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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 16, 2025

Mr. Dan DeMeno, Manager
Worcester Township
1721 South Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #25-0126-001
Plan Name: 1616 Whitehall Road Farm Improvement
(2 lots comprising 13.92 acres)
Situate: 1616 Whitehall Road/north of Windstorm Way
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced preliminary subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 25, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Whitehall Farm Associates, LLC, has submitted a preliminary plan proposing improvements to two properties on Whitehall Road which include agricultural improvements along with stormwater management SCMs to support the use. It appears that the primary improvements relate to the installation of three stormwater management facilities (1 underground storage facility and 2 surface stormwater basins). Additional improvements detailed in the plan include the removal of several mature trees to accommodate the installation of the facilities and the relocation of a tree nursery.

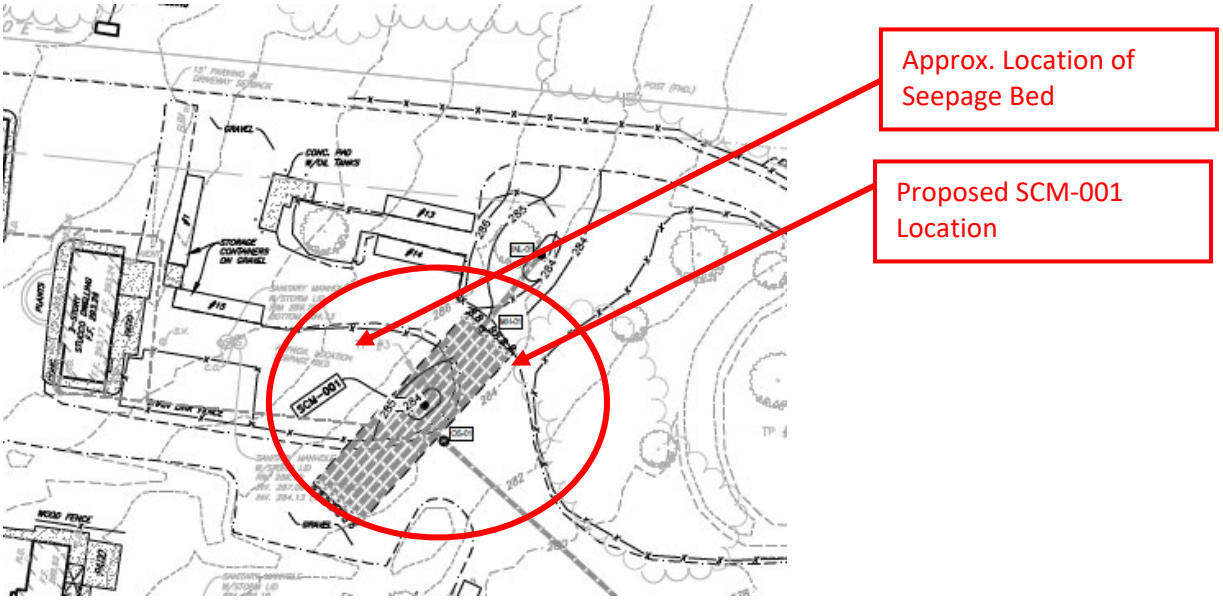
RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal; however, during our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

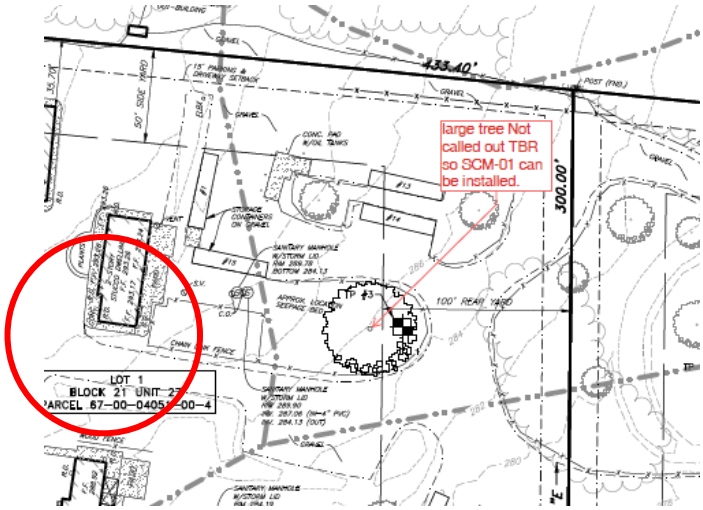
REVIEW COMMENTS

STORMWATER FACILITIES

1) SCM-001 appears to conflict with the approximate location of an existing seepage bed. The township may wish to have the applicant locate the seepage bed to ensure proposed SCM-01 is not in conflict with the seepage bed.



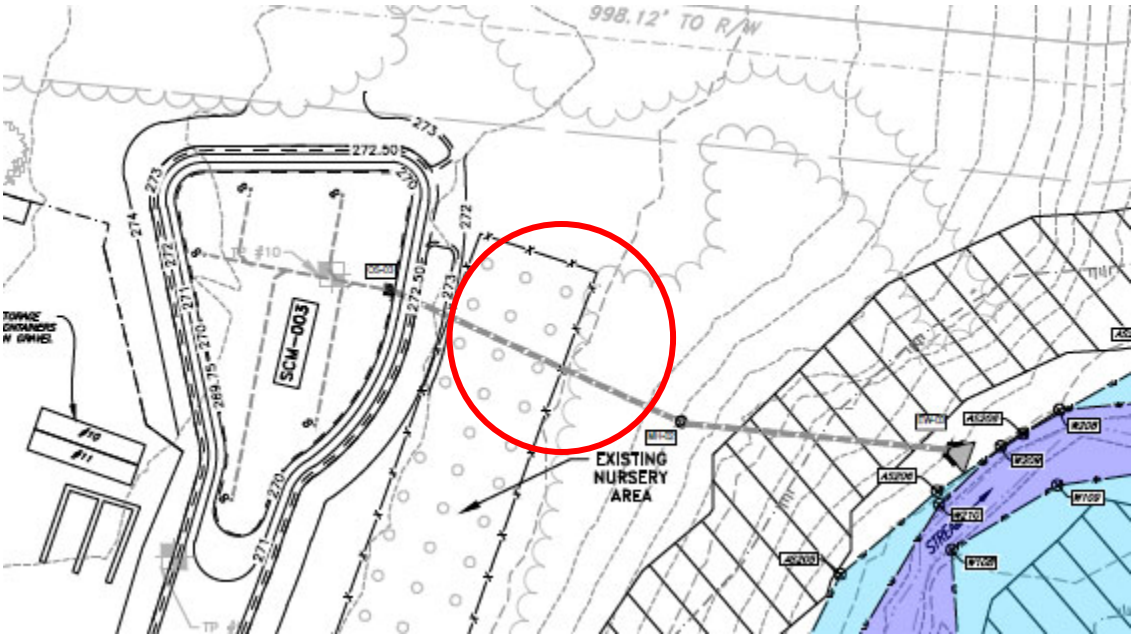
2) A large mature shade tree is located on the site and existing conditions plan where SCM-01 is to be located. It is not marked for removal on the existing conditions plan however it is shown on the record plan as being removed. This tree would need to be removed to install SCM-01. The township should discuss with the applicant if there are alternate locations possible for the SCM-01 so the large mature tree could remain.



3) A stormwater inlet INL-03 is likely to be installed within the root zone of a tree to remain. Damage to the tree and critical root zone may occur during the construction of this inlet. The township may wish to discuss with applicant an alternative location for INL-03 outside the root zone of the tree. Alternatively, additional details/specifications could be added to protect the root zone of the tree in order to safely install the inlet and underground piping near the critical rootzone of the tree to remain.

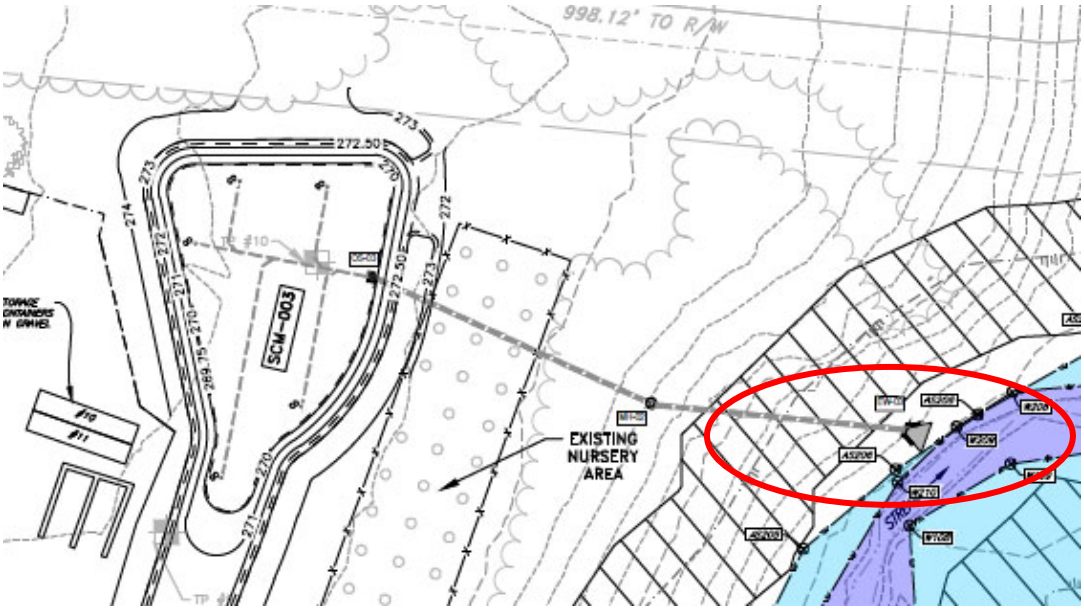


4) Piping from SCM -003 to MH-02 appears to conflict with the existing nursery tree plantings. The township may wish to discuss with the applicant how the pipe will be installed without removing a portion of the fence and nursery trees.



5) EW-02 outfall discharges onto the neighboring property and EW-03 outlet discharges into a wetland and stream at the rear of the property. Piping to EW03 is proposed through the riparian buffer. It is unclear how the pipe and outfall is to be constructed, and the riparian buffer protected or restored. According to Article XXB. Riparian Corridor Conservation District and § 150-146.12. Management of district, Item A states “Within any riparian corridor area, no construction, development, use, activity or encroachment shall be permitted unless a Corridor Management Plan is submitted and approved by the Township Board of Supervisors and the effects of such development are mitigated by the implementation of the Corridor Management Plan”. A corridor management plan does not appear to

have been submitted. The township may want to have the applicant submit a corridor management plan to restore the area impacted by the development.

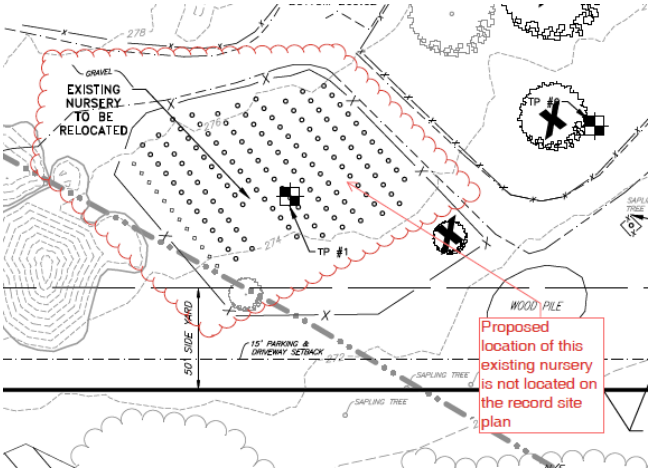


LANDSCAPE PLAN

1. A Tree Survey Plan has not been submitted to verify the size and types of trees being removed per ordinance 130-28.E.1 a through f. The township may want to discuss whether a Tree Survey is required, or a waiver should be requested and granted.

2. 11 trees to be removed as depicted on the Existing Facilities Plan. Replacement trees are not proposed. The township may wish to have the applicant discuss whether tree replacements are required or should not be required for this application.

3. A preliminary landscape plan was not submitted depicting the relocation of the existing nursery where SCM-002 is located on the plan. 130-28.E.2 a through j. The relocated nursery should be identified on the proposed plans.



LOT CONSOLIDATION/SUBDIVISION

It is unclear on the application documents if the two lots will be consolidated into one lot. The lot line dividing the two lots does not appear on the record plan which we interpret to mean a lot consolidation. The township may want to have the applicant confirm their intent for the two lots or consolidation. If the intent is to consolidate, this would also have to be approved as a subdivision plan with a new consolidated deed.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that these issues be addressed and discussed at the meeting.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number #25-0126-001 on any plans submitted for final recording.

Sincerely,

Geoffrey Vaughn, PLA, ASLA - Design Section Manager
geoffrey.vaughn@montgomerycountypa.gov - 610-278-3751

c: Whitehall Farm Associates LLC, Applicant/Owner
Robert E. Blue, Robert E. Blue Consulting Engineers, Applicant's Engineer
Neil Stein, Kaplin|Stewart, Applicant's Attorney
Christian Jones, Assistant Township Manager

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

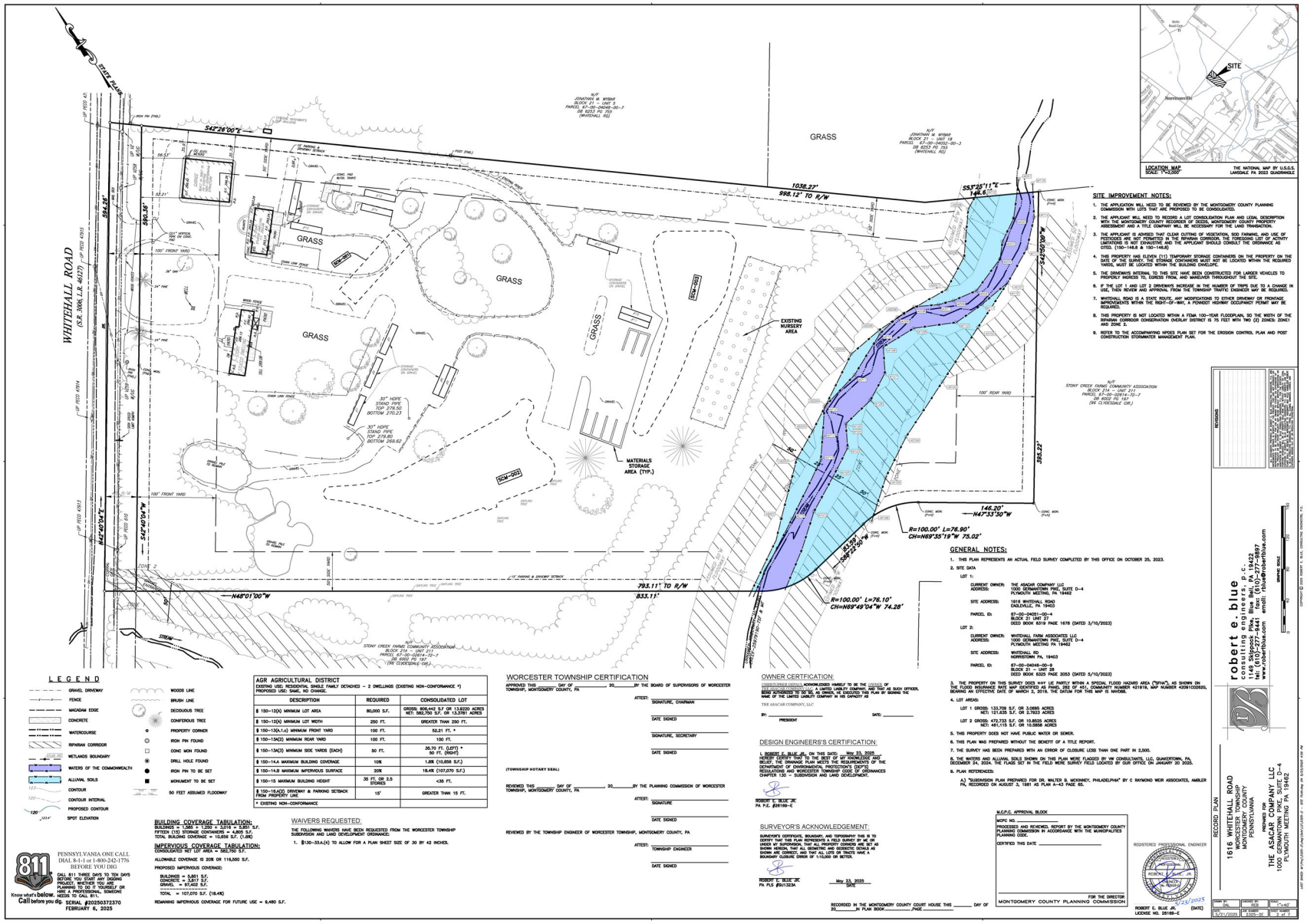


Joseph Zaldo
MCPC#250126001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 100 200 400 Feet

N



SITE IMPROVEMENT NOTES:

1. THE APPLICATION WILL NEED TO BE REVIEWED BY THE MONTGOMERY COUNTY PLANNING COMMISSION WITH LOTS THAT ARE PROPOSED TO BE CONSOLIDATED.
2. THE APPLICANT WILL NEED TO RECORD A LOT CONSOLIDATION PLAN AND LEGAL DESCRIPTION WITH THE MONTGOMERY COUNTY RECORDER OF DEEDS, MONTGOMERY COUNTY PROPERTY ASSESSMENT AND A TITLE COMPANY WILL BE NECESSARY FOR THE LAND TRANSACTION.
3. THE APPLICANT IS ADVISED THAT CLEAR CUTTING OF VEGETATION, SOD FARMING, AND USE OF PESTICIDES ARE NOT PERMITTED IN THE RIPARIAN CORRIDOR. THE FOREGOING LIST OF ACTIVITY LIMITATIONS IS NOT EXHAUSTIVE AND THE APPLICANT SHOULD CONSULT THE ORDINANCE AS CITED. (150-146.B & 150-146.E)
4. THIS PROPERTY HAS EIGHT (11) TEMPORARY STORAGE CONTAINERS ON THE PROPERTY ON THE DATE OF THE SURVEY. THE STORAGE CONTAINERS MUST NOT BE LOCATED WITHIN THE REQUIRED YARDS, MUST BE LOCATED WITHIN THE BUILDING ENVELOPE.
5. THE DRIVEWAYS INTERNAL TO THIS SITE HAVE BEEN CONSTRUCTED FOR LARGER VEHICLES TO PROPERLY ACCESS TO, EGRESS FROM, AND MANEUVER THROUGHOUT THE SITE.
6. IF THE LOT 1 AND LOT 2 DRIVEWAYS INCREASE IN THE NUMBER OF TRIPS DUE TO A CHANGE IN USE, THEN REVIEW AND APPROVAL FROM THE TOWNSHIP TRAFFIC ENGINEER MAY BE REQUIRED.
7. WHITEHALL ROAD IS A STATE ROUTE, ANY MODIFICATIONS TO EITHER DRIVEWAY OR FRONTAGE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, A PENNDOT HIGHWAY OCCUPANCY PERMIT MAY BE REQUIRED.
8. THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100-YEAR FLOODPLAIN, SO THE WIDTH OF THE RIPARIAN CORRIDOR CONSERVATION OVERLAY DISTRICT IS 75 FEET WITH TWO (2) ZONES: ZONE1 AND ZONE 2.
9. REFER TO THE ACCOMPANYING NPDES PLAN SET FOR THE EROSION CONTROL PLAN AND POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.

GENERAL NOTES:

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY COMPLETED BY THIS OFFICE ON OCTOBER 25, 2023.
2. SITE DATA

LOT 1:

CURRENT OWNER:	THE ASACAR COMPANY LLC
ADDRESS:	1000 GERMANTOWN PIKE, SUITE D-4 PLYMOUTH MEETING, PA 19462
SITE ADDRESS:	1616 WHITEHALL ROAD OAKSVILLE, PA 19403
PARCEL ID:	67-00-24051-00-4 BLOCK 21 UNIT 27 DEED BOOK 6319 PAGE 1678 (DATED 3/10/2023)

LOT 2:

CURRENT OWNER:	WHITEHALL FARM ASSOCIATES LLC
ADDRESS:	1000 GERMANTOWN PIKE, SUITE D-4 PLYMOUTH MEETING PA 19462
SITE ADDRESS:	WHITEHALL RD NORRISTOWN PA, 19403
PARCEL ID:	67-00-24048-00-3 BLOCK 21 UNIT 18 DEED BOOK 6335 PAGE 2053 (DATED 5/10/2023)

3. THE PROPERTY ON THIS SURVEY DOES NOT LIE PARTLY WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA"), AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 282 OF 451, COMMUNITY NUMBER 4201810282G, BEARING AN EFFECTIVE DATE OF MARCH 2, 2016. THE DATUM FOR THIS MAP IS NAVD88.
4. LOT AREAS:
   LOT 1 GROSS: 133,709 S.F. OR 3.0695 ACRES
   NET: 121,635 S.F. OR 2.7923 ACRES
   LOT 2 GROSS: 472,733 S.F. OR 10.8525 ACRES
   NET: 461,115 S.F. OR 10.5858 ACRES
5. THIS PROPERTY DOES NOT HAVE PUBLIC WATER OR SEWER.
6. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. THE SURVEY HAS BEEN PREPARED WITH AN ERROR OF CLOSURE LESS THAN ONE PART IN 2,500.
8. THE WATERS AND ALLUVIAL SOILS SHOWN ON THIS PLAN WERE FLAGGED BY VM CONSULTANTS, LLC, QUAKERTOWN, PA, DECEMBER 24, 2024. THE FLAGS SET IN THE FIELD WERE SURVEY FIELD LOCATED BY OUR OFFICE ON JANUARY 20 2025.
9. PLAN REFERENCES:
   A.) "SUBDIVISION PLAN PREPARED FOR DR. WALTER B. MCKINNEY, PHILADELPHIA" BY C RAYMOND WEIR ASSOCIATES, AMBLER PA, RECORDED ON AUGUST 3, 1981 AS PLAN A-43 PAGE 65.

LEGEND

GRAVEL DRIVEWAY, FENCE, MACADAM EDGE, CONCRETE, WATERCOURSE, RIPARIAN CORRIDOR, WETLANDS BOUNDARY, WATERS OF THE COMMONWEALTH, ALLUVIAL SOILS, CONTOUR, CONTOUR INTERVAL, PROPOSED CONTOUR, SPOT ELEVATION
WOODS LINE, BRUSH LINE, DECIDUOUS TREE, CONIFEROUS TREE, PROPERTY CORNER, IRON PIN FOUND, CONC MON FOUND, DRILL HOLE FOUND, IRON PIN TO BE SET, MONUMENT TO BE SET, 50 FEET ASSUMED FLOODWAY

AGR AGRICULTURAL DISTRICT

EXISTING USE: RESIDENTIAL SINGLE FAMILY DETACHED – 2 DWELLINGS (EXISTING NON-CONFORMANCE *)
PROPOSED USE: SAME, NO CHANGE.

DESCRIPTION	REQUIRED	CONSOLIDATED LOT
§ 150-12(A) MINIMUM LOT AREA	80,000 S.F.	GROSS: 606,442 S.F OR 13.9220 ACRES NET: 582,750 S.F. OR 13.3781 ACRES
§ 150-12(A) MINIMUM LOT WIDTH	250 FT.	GREATER THAN 250 FT.
§ 150-13(A.1.c) MINIMUM FRONT YARD	100 FT.	52.21 FT. *
§ 150-13A(2) MINIMUM REAR YARD	100 FT.	100 FT.
§ 150-13A(3) MINIMUM SIDE YARDS (EACH)	50 FT.	35.70 FT. (LOT1) * 50 FT. (RIGHT)
§ 150-14.A MAXIMUM BUILDING COVERAGE	10%	1.8% (10,858 S.F.)
§ 150-14.B MAXIMUM IMPERVIOUS SURFACE	20%	18.4% (107,070 S.F.)
§ 150-15 MAXIMUM BUILDING HEIGHT	35 FT. OR 2.5 STORIES	<35 FT.
§ 150-18.A(2) DRIVEWAY & PARKING SETBACK FROM PROPERTY LINE	15'	GREATER THAN 15 FT.

* EXISTING NON-CONFORMANCE

BUILDING COVERAGE TABULATION:

BUILDINGS = 1,085 + 1,250 + 3,016 = 5,851 S.F.
FIFTEEN (15) STORAGE CONTAINERS = 4,800 S.F.
TOTAL BUILDING COVERAGE = 10,651 S.F. (1.8%)

IMPERVIOUS COVERAGE TABULATION:

CONSOLIDATED NET LOT AREA = 582,750 S.F.

ALLOWABLE COVERAGE IS 20% OR 116,550 S.F.

PROPOSED IMPERVIOUS COVERAGE:

BUILDINGS = 5,851 S.F.
CONCRETE = 3,217 S.F.
GRAVEL = 97,402 S.F.

TOTAL = 107,070 S.F. (18.4%)

REMAINING IMPERVIOUS COVERAGE FOR FUTURE USE = 9,480 S.F.

WAIVERS REQUESTED:

THE FOLLOWING WAIVERS HAVE BEEN REQUESTED FROM THE WORCESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

1. §130-33.A.(4) TO ALLOW FOR A PLAN SHEET SIZE OF 30 BY 42 INCHES.

WORCESTER TOWNSHIP CERTIFICATION

APPROVED THIS _____ DAY OF _____ 20_____ BY THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

ATTEST: _____ SIGNATURE, CHAIRMAN

DATE SIGNED

_____ SIGNATURE, SECRETARY

DATE SIGNED

(TOWNSHIP NOTARY SEAL)

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

ATTEST: _____ SIGNATURE

DATE SIGNED

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

ATTEST: _____ TOWNSHIP ENGINEER

DATE SIGNED

RECORDED IN THE MONTGOMERY COUNTY COURT HOUSE THIS _____ DAY OF _____ 20_____, IN PLAN BOOK _____ PAGE _____

OWNER CERTIFICATION:

I/WE _____ ACKNOWLEDGE HIMSELF/HERSELF/THEMSELVES TO BE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON AND WHICH IS TO BE SUBDIVIDED AND/OR DEVELOPED AS SHOWN ON THIS PLAN AND DESIRE THAT THE SAME SHALL BE RECORDED ACCORDING TO LAW.

THE ASACAR COMPANY, LLC

BY: _____ DATE: _____
PRESIDENT

DESIGN ENGINEER'S CERTIFICATION:

I, ROBERT E. BLUE JR., ON THIS DATE: May 23, 2025
HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE PLAN MEETS THE REQUIREMENTS OF THE REGULATIONS OF MONTGOMERY COUNTY AND THE REGULATIONS OF WORCESTER TOWNSHIP ORDINANCES CHAPTER 130 – SUBDIVISION AND LAND DEVELOPMENT.

ROBERT E. BLUE JR.
PA P.E. #26169-E

SURVEYOR'S ACKNOWLEDGEMENT:

SURVEYOR'S CERTIFICATE, BOUNDARY AND TOPOGRAPHY FOR, IN TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1/10,000 OR BETTER.

ROBERT E. BLUE JR.
PA PLS #SU13234

May 23, 2025
DATE

M.C.P.C. APPROVAL BLOCK

MCPC NO. _____
PROCESSED AND REVIEWED, REPORT BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____

FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

REGISTERED PROFESSIONAL ENGINEER
ROBERT E. BLUE JR.
LICENSE NO. 26169-E
5/23/2025
DATE

PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG!
CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT, WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.
Know what's below. Call before you dig.
SERIAL #20250372370
FEBRUARY 6, 2025

robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
(215) 646-4427 fax (215) 646-4437
email: rblue@robertblue.com
www.robertblue.com

RECORD PLAN
1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
THE ASACAR COMPANY LLC
1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

ISSUED BY:	ISSUED ON:	SCALE:
RBL	5/23/2025	1"=40'
R. BARRY LEWIS	5/23/2025	SHEET: 1 of 2

REVISIONS

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