materials acceptable and recommends County approval with the following special permit conditions:

- 1. The largest vehicle permitted to utilize the access along Germantown Pike at Station 5+16.55 RT is a WB-40 vehicle.**
- 2. Permittee is responsible for ensuring that mud, silt and other debris is removed from vehicles and tires (by power wash, etc.) before entering onto the County Roadway.**
- 3. Prior to commencement of construction, all the existing utilities must be field verified for location and elevation; a County field representative must be notified of the existing utility findings in the field and also any changes to the proposed design.**
- 4. Any proposed trenching will need to be restored by the Applicant if County inspections determine that the roadway surface shows signs of deterioration within two (2) years after completion of work.**
- 5. No traffic restrictions or lane closures are permitted between the hours of 6:00 AM to 9:00 AM and 3:00 PM to 6:00 PM, Monday through Friday and legal holidays.**
- 6. All affected pavement markings, tubular markers, rumble strips, etc., must be replaced in kind by the permittee.**

7. Maintenance and protection of traffic must be in accordance with the PennDOT Publication 213 PATA Figures indicated on the approved plans.

If you have any questions, please feel free to contact me or Sean Stanton at (610) 326-3100.

Sincerely,

TPD



Susan Guisinger-Colon, PE, LEED AP

Senior Project Manager

sguisingercolon@TPDinc.com

cc: Thomas O'Brien, Montgomery County Roads & Bridges Department
Charles Budd, Superintendent, Montgomery County Roads & Bridges Department
Morgan Rouscher, Montgomery County Roads & Bridges Department
Dan DeMeno, Worcester Township Manager
Patrick Gallo, P.E., T&M Associates

**MONTGOMERY COUNTY
ROADS AND BRIDGES DEPARTMENT
APPLICATION FOR HIGHWAY OCCUPANCY PERMIT
(Revised January 2017)**

PART 1

Applicant _____
Address _____
City _____ State _____ ZIP _____
Daytime Phone _____ 24 Hour Emergency Phone _____
Email address _____ [for review correspondence and permit updates]

Applicant's Representative (Engineer and/or Contractor) _____
Daytime Phone _____ 24 Hour Emergency Phone (If Contractor) _____
Email address _____ [for review correspondence and permit updates]

Previous Preliminary Traffic Impact/ Scoping Application number (if applicable) _____

Location of proposed work, including municipality and nearest existing cross street: _____

Description of proposed work: _____

Date work will begin _____ Date work will be complete _____

Pennsylvania One Call System, Inc. serial number/date _____

Applicant is a(n): ☐ Individual ☐ Municipality ☐ Partnership
☐ Corporation organized and existing under the laws of _____

PART 2 For Emergency Opening or Restoration

Description and location of emergency work _____

Date work began _____ Anticipated date of completion _____

PART 3

I, _____, agree to assume all liability whatsoever for any and all damages to any person(s) or property accruing to the public or Montgomery County which may result from opening, excavating, or occupying of highway, street, road, avenue, public lane, public alley, sidewalk, footpath, bike path, ~~or~~ horse trail.

Applicant Signature and Title  Peter J. Clelland, Director of Development

CONDITIONS OF PERMIT - Notify the Montgomery County Roads and Bridges Department at least 72 hours before the start of work: Telephone (610) 278-3613 or email tobrien@montcopa.org

1. Applicant will perform all work according to the most recent edition of PennDOT Publication 408, and in compliance with local municipal ordinances, policies, and regulations.
2. For any County road that has been re-paved within the past five (5) years, permittee will be required to perform a mill and overlay (half-width, full width, adjacent lane width depending upon project scope) along the subject property frontage. Infrared technology may also be utilized/ required in order to eliminate visible seams subject to County approval. It should be noted that no sealant shall be used around the proposed trench location since no visible joint is to be achieved
3. Include a copy of the appropriate PATA figure(s) PennDOT Publication 213M, *Temporary Traffic Control Guidelines* (June 2014 or most current revision).
4. Applicant will sawcut, or cut with pneumatic tools, all roadways before excavation.
5. Applicant must fill all trenches with stone and temporary topping of cold patch material until permanent restoration is undertaken. Applicant will complete temporary patching immediately, and maintain until permanent restoration is undertaken.
6. Applicant must complete all permanent work in conformance with the attached Rider.
7. Any proposed trench will need to be restored by the Applicant if County inspections determine that the roadway surface shows signs of deterioration within two (2) years after completion of work.
8. Any fees incurred by the county after issuance of the permit (i.e. construction and/or consultation, field monitoring, etc.) will be forwarded to the permittee for reimbursement.
9. No traffic restrictions or lane closures are permitted between the hours of 6:00 AM to 9:00 AM and 3:00 PM to 6:00 PM, Monday through Friday and legal holidays.
10. Two (2) CD's (or electronic versions) containing all approved documents and plans must be provided to the County (Attn: Gretta Riley).
11. Permittee is responsible for ensuring that mud, silt and other debris is removed from vehicles and tires (by power wash, etc.) before entering onto the County Roadway.

Application Number 22086
(Applicant leave blank)

FOR MONTGOMERY COUNTY USE

Permit number P- 22086 (Valid for one (1) year from date approved)

Approved by _____ Date approved 3-10-26

Issuing Permit Fee \$ 1560.00 Consultant Fees \$ 21,465.29

Final Inspection Fees \$ _____ Total Fees \$ 23,025.29

Chief Inspector

Final acceptance date

To: Dan DeMeno, Township Manager

From: Matthew T. McCloskey, Fire Marshal

RE: LD2022-01 City View 2974 Germantown Pike
Worcester Township, Montgomery County, Pennsylvania

Date: August 18, 2026

A review of the Response Letter, dated May 15, 2026, has been completed and the following comments have been addressed and are satisfactory.

- 1) Pg 8 of 43:
 - a. Mountable Curb, at the Park Avenue entrance/exit, shall be mountable on all sides and the interior surface shall be mountable.
*T&M Response: The proposed island at the Park Avenue entrance/exit is proposed to be mountable on all sides and the interior. The plans have been updated to show the interior of the island with a proposed concrete hatch. Refer to Drawing STE, Site Plan. – **SATISFIED***
 - b. The turning radiuses shall be a minimum of R25' inside and R50' outside as identified.
 - i. Reference: First Arriving Fire Truck: length: 43' 9"; WB 265"; 8 deg clearance angle.
*T&M Response: The cited radii are provided along the interior and exterior of the proposed curbs along the turning path. Refer to Drawing STE, Site Plan. – **SATISFIED***
- 2) Pages 09A & 37 of 43:
 - a. Underground MRC Basins 1 & 2 – please confirm that the Underground Basin is able to sustain the weight of the Worcester Volunteer Fire Company's Ladder Truck in operation, 43T.
*T&M Response: Ladder 83 and Tower 53 specifications have been provided to manufacturer to confirm the weight capacity. Upon receipt of documentation from the manufacturer it will be forwarded to township officials. – **SATISFIED upon Receipt of Verification from Manufacturer.***
- 3) Page 10 of 43:
 - a. North Fire Hydrant (between the intersection and the north corner of the parking lot: this hydrant is measuring 75 feet from the street and 82 feet from the parking lot. This hydrant needs to be accessible from the cartway and not less than 3 feet from the curb of the parking lot or the street.
*T&M Response: Plans have been updated to show the North Fire Hydrant (previously between the proposed parking lot and the intersection of North Park Avenue and Germantown Pike), to be accessible from the proposed parking lot and three feet from the curb. Refer to Drawing UTL, Utility Plan. – **SATISFIED***

Matthew T. McCloskey
Fire Marshal
Worcester Township
Phone: 484-928-8133
Email: mmccloskey@barryisett.com

- b. Upon the identification of the Fire Department Connection(s), a hydrant shall be within 50 feet of the connection(s).

*T&M Response: Upon coordination with the design team (architect and MEP) during Final Land Development Document preparation, a hydrant will be added within fifty of the FDC. – **SATISFIED***

- c. Fire Hydrant Identification: Fire hydrants shall conform with Worcester Township Code § 41-5 Fire Hydrant specifications and color-coding.

*T&M Response: Drawing UTL, Utility Plan Sheet 010 has been updated to include the requirements as Note number four (4). - **SATISFIED***

**WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 2026-__
SMALL PROJECT AND MINOR PLAN PROCESS AMENDMENT**

AN ORDINANCE OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 21, PLANNING COMMISSION, AND CHAPTER 130, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF WORCESTER TOWNSHIP TO ESTABLISH A STREAMLINED MINOR-PLAN PROCESS FOR CERTAIN LIMITED, BY-RIGHT SUBDIVISIONS AND LAND DEVELOPMENTS; TO EXCLUDE ELIGIBLE MINOR PLANS FROM TOWNSHIP PLANNING COMMISSION REVIEW; TO ESTABLISH ELIGIBILITY, SUBMISSION, REVIEW, REFERRAL, AND COMBINED PRELIMINARY AND FINAL APPROVAL PROCEDURES; TO PROHIBIT SEGMENTATION; AND TO PROVIDE FOR CONDITIONAL APPROVALS, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended (the "MPC"), 53 P.S. § 10101 et seq., authorizes the Township to regulate subdivision and land development and to establish plan-submission, review, and approval procedures; and

WHEREAS, the Board of Supervisors desires a predictable and proportionate process for limited, by-right projects, subject to cumulative eligibility limits, protection against segmentation, continued compliance with substantive standards, final approval by the Board, and referral to the regular plan process when appropriate; and

WHEREAS, the proposed amendment was submitted to the Worcester Township Planning Commission and the Montgomery County Planning Commission for recommendations, and the Board held a duly noticed public hearing, as required by the MPC.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, as follows:

Section 1. Definitions.

Chapter 130, § 130-6 is amended by adding the following definitions in alphabetical order. All other definitions remain unchanged:

COMMON OWNERSHIP OR CONTROL

Direct or indirect ownership, equitable ownership, contractual or development control by the same or affiliated persons or entities, or by persons or entities acting jointly concerning the land or project.

CONSOLIDATION

The combination of two or more legally approved and recorded lots into one lot, including a reverse subdivision, processed as a subdivision under this chapter.

LOT LINE ADJUSTMENT

The relocation of a common boundary between adjoining, legally approved and recorded lots that creates no additional lot and does not alter their combined exterior perimeter, processed as a subdivision under this chapter.

MINOR PLAN

A subdivision or land development plan that satisfies § 130-35.3 and is accepted by the Township Manager or designee for processing under §§ 130-35.1 through 130-35.3. Minor-plan classification affects procedure only and waives no substantive requirement.

RELATED PROJECT

A subdivision, land development, permit, approval, or construction activity connected to the current proposal by common ownership or control, contiguous land, shared use, access, utilities, stormwater facilities, financing, timing, phasing, or other evidence of a common development plan.

SIMPLE CONVEYANCE

The transfer of part of one legally approved and recorded lot to an adjoining legally approved and recorded lot when no additional lot is created, the transferred area cannot be an independent building lot, and the area is merged with the receiving lot, processed as a subdivision under this chapter.

Section 2. Conforming Amendments to Planning Commission and Plan Procedures.

A. Section 21-7 is repealed and replaced with the following:

Except for a subdivision or land development application submitted for minor-plan processing under §§ 130-35.1 through 130-35.3, all subdivision, land development, and rezoning applications shall be referred to the Planning Commission for a recommendation in time for the Board to comply with applicable deadlines. An application referred under § 130-35.3E shall then be referred to the Planning Commission.

B. Section 130-10 is amended by adding the following sentence:

A plan submitted for minor-plan processing shall initially be governed by §§ 130-35.1 through 130-35.3 and the conforming provisions of this article and, upon referral under § 130-35.3E, by the regular plan process.

C. Section 130-11 is amended by adding a new subsection D as follows:

D. Minor plan phase. An eligible minor plan may be submitted as a combined preliminary and final plan without separate sketch, preliminary, improvement construction, final, or record plans. It shall be processed under §§ 130-35.1 through 130-35.3 without Township Planning Commission review or recommendation and shall conclude with Board of Supervisors action.

E. Section 130-12 is amended by adding a new subsection E as follows:

F. Minor plans. The preapplication meeting, existing resources and site analysis plan, site visit, pre-sketch conference, and sketch-plan requirements of this section do not apply to a plan submitted for minor-plan processing.

G. Section 130-13 is amended by adding new subsections D and E as follows:

H. Minor plans. Notwithstanding subsection C(2)(b) and C(4), a plan submitted with a request for minor-plan processing shall not be distributed to or reviewed by the Worcester Township Planning Commission unless referred under § 130-35.3E. No Planning Commission recommendation is required while the plan is processed as a minor plan.

I. Conditional approvals. Within 15 calendar days after receiving conditional approval, the applicant shall accept or reject the conditions in writing. The approval is automatically rescinded if the applicant rejects any condition or fails to respond within that period. The decision shall state the deadline and consequence.

J. Section 130-15C is amended by adding the following sentence:

This subsection does not apply to a plan submitted with a request for minor-plan processing unless the plan is referred under § 130-35.3E.

K. The introductory sentence of § 130-33 is amended to read as follows:

Except for a plan submitted for minor-plan processing under § 130-35.1, a preliminary plan shall show or be accompanied by the following information:

L. Section 130-34 is amended by adding the following sentence to its opening paragraph:

An eligible minor plan is governed by § 130-35.1 in lieu of separate preliminary- and final-plan submissions.

M. Section 130-35A is repealed and replaced with the following:

N. Except for an eligible minor land development under §§ 130-35.1 through 130-35.3, preliminary and final land development plans shall be required under §§ 130-33 and 130-34. An eligible minor land development may be submitted as a combined preliminary and final plan under § 130-35.1.

Section 3. Minor Plan Submission Requirements.

Section 130-35.1 is repealed and replaced in its entirety with the following:

§ 130-35.1. Minor plan submission requirements.

O. Required submission. A minor-plan submission shall include:

The completed Township application form, required fee and review escrow, and the number and format of copies identified on the current application form.

A plan prepared, signed, and sealed by the professional or professionals required by law, at a standard engineering scale, showing the plan title, dates and revisions, north arrow, scale, tax parcel number, address, deed reference, zoning district, owner, applicant, and plan preparers.

A location map; tract boundaries, bearings, dimensions, and area; relevant adjoining land under common ownership or control; and existing and proposed lot lines, monuments, buildings, site improvements, streets, rights-of-way, easements, utilities, and natural or regulated features material to review.

A table showing existing and proposed lot area, dimensional standards, uses, dwelling units and nonresidential occupants, parking, building and impervious coverage, gross floor area, earth disturbance, by-right zoning compliance, and lawful existing nonconformities. It shall separately state the current and five-year cumulative additional impervious surface area, added gross floor area, and earth disturbance, together with any longer calculation required by Chapter 129.

Existing and proposed access, parking, loading, pedestrian and vehicular circulation, emergency access, sight distance, traffic or access improvements, and required highway access notes or approvals.

Existing and proposed water, sewage, electric, gas, communications, and other utility service, with applicable agency applications, permits, approvals, or status information.

Existing and proposed drainage patterns and stormwater facilities, together with all calculations, plans, exemption documentation, operation and maintenance documents, and other information required by Chapter 129.

Natural-resource delineations; easements, covenants, restrictions, plan notes, dedications, prior approvals, and implementing instruments; and all final-plan certifications, acknowledgments, signatures, and recording information needed to approve and record the plan.

For a subdivision creating a new lot, a reasonable development envelope for each resulting lot showing the building, access, parking, utility, water, sewage, stormwater, gross floor area, impervious surface, and earth-disturbance assumptions used to determine eligibility. The envelope shall be incorporated into the recorded plan under subsection C.

A signed applicant certification identifying all related projects and land under common ownership or control during the preceding five years, including known permits, approvals, applications, and construction activity.

For a simple conveyance, the conveyed area, before-and-after lot areas and lot lines, a statement that the conveyed area is not a separate building lot, and an instrument requiring its simultaneous transfer and merger with the receiving lot.

P. Reduced submission; no waiver of standards.

An applicant may identify an item as not applicable. After consultation with the Zoning Officer and Township Engineer, the Township Manager or designee may confirm in writing that the item is objectively unrelated to the proposal or is shown elsewhere with sufficient accuracy.

Treating an item as not applicable is not a waiver or modification. No Township employee, consultant, official, or body may waive or modify a substantive requirement through the minor-plan process.

Q. Plan status and recorded limitations.

The Board of Supervisors may grant concurrent preliminary and final approval at a public meeting.

For a subdivision creating a new lot, the recorded plan shall state the maximum added gross floor area, additional impervious surface area, and earth disturbance allocated to each resulting lot for purposes of minor-plan eligibility. Later development exceeding a stated limit or materially departing from the approved development envelope requires new or supplemental Township review under the ordinances then applicable.

The stated limits do not authorize later development or waive any permit, approval, or ordinance requirement.

Section 4. Plan Submission and Revision Deadlines.

Section 130-35.2 is repealed and replaced in its entirety with the following:

§ 130-35.2. Plan submission and revision deadlines.

- R. Initial submissions.** A regular plan shall be submitted at least 30 calendar days before the Planning Commission meeting requested for review, and a minor plan at least 45 calendar days before the Board meeting requested for action. These deadlines do not guarantee agenda placement or alter a statutory review period.
- S. Intake and classification.** Within 10 business days after receipt, the Township Manager or designee shall identify in writing any missing or materially deficient required item and, for a requested minor plan, issue either the eligibility determination under § 130-35.3D or a referral under § 130-35.3E. If an identified deficiency prevents classification, the determination or referral is due within 10 business days after the item is received. The filing date and statutory review period shall be determined under the MPC; these notices do not toll or extend them.
- T. Revisions.** A revised plan and complete response to review comments shall be submitted at least 30 calendar days before the meeting requested for further review or action. After consultation with the Township Engineer, the Township Manager may accept a later revision when required review will not be impaired.

Section 5. Minor Plan Eligibility and Review.

Chapter 130 is amended by adding a new § 130-35.3 as follows:

§ 130-35.3. Minor plan eligibility and review.

U. Eligible plan classes. A proposal may be considered only if it is:

A lot line adjustment, simple conveyance, or consolidation that creates no additional lot or independent building lot.

The division of one existing lot into no more than two total lots, each with lawful frontage and access and requiring no new street, private road, or shared access tract.

A land development on one existing lot limited to an addition to an existing principal building, an accessory building, or parking, circulation, utility, drainage, or similar improvements serving a lawful principal use. It shall not establish or change a principal use, add a second principal use or principal building, increase dwelling units, or add a nonresidential occupant.

V. Mandatory eligibility criteria. The proposal shall satisfy every applicable criterion:

All proposed uses are permitted by right; the proposal creates or increases no zoning nonconformity and does not rely on an expansion or change of a lawful nonconformity requiring discretionary approval; and it requires no modification, waiver, adjustment, appeal, interpretation, special exception, variance, or other discretionary relief under this chapter, Chapter 81, Chapter 129, Chapter 150, or another applicable development ordinance.

It requires no new or materially extended street, private road, shared access tract, public or community utility main, or other major public improvement. Individual laterals, wells, and on-lot sewage facilities are not main extensions when all required approvals are demonstrated.

The five-year cumulative additional proposed impervious surface area, added gross floor area, and earth disturbance each do not exceed 7,500 square feet. For an addition to a principal building, the cumulative added gross floor area also shall not exceed 50% of the building's gross floor area immediately before the earliest related addition. Gross floor area is the aggregate horizontal area of all floors measured from the exterior faces of exterior walls.

It complies with Chapter 129. Required Chapter 129 review, documentation, facilities, agreements, or security do not themselves disqualify a plan.

It requires no traffic impact study, traffic signal, off-site traffic improvement, or material alteration of access or circulation. A new driveway shall provide safe and lawful access.

It involves no regulated disturbance of a floodway, wetland, riparian buffer, steep slope, or other protected natural resource requiring discretionary relief or review that cannot be completed within the minor-plan process.

It is consistent with prior Township approvals and with recorded easements, covenants, restrictions, and agreements that the Township is authorized to administer or enforce.

W. Cumulative review and prohibition against segmentation.

Eligibility thresholds shall combine the current proposal with all related projects on the same tract or contiguous land under common ownership or control during the preceding five years. A project or reasonably foreseeable common development plan shall not be divided, phased, or sequenced to obtain eligibility; combined work exceeding a criterion shall use the regular plan process.

For a subdivision creating a new lot, each development envelope required by § 130-35.1A(9) shall be included in the current proposal's threshold calculations and recorded. The five-year lookback does not supersede a longer calculation required by Chapter 129 or other law.

X. Written eligibility determination.

After consultation with the Zoning Officer and Township Engineer, the Township Manager or designee may accept an eligible proposal for minor-plan processing. The written determination required by § 130-35.2B shall identify the eligible plan class, applicable criteria, cumulative quantities, and submission items treated as not applicable.

The determination authorizes the minor-plan procedure only and does not bind the Board concerning compliance or lawful conditions.

Y. Referral to the regular plan process.

Minor-plan processing is optional and not an applicant entitlement. At any time before final Board action, the Township Manager or designee may refer a proposal to the regular plan process whenever, in the Manager's administrative judgment, regular review is appropriate for a consideration relevant to Township review or administration. Failure of a specific eligibility criterion is not required.

The referral shall be in writing, briefly state its administrative basis, and identify additional material required for regular review. It determines procedure only and does not deny the application or decide its merits.

No separate internal appeal or request for Board review of classification or referral is provided. The application shall proceed under the regular plan process within the applicable statutory period unless the applicant accepts a written extension.

Township officials, employees, and consultants may provide information and recommendations concerning minor-plan classification or referral. The Board of Supervisors, acting as a body, may direct at any time before final action that a proposal proceed under the regular plan process.

Section 6. Continued Applicability and Coordination.

Z. Except as expressly provided, all other requirements of Chapters 81, 129, 130, and 150 remain in effect. A specific minor-plan procedure controls an inconsistent procedural provision of Chapter 130, but no substantive requirement is waived.

AA. Chapter 129 applies independently. The need for its review, facilities, agreements, or security does not by itself make a plan ineligible.

Section 7. Repealer.

All ordinances or parts of ordinances inconsistent with this Ordinance are repealed to the extent of the inconsistency only.

Section 8. Severability.

If any provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions shall remain in effect. The Board declares that it would have enacted them without the invalid provision.

Section 9. Applicability to Pending Applications.

This Ordinance applies to applications filed on or after its effective date. At an applicant's written request, the Township Manager or designee may accept a pending application for minor-plan processing if it satisfies § 130-35.3. Acceptance creates no entitlement to continued minor-plan processing and does not toll or extend the statutory period absent an accepted written extension.

Section 10. Effective Date.

This Ordinance shall become effective immediately upon enactment as provided by law.

DULY ENACTED AND ORDAINED this ____ day of _____, 2026, by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, in lawful session duly assembled.

BOARD OF SUPERVISORS
WORCESTER TOWNSHIP

Chair

ATTEST:

Township Manager/Secretary

TOWNSHIP OF WORCESTER
Montgomery County, Pennsylvania

ORDINANCE NO. 2026-____

AN ORDINANCE OF THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 150, ZONING, OF THE CODE OF THE TOWNSHIP OF WORCESTER BY AMENDING §150-134.2, USE REGULATIONS, OF ARTICLE XIXA, INDUSTRIAL RESEARCH DISTRICT; ADDING A NEW ARTICLE XXXI ENTITLED “DATA CENTERS”; PERMITTING DATA CENTERS ONLY AS CONDITIONAL USES IN THE IR INDUSTRIAL RESEARCH DISTRICT; ESTABLISHING MAXIMUM FACILITY SIZE AND ELECTRICAL-DEMAND LIMITS, DEFINITIONS, AND REGULATIONS; PERMITTING ENERGY GENERATION FACILITIES ONLY AS ACCESSORY COMPONENTS OF APPROVED DATA CENTERS; AND PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Pennsylvania Municipalities Planning Code authorizes the Township to regulate land uses and amend its Zoning Ordinance; and

WHEREAS, the Board of Supervisors desires to establish clear standards for Data Centers and accessory Energy Generation Facilities; and

WHEREAS, the Board has determined that these uses should be permitted only by conditional use in the IR Industrial Research District, subject to standards protecting public health, safety, welfare, neighboring properties, and public infrastructure; and

WHEREAS, the Township has satisfied all applicable notice, referral, and hearing requirements.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, as follows:

SECTION 1. AMENDMENT TO §150-134.2, USE REGULATIONS

Section 150-134.2 of Article XIXA, Industrial Research District, is hereby amended by adding a new Subsection G as follows:

G. A Data Center shall be permitted only when authorized as a conditional use by the Board of Supervisors in accordance with §150-215 and Article XXXI. An Energy Generation Facility shall be permitted only as an accessory and subordinate component of an approved Data Center in accordance with Article XXXI and shall not constitute a separate principal use.

SECTION 2. ADDITION OF ARTICLE XXXI

Chapter 150 is hereby amended by adding a new Article XXXI, consisting of §§150-253 through 150-273, as follows:

ARTICLE XXXI
DATA CENTERS

§150-253. Definitions.

The following words and terms, when used in this Article, shall have the meanings stated in this section:

DATA CENTER. A facility primarily used to house or operate computer systems, servers, data storage, networking, telecommunications, artificial-intelligence, cloud, colocation, high-performance-computing, or similar digital-processing equipment, together with supporting cooling, power, utility, security, and emergency systems. A facility is a Data Center when more than 50% of its gross floor area or connected electrical load serves such processing. Classification is unaffected by ownership, tenancy, customers, workload, technology, service model, or marketing name.

DATA CENTER CAMPUS. Two or more principal Data Center buildings or facilities under common or affiliated ownership, development, operation, or control, or planned or operated as a coordinated project or with shared material infrastructure. All related parcels, buildings, loads, and improvements shall be aggregated. A Data Center Campus is prohibited.

DATA CENTER ACCESSORY USE. A use or improvement customarily incidental and subordinate to a Data Center, including administrative, security, fiber, utility, electrical, water, wastewater, cooling, emergency-power, renewable-energy, and battery systems. An Energy Generation Facility is accessory only when approved under §150-273 on the same consolidated lot as the Data Center it serves.

ENERGY GENERATION FACILITY. Equipment used to generate electricity for normal Data Center operations that includes fuel combustion or exceeds five megawatts of aggregate nameplate capacity, including associated battery storage. The term excludes rooftop or building-integrated solar; otherwise-permitted accessory renewable generation not exceeding five megawatts; emergency generators used only for outages and limited testing; uninterruptible power supplies; and batteries used as permitted by §150-258. An Energy Generation Facility is permitted only under §150-273 and never as a standalone principal use.

GROSS FLOOR AREA. The aggregate horizontal area of every enclosed floor of all buildings supporting a Data Center, measured to exterior wall faces and including basements,

equipment and mechanical floors, mezzanines, offices, storage, loading areas, and enclosed rooftop structures. Unenclosed equipment yards, open-air substations, outdoor cooling equipment, parking, and loading areas are excluded.

MAJOR STREET. A street classified as a major street under Chapter 130 or as an arterial or collector on an officially adopted Township, Montgomery County, or Pennsylvania Department of Transportation map.

MAXIMUM FACILITY DEMAND. The greatest aggregate real power, in megawatts, that a facility is designed, configured, authorized, contracted, or capable of accepting or producing simultaneously for normal operations at full build-out and under Peak Operating Conditions, determined from: total utility-service capacity plus normal-operation on-site generation and battery discharge; the greatest load requested or authorized in utility documents plus such on-site sources; or the sealed electrical basis of design. All meters, points of delivery, and sources serving related facilities shall be aggregated. A redundant feed may be excluded only if sealed design and utility documents establish that it cannot serve load simultaneously. Equipment used solely for bona fide outages and limited readiness testing is excluded.

PEAK OPERATING CONDITIONS. The highest operating level shown in an application, utility document, sealed design, manufacturer specification, or phasing plan, including full build-out, maximum electrical and cooling demand, summer design conditions, and the maximum simultaneous operation or testing proposed for power equipment.

QUALIFIED ACOUSTICAL PROFESSIONAL. A Pennsylvania-licensed professional engineer with education and at least five years of experience in environmental sound, vibration, low-frequency sound, modeling, and mitigation, or an INCE Board Certified Noise Control Engineer working under the responsible charge of a Pennsylvania-licensed professional engineer.

SENSITIVE RECEPTOR. A residential use or district; school; child-care facility; hospital; nursing or assisted-living facility; community center; public park; place of worship; or similar use where persons reside, sleep, receive inpatient care, attend instruction or care, or regularly recreate outdoors.

SEPARATION DISTANCE. The shortest horizontal distance from the nearest exterior edge of a regulated building, structure, equipment area, or truck-idling area to the nearest lot line of a parcel containing a residential use or sensitive receptor, or to the nearest residential-district boundary. A street, railroad, easement, or right-of-way does not interrupt the measurement.

§150-254. Purpose.

This Article provides an objective and enforceable siting path for Data Centers while protecting public health, neighboring property, infrastructure, emergency services, and natural resources.

§150-255. Use and Scale Regulations.

A. A Data Center is permitted only by conditional use in the IR Industrial Research District under §150-215 and this Article. An Energy Generation Facility is permitted only as an accessory component under §150-273 on the same consolidated lot.

B. Except where this Article states a more specific standard for the same impact, all IR District and other applicable Chapter requirements remain in effect. The entire development is subject to Chapter 130 land development approval.

C. Every Data Center is limited to one principal building; 100,000 square feet of aggregate gross floor area; Maximum Facility Demand of 10 megawatts; non-evaporative cooling; and no cryptocurrency mining, blockchain validation, digital-asset mining, proof-of-work computation, or similar operation primarily involving digital currency or blockchain assets. A Data Center Campus is prohibited.

D. All related parcels, phases, buildings, tenants, loads, meters, generation, battery discharge, and accessory improvements shall be aggregated. No subdivision, lease, affiliated entity, transfer, separate application, or other arrangement may avoid a requirement or maximum. A facility exceeding a maximum is prohibited and is not eligible for approval by amendment under this Article.

E. A conditional use application may be filed concurrently with a preliminary land development plan, but land development approval shall follow and conform to the conditional use decision.

§150-256. Tract and Access.

A. A Data Center requires at least 50 contiguous acres in the IR District under unified control. Parcels used to meet the minimum shall directly adjoin and be consolidated into one lot of record before the final land development plan is recorded or any permit or site-work authorization is issued. The recorded plan and deed shall prohibit a later division that causes noncompliance and shall be approved by the Township Solicitor as to form and legality. After consolidation, setbacks are measured from the exterior lot boundary.

B. Primary access shall be from a Major Street. The Board of Supervisors may approve another access only upon written findings that Major Street access is not legally and physically available and the alternate route safely accommodates the largest anticipated

and emergency vehicles. Any easement or private street shall be perpetual and governed by a recorded access and maintenance agreement approved by the Township Solicitor.

§150-257. Setbacks and Separation.

A. Principal buildings, outdoor cooling and mechanical equipment, substations, transformers, switching stations, generators, Energy Generation Facilities, truck-idling areas, and similar impact-producing improvements shall be at least 250 feet from every property line. Compliant access drives, gates, fences, landscaping, stormwater facilities, underground utilities, and necessary screened utility connection equipment are exempt.

B. Each improvement listed in Subsection A shall maintain a 1,000-foot Separation Distance.

C. The Board of Supervisors shall approve a specified Separation Distance between 500 and 999 feet only when the applicant proves every criterion below. Otherwise 1,000 feet applies. The property-line setback is not reduced.

(1) A sealed development-envelope plan shall show the consolidated lot, zoning, affected residential and sensitive-receptor parcels, all full-build-out improvements, setbacks, environmental constraints, access, emergency circulation, stormwater, utilities, buffering, and mitigation. The approved distance shall be the greatest whole-foot distance that permits the compliant envelope, and the decision shall state that distance and the site condition requiring adjustment.

(2) A sealed acoustical analysis shall show that cumulative sound under Peak Operating Conditions remains at least 5 dBA and 5 dBC below each §150-263 limit, increases baseline ambient sound by no more than 3 dBA or 3 dBC, and creates no prominent tonal, impulsive, or low-frequency condition at an affected residential use or sensitive receptor.

(3) A sealed thermal analysis using paired reference and receptor locations shall show a facility-attributable increase below 0.5°F at each affected residential use or sensitive receptor under Peak Operating Conditions.

(4) Generators, cooling and electrical equipment, truck-idling areas, and outdoor compounds shall be placed farthest from affected receptors to the maximum extent practicable. Buildings, berms, walls, or opaque fencing shall immediately screen them from occupied dwellings and principal outdoor receptor areas. No attributable plume, condensate, drift, or icing may cross a property line or affect a street or receptor.

(5) Permanent sound and thermal monitors shall be installed at Township-approved locations before the first zoning use and occupancy permit, with quarterly reporting.

(6) The Township Engineer and consultants retained under §150-267 shall review the submission. The decision shall identify corrective triggers, operating limits, verification, and deadlines; nonemergency equipment causing an exceedance shall be reduced or suspended until a sealed retest confirms compliance.

D. Roof-mounted equipment shall be set back from the parapet by at least its height above the roof and screened from ground-level view from adjacent streets, residential uses, and sensitive receptors.

§150-257A. Design, Fencing, and Lighting.

A. A principal facade shall have a horizontal offset of at least 10 feet at intervals not exceeding 150 feet; no more than 80% of one material or one color, texture, or pattern; architectural features across at least 60% of each off-site-visible facade; and an articulated main entrance. Off-site-visible elevations and renderings shall be submitted.

B. Barbed, razor, concertina, or similar security wire is prohibited unless required by federal or state law. Visible security fencing shall satisfy §150-264A.

C. Exterior lighting shall comply with §§150-134.8(H) and 150-200, use full-cutoff shielded fixtures, and not exceed 0.1 foot-candle at a property line abutting a residential use or sensitive receptor or 0.2 foot-candle at any other property line. A sealed photometric plan shall use property-line points spaced no more than 25 feet apart.

D. An additional design condition may be imposed only when competent evidence shows it is needed to meet an identified Chapter provision; the decision shall state the evidence, improvement, verifier, and deadline.

§150-257B. Height.

A. A principal Data Center building shall not exceed 45 feet. Accessory structures, rooftop equipment, screening, and Energy Generation Facility equipment shall not exceed 60 feet, except where greater height is required by preemptive federal or state law. No separate approval under §150-134.6 is required for equipment approved with the Data Center.

§150-258. Energy Generation, Backup Power, and Batteries.

A. Temporary or portable generation is prohibited except during a bona fide emergency or utility outage lasting no more than 30 consecutive days. Generation for normal operations is permitted only under §150-273. All normal-operation generation and battery discharge is included in Maximum Facility Demand.

B. An emergency generator may operate only during a bona fide outage, legally required emergency operation, or readiness testing. Fossil-fuel generator testing is limited to 100

hours per calendar year and 9:00 a.m. to 3:00 p.m., Monday through Friday, excluding federal holidays. Emergency generators shall not provide ordinary operations, grid supply, merchant sales, peak shaving, demand response, or cryptocurrency operations.

C. Each engine shall meet all applicable federal and state emissions, permit, fuel, monitoring, recordkeeping, and operating requirements. The application shall identify each generator's make, model, fuel, load, exhaust, storage, simultaneous testing load, testing schedule, and applicable permits, and shall include sealed noise and air-emission analyses.

D. Each generator shall use vibration isolation and an acoustically rated building or enclosure, be screened under §150-264A, discharge exhaust vertically away from property lines, and comply with §§150-257 and 150-263.

E. Battery systems may be used for emergency backup, ride-through, power quality, or on-site load management when they meet applicable building, fire, hazardous-material, screening, noise, and emergency-response requirements. A system used in normal operations shall be charged only by utility service or permitted accessory renewable energy, and its maximum discharge shall be included in Maximum Facility Demand. Export, merchant service, demand response, and grid supply are prohibited.

§150-259. Energy Usage and Utility Documentation.

A. A professional engineer shall certify an Energy Usage Plan identifying annual consumption; Maximum Facility Demand and supporting calculation; utility and on-site sources; information-technology and other loads; cooling and power-usage-effectiveness assumptions; backup power and storage; substations, utility corridors, and interconnection improvements; phasing; and proposed efficiency, metering, and reporting measures at full build-out.

B. The applicant shall submit utility documentation showing the requested load, service voltage, point of interconnection, filed application and fees, study stage and results, required improvements, and estimated energization. A written utility determination that the requested service cannot be provided, or a required improvement that violates this Chapter, requires denial. Final utility authorization is required before a zoning use and occupancy permit.

C. Permanent revenue-grade meters shall record, at intervals not exceeding 15 minutes, each utility point of delivery, information-technology load, and normal-operation on-site source or battery discharge. Data shall be retained for five years. Within 60 days after each calendar year, a professional engineer shall certify the highest simultaneous nonemergency demand, information-technology load, annual power usage effectiveness,

included sources, and compliance with approved Maximum Facility Demand, with current utility service authorizations.

D. The facility shall not request, accept, install, or operate service or equipment that causes or authorizes Maximum Facility Demand above 10 megawatts. A change of more than 10% in approved demand, primary energy source, substation, switching station, utility corridor, or phasing requires conditional use amendment approval unless prohibited by §150-255.

§150-260. Water Supply and Cooling.

A. Public water is required under §150-134.8(D). Routine cooling or process water shall not use groundwater, a direct surface-water withdrawal, routine off-site water import or export, once-through or open-loop cooling, an evaporative cooling tower, or any other evaporative cooling system. Only air-cooled, closed-loop, or other non-evaporative cooling is permitted.

B. The public supplier shall certify capacity for full-build-out and Peak Operating Conditions. If lawful zoning relief permits a nonpublic source for domestic, sanitary, or emergency fire service, a qualified professional shall document demand, source and safe yield, nearby wells and surface waters, water-quality and quantity effects, drought limits, reuse, and all required approvals.

C. Required water and cooling submissions are subject to §150-267. Each permit or operating authorization requires all outside-agency approvals applicable to that stage.

§150-261. Wastewater.

A. Public sewer is required under §150-134.8(D), and the authority shall certify full-build-out conveyance and treatment capacity. If lawful zoning relief permits a nonpublic system, a qualified professional shall document peak wastewater sources and volumes, disposal or treatment, nearby wells and surface waters, water-quality and quantity effects, and all required approvals.

B. Untreated wastewater shall not be discharged to stormwater, surface water, groundwater, or off-site land. Required wastewater submissions are subject to §150-267.

§150-262. Construction Activity.

A. Construction is limited to 7:00 a.m. through 7:00 p.m., Monday through Saturday, excluding federal holidays. The Zoning Officer may authorize other hours for a specific emergency or immediate public-safety condition for no more than 72 hours.

B. An approved Construction Management Plan shall govern phases, truck routes, staging, delivery hours, oversized deliveries, cranes, temporary lighting and utilities, dust, noise, erosion controls, and emergency access. A material change requires written Zoning Officer approval based on continued Code compliance.

§150-262A. Fiscal and Public Infrastructure Impact.

The application shall analyze full-build-out effects on emergency, police, fire, road, stormwater, utility, inspection, code-enforcement, and municipal services. The decision may require only mitigation, security, bonding, or reimbursement authorized by law and proportionate to the identified project impact; an off-site transportation improvement may be required only as authorized by the Pennsylvania Municipalities Planning Code, Chapter 130, an applicable impact-fee ordinance, or voluntary agreement.

§150-262B. Traffic.

A. A Pennsylvania professional engineer shall submit a traffic study using a scope approved by the Township Traffic Engineer and, for a state highway, PennDOT. It shall evaluate existing, construction, full-build-out, and Peak Operating Conditions, including oversized deliveries, emergency access, employees, maintenance, security, and equipment-replacement traffic.

B. The applicant shall construct or secure each on-site improvement required by Chapter 130 and each off-site measure lawfully imposed under the Pennsylvania Municipalities Planning Code or an applicable impact-fee ordinance.

C. Construction traffic shall not use residential streets. If no Major Street route is legally and physically available, the Board may approve a residential route only by written findings stating the unavailable alternatives, route, vehicle limits, hours, duration, preconstruction road survey, and security.

§150-263. Noise and Vibration.

A. A Qualified Acoustical Professional shall submit a sealed preconstruction study establishing representative daytime, nighttime, weekday, weekend, and seasonal ambient sound and vibration and modeling cumulative full-build-out sources, including buildings, cooling and rooftop equipment, electrical equipment, generators, Energy Generation Facilities, and truck-idling areas. A sealed postconstruction study shall be submitted between one and 12 months after initial operation and within 90 days after a phase or equipment change predicted to increase a compliance-location level by 3 dBA or 3 dBC.

B. Studies shall use calibrated Class 1 integrating meters and professionally recognized methods; evaluate dBA, dBC, one-third-octave low-frequency sound, tonal and impulsive

characteristics, and three-axis vibration; document operating load, equipment status, weather, locations, calibration, background correction, uncertainty, raw data, and modeling files; and measure at worst-case property-boundary locations and affected receptors where lawful access is available.

C. Cumulative facility-attributable sound, measured as consecutive 15-minute equivalent continuous levels, shall not exceed 40 dBA and 50 dBC from 7:00 p.m. to 7:00 a.m. or 45 dBA and 60 dBC from 7:00 a.m. to 7:00 p.m.

D. Facility-attributable sound shall not increase the corresponding baseline by more than 5 dBA or 5 dBC; where baseline already exceeds a Subsection C limit, the increase shall not exceed 3 dBA or 3 dBC.

E. At a residential use or sensitive receptor, attributable steady-state vibration shall not exceed peak particle velocity of 0.02 inch per second from 7:00 a.m. to 9:00 p.m. or 0.01 inch per second from 9:00 p.m. to 7:00 a.m.; at any other property line it shall not exceed 0.03 inch per second. At an occupied residential building or sensitive receptor, attributable root-mean-square vibration shall not exceed 65 VdB or increase baseline by more than 3 VdB, whichever is more protective.

F. The approved design shall provide a 3 dBA and 3 dBC margin below each Subsection C limit under Peak Operating Conditions. Permanent monitoring with quarterly reports is required where the model predicts a level within 3 dBA or 3 dBC of a limit.

G. Routine generator testing is subject to this section. Nonemergency operation causing an exceedance shall cease until correction and sealed retesting; a corrective plan is due within 10 business days after notice. Emergency generator operation during a bona fide outage shall be reported within two business days.

§150-264. Utility Infrastructure.

A. Applicant-owned or controlled substations, switching stations, transformers, compounds, and similar infrastructure principally serving the Data Center are part of the development and shall meet applicable setback, separation, screening, noise, thermal, lighting, and operational standards. A public utility facility is regulated only to the extent permitted by applicable law.

B. On-lot electrical equipment shall be placed behind or beside the principal building, outside the front yard, and farthest from an affected nonindustrial district, residential use, or sensitive receptor to the maximum extent practicable, with year-round opaque screening from streets.

C. Utilities shall be underground as required by §150-134.8(D), unless prohibited by controlling utility requirements or federal or state law; any exception shall identify the governing requirement and provide maximum practicable screening and safety measures.

§150-264A. Buffering and Screening.

A. A 50-foot buffer shall extend along every property line and provide a year-round screen at least six feet high, 80% opaque at installation and 100% within three growing seasons, using berms, evergreen and deciduous planting, opaque fencing, or masonry. Dead or diseased plants shall be replaced during the next planting season.

B. Only landscaping, approved security fencing, and necessary utility crossings may occupy the buffer. A crossing shall be perpendicular where physically possible and disturbed screening shall be replaced.

C. Outdoor equipment, loading, and idling areas shall meet Subsection A opacity from an adjacent street, residence, or sensitive receptor. Structural screening shall be at least equipment height or 12 feet, whichever is less. Unapproved outdoor storage, staging, containers, or mechanical equipment is prohibited.

D. If the required opacity cannot be achieved within 50 feet, the buffer shall be widened or supplemented by a berm, masonry wall, or opaque fence until the plan demonstrates compliance.

§150-264B. Parking.

A. Required parking equals one space per employee on the largest shift plus five visitor spaces. Seventy-five percent, rounded up, shall be constructed initially; the balance shall remain unpaved reserve parking.

B. Reserve parking may be constructed only by zoning permit after counts show at least 85% occupancy of constructed spaces on five days within 30 consecutive days.

C. Paving shall be limited to required spaces and access. Fire-apparatus templates and Fire Marshal review shall demonstrate emergency circulation.

§150-265. Thermal Impacts.

A. A Pennsylvania professional engineer experienced in mechanical cooling, heat transfer, or computational fluid dynamics shall submit a sealed Thermal Impact Study and Mitigation Plan identifying all heat sources and modeling cumulative full-build-out effects at property lines, streets, residential uses, and sensitive receptors under representative seasonal and Peak Operating Conditions.

B. The study shall include at least 30 consecutive days of paired on-site and unaffected-reference monitoring between June 1 and August 31; disclose instruments, accuracy, locations, weather, methods, and uncertainty; and evaluate plume, radiant heat, heated-air movement, and heat-island effects.

C. The plan shall quantify heat generated, recovered, discharged, and mitigated; require non-evaporative siting, shade, vegetation, cool surfaces, reduced pavement, shielding, or recovery measures; and state monitoring, load reductions, equipment shutdown, and other actions triggered when an increase reaches 0.5°F below the Subsection D limit.

D. An off-site thermal impact occurs when approved modeling or paired monitoring, adjusted for weather and instrument uncertainty, shows an attributable ambient-air or radiant-temperature increase of at least 1.0°F, averaged over 15 minutes for two consecutive periods, at or beyond a property line or at a residential use or sensitive receptor, or when attributable plume, icing, drift, or condensate crosses a property line. Such impact is prohibited.

E. Postconstruction monitoring shall occur between 30 days and 12 months after initial operation and after each phase. Permanent monitoring with quarterly reports is required where the model predicts an increase of at least 0.5°F at a compliance location.

§150-266. Full-Build-Out Standard.

Every application, plan, study, model, and test shall evaluate all related parcels, buildings, phases, loads, equipment, and accessory uses cumulatively at full build-out and under Peak Operating Conditions, and shall demonstrate simultaneous compliance with every applicable standard.

§150-267. Independent Technical Review.

A. The Township may retain qualified consultants to review energy, thermal, acoustical, water, wastewater, traffic, emergency, air-quality, decommissioning, full-build-out, and scale-limit compliance. The applicant shall reimburse reasonable and necessary costs, and post and replenish any escrow, only as authorized by the fee schedule and applicable law.

B. A request for additional data shall be written and identify the controlling provision, missing or inconsistent information, and reason it is needed. If the hearing closes with an incomplete record, the Board shall decide on the record presented. A fee dispute or refusal to extend a statutory deadline creates no adverse inference and does not extend the deadline without written applicant agreement.

C. An itemized escrow request shall identify the consultant, work, billing period, amount, and available dispute procedure. Nothing in this section expands Township fee authority.

§150-268. Commissioning and Use Authorization.

A. No zoning use and occupancy permit or normal-operation authorization shall issue until compliance with zoning standards and conditional use conditions is demonstrated. This section does not replace a Uniform Construction Code certificate of occupancy.

B. The Zoning Officer may issue a temporary zoning commissioning authorization for no more than 60 days solely for startup and testing. The application and authorization shall identify equipment, dates, hours, maximum load, simultaneous power equipment, expected impacts, supervising Pennsylvania professional engineer, required permits, emergency contacts, and protective conditions. The authorization may be suspended upon a violation, exceedance, or imminent threat and does not authorize occupancy or commercial operations.

C. Testing shall occur under Peak Operating Conditions. If not, operation remains limited to the verified load, phase, and equipment until a sealed retest demonstrates compliance at the higher level.

D. Noncompliant equipment or a phase shall remain at the last verified compliant condition until correction and sealed retesting reviewed under §150-267. Construction or installation creates no right to operate unlawfully.

E. Follow-up testing is required after an increase over 10% in electrical demand or building area and after a change in cooling, energy source, generator bank, or equipment configuration predicted to reduce an approved compliance margin.

§150-269. Emergency Services.

A. A qualified professional shall prepare an Emergency Response Plan addressing fire, medical, police, emergency management, communications, fire suppression and containment, ventilation, evacuation, utility shutoff, batteries, generators, cooling systems, hazardous materials, extreme weather, access, staging, gates, Knox Boxes, contacts, and the quantity and location of hazardous materials.

B. The Fire Marshal, Emergency Management Coordinator, fire department, and emergency medical services shall review the plan. A written deficiency shall cite the controlling adopted code or Article provision, facts, and correction. Before occupancy and annually thereafter, the operator shall provide documented site-specific training for designated responders at its expense and obtain a qualified-professional fire-safety inspection.

C. Before occupancy, in-building public-safety radio testing shall be completed under the applicable Uniform Construction Code and fire code; deficient coverage shall be corrected by an approved system and retested. The main entrance shall display 24-hour operator and local electric-utility emergency contacts.

D. Battery energy storage shall comply with NFPA 855 only to the extent, and in the edition, incorporated into the Pennsylvania Uniform Construction Code then in effect or another fire code lawfully adopted and applicable to the permit, together with every other applicable building and fire-code provision. No unincorporated NFPA 855 edition is adopted by this subsection.

E. Fire suppression and hazardous-material containment shall prevent uncontrolled or contaminated off-site, surface-water, or groundwater discharge. A system not addressed by an adopted code shall receive specialized independent review when the Fire Marshal identifies the review in writing.

§150-269A. Electronic Waste and Hazardous Materials.

A. The application shall include a plan for lawful storage, removal, recycling, and disposal of computer equipment, batteries, refrigerants, fuel, suppression materials, electronic waste, and other hazardous materials during replacement, casualty, closure, abandonment, and decommissioning.

B. The plan shall be revised before a new hazardous-material category is stored or an approved maximum quantity is increased. Noncompliance is a Chapter violation.

§150-270. Decommissioning.

A. A qualified professional shall prepare a Decommissioning Plan for safe shutdown; equipment and material removal or recycling; hazardous-material management; utility disconnection; demolition or approved adaptive reuse; environmental remediation; stormwater stabilization; and site restoration.

B. Before the final land development plan is recorded, the owner shall record a Decommissioning Agreement approved by the Township Solicitor as to form and legality. It shall run with the land; bind owners, operators, successors, assigns, tenants, and secured parties; require continuously maintained, irrevocable security assignable to the Township; and, after notice and a 30-day cure period, authorize Township entry, work, use of security, and recovery of deficiencies and enforcement costs, with immediate action permitted for an imminent threat.

C. Security shall equal 120% of a sealed estimate for third-party shutdown, demolition, removal, disposal, recycling, disconnection, investigation, remediation, professional

services, permits, and restoration, without salvage credit. The Township Engineer or consultant shall review the estimate.

D. The plan and security shall be updated every three years, after an increase in building or equipment capacity, when estimated cost rises at least 10%, or when security may expire or become unacceptable. The estimate shall use current actual cost or cumulative change in the applicable Engineering News-Record index, whichever is greater; added or replacement security is due within 30 days after approval.

E. Decommissioning shall begin within one year after permanent cessation or Township notice of abandonment and finish within 18 months. The Board may grant one commencement extension up to one year for documented active marketing with an approved maintenance and security plan, and one completion extension up to 12 months for severe weather, uncontrollable government or utility delay, or documented remediation, if work remains continuous and security sufficient.

F. Specialized equipment, outdoor improvements, hazardous materials, utilities, contaminated material, and structures not incorporated into an approved lawful replacement use shall be removed or lawfully abandoned, and disturbed land and drainage shall be permanently stabilized under Chapters 129 and 130.

G. A structurally sound principal building may remain only with a sealed structural assessment, continued building, fire, property-maintenance, zoning, insurance, utility, and security compliance, and an approved lawful replacement-use land development plan or Board-approved adaptive-reuse and active-marketing plan. Retention does not authorize a new use or waive land development approval.

§150-271. Abandonment.

A. A rebuttable presumption of abandonment arises after 12 consecutive months with no lawful operations, or with nonemergency electrical demand below 10% of approved Maximum Facility Demand and no active customer contract, computational operation, or regular operational staffing. Conditional use approval otherwise expires under §150-215.1.

B. Before an abandonment enforcement notice, the Zoning Officer shall give at least 30 days to respond. Utility, contract, staffing, or operating records may rebut the presumption. The Board of Supervisors may by written decision accept a dated recommissioning plan and suspend the determination for no more than six months, subject to stated maintenance, security, insurance, tax, utility, and financial-security conditions. Failure to resume lawful operations confirms abandonment.

C. Abandonment triggers the Decommissioning Plan, Agreement, security, removal, and restoration requirements of §150-270.

§150-272. Conditional Use Findings and Enforcement.

The applicant bears the burden of proving every applicable standard by credible and competent evidence. A denial shall identify each unsatisfied standard and supporting finding. A condition shall identify the standard or representation enforced, required action, verifier, and deadline, and shall not defer proof of a core entitlement. Violations are subject to Article XXVII; nonemergency equipment causing a documented exceedance shall be reduced or suspended until correction and sealed retesting.

§150-273. Accessory Energy Generation Facilities.

A. An Energy Generation Facility may be approved only with, or by amendment to, a Data Center conditional use, on the same consolidated lot, as an accessory subordinate use. A standalone facility, a facility serving another lot or customer, export, merchant service, grid supply, and demand response are prohibited. Aggregate nameplate generation shall not exceed 10 megawatts, and maximum simultaneous output is included in Maximum Facility Demand.

B. The facility shall not operate before Data Center approval, create an independent entitlement, or continue normal operations after the Data Center ceases. It shall be decommissioned with the Data Center unless incorporated into another lawful use after all required approvals.

C. Every Energy Generation Facility shall be at least 300 feet from each property line and maintain the §150-257(B) Separation Distance, adjustable only under every §150-257(C) criterion and never below 500 feet. If a sealed noise, air-emission, thermal, or safety analysis shows that greater distance is necessary for Chapter compliance, the required distance shall be the minimum greater distance shown; the decision shall identify the affected standard and analysis.

D. The facility shall be placed behind or on the side of the principal building farthest from affected residential districts, residential uses, and sensitive receptors to the maximum extent practicable, with buildings, berms, walls, or permanent screening used to maximize protection. A 75-foot property-line buffer shall meet §150-264A opacity and maintenance standards.

E. The facility shall comply with §§150-260, 150-261, 150-262B, 150-263, 150-265, 150-267, 150-269, 150-269A, 150-270, and all applicable federal and state air-quality requirements. The applicant shall submit required air permits, applications, and emission

calculations; provide the Township each required compliance report within 15 days after filing; and disclose all fuels, chemicals, batteries, refrigerants, suppression agents, and hazardous materials.

F. If monitoring or testing documents noncompliance, the equipment causing the violation shall be reduced or suspended until corrective work and sealed retesting demonstrate compliance.

SECTION 3. REPEALER

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 4. SEVERABILITY

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect upon enactment as provided by law.

ENACTED AND ORDAINED this ____ day of _____, 2026.

TOWNSHIP OF WORCESTER

BOARD OF SUPERVISORS

BY: _____

Chair

ATTEST: _____

Township Secretary

APPROVED AS TO FORM: _____

Township Solicitor