

**FRANCONIA TOWNSHIP**  
Montgomery County, Pennsylvania

ORDINANCE #378

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AN ORDINANCE AMENDING THE FRANCONIA TOWNSHIP ZONING MAP TO REZONE FROM R-130 RESIDENTIAL TO I-INSTITUTIONAL CERTAIN LAND FORMERLY IDENTIFIED AS 440, 484, 508, AND 530 SCHOOL HOUSE ROAD, TAX PARCEL NOS. 34-00-04585-00-7, 34-00-04591-00-1, 34-00-04606-00-4, AND 34-00-04618-00-1, RESPECTIVELY.

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ENACTED:

*July 2, 2014*

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Montgomery County, Pennsylvania

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**NOW, THEREFORE,** it is hereby **ENACTED** and **ORDAINED** by the Franconia Township Board of Supervisors that the Township's Zoning Map shall be amended as follows:

**SECTION 1.**        **Amendment to Zoning.**

The zoning classification of the property formerly identified as 440, 484, 508, and 530 School House Road, Tax Parcel Nos. 34-00-04585-00-7, 34-00-04591-00-1, 34-00-04606-00-4, and 34-00-04618-00-1, respectively (collectively, the "Property"), shall be changed from its current classification of R-130 Residential to the new classification of I-Institutional; and

The Property was consolidated into land already zoned I-Institutional (434 Schoolhouse Road, Tax Parcel No. 34-00-04619-00-9) ("Consolidated Tract") by deed of consolidation dated July 19, 2013, recorded July 31, 2013.

The Consolidated Tract is identified in the legal descriptions attached as Exhibit "A" and site plan attached as Exhibit "B." The four parcels subject to this Ordinance and consisting of the Property are identified on the site plan by cross-hatching.

The Township Engineer is directed to revise the Zoning Map, as last revised, to reflect these changes in zoning classification.

**SECTION 2.**        **Repeal and Ratification.**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. This Ordinance shall in no other way alter or modify Chapter 145 of the Franconia Township Code. Any other terms and provisions of the Chapter 145 that are unaffected by this Ordinance are hereby reaffirmed and ratified.

**SECTION 3.      Severability.**

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision herein shall be held illegal, invalid or unconstitutional by any Court of competent jurisdiction, such decision of the Court shall not effect or impair the remaining sections, sentences, clauses, parts or provisions of the Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

**SECTION 4.      Disclaimer.**

Nothing in this Ordinance shall be construed to effect any suit or proceeding pending in any court, or any rights acquired or liability incurred, or any permit issued, or any cause or causes of action existing under the ordinances of the Township of Franconia prior to enactment of this Ordinance.

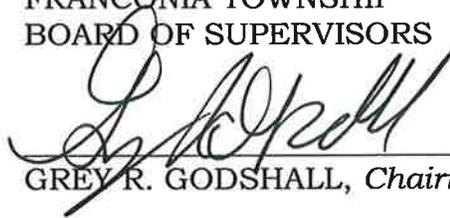
**SECTION 5.      Effective Date.**

This Ordinance shall become effective five (5) days after enactment.

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**DULY ENACTED AND ORDAINED** this 2<sup>nd</sup> day of July, 2014, by the Board of Supervisors of Franconia Township, Montgomery County, Pennsylvania, in lawful session duly assembled.

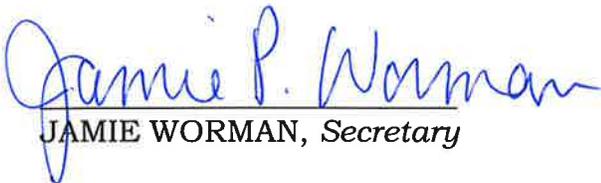
FRANCONIA TOWNSHIP  
BOARD OF SUPERVISORS



\_\_\_\_\_  
GREY R. GODSHALL, *Chairman*

(Township Seal)

Attest:



\_\_\_\_\_  
JAMIE WORMAN, *Secretary*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

June 27, 2013  
Amended August 7, 2013

**LEGAL DESCRIPTION  
CONSOLIDATED PROPERTIES  
(TO BE UNDER INSTITUTIONAL ZONING)  
PETER BECKER COMMUNITY  
PROJECT #3276**

**ALL THAT CERTAIN** parcel or tract of ground situate in Franconia Township, Montgomery County, Pennsylvania, being shown on a Parcel Consolidation Plan, prepared for Peter Becker Community, by S. T. A. Engineering, Inc., dated June 27, 2013, and being more fully described as follows:

**BEGINNING** at a point, the Southernmost end of a 25-foot radial corner formed at the intersection of the Northeast line of Yoder Road (70 feet wide, as widened to 30 feet from the centerline on the Northeast side thereof) with the Southeast line of Maple Avenue (46.5 feet wide, as widened to 30 feet from the centerline along the Southeast side thereof); thence, from said beginning point, and along said radial corner, by a line curving to the right in a Northerly direction, having a radius of 25.00 feet, for an arc distance of 36.22 feet to a point of tangency in the aforesaid line of Maple Avenue; thence, along said Maple Avenue line, the following four (4) courses: (1) North 35°00'50" East, 651.11 feet to a point of curvature; (2) by a line curving to the left in a Northerly direction, having a radius of 1,530.00 feet, for an arc distance of 400.80 feet to a point of tangency; (3) North 20°00'16" East, 194.60 feet to a point of curvature; (4) by a line curving to the left in a Northerly direction, having a radius of 700.00 feet, and a chord of 119.45 feet, bearing North 15°06'36" East, for an arc distance of 119.60 feet to a point in the Southwest line of land now or formerly of Indian Creek Church of the Brethren; thence, along said land, the following six (6) courses: (1) South 49°06'30" East, 437.89 feet to a point; (2) South 38°06'37" East, 137.70 feet to a point; (3) North 41°46'20" East, 289.90 feet to a point; (4) North 48°22'40" West, 232.44 feet to a point; (5) South 42°00'20" West, 218.66 feet to a point; (6) North 48°59'40" West, 372.52 feet to a point-on-curve in the aforesaid line of Maple Avenue; thence, along said line, the following three (3) courses: (1) by a line curving to the left in a Northerly direction, having a radius of 1048.18 feet, and a chord of 217.69 feet, bearing North 02°10'08" East,

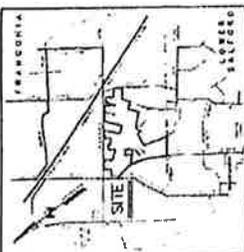
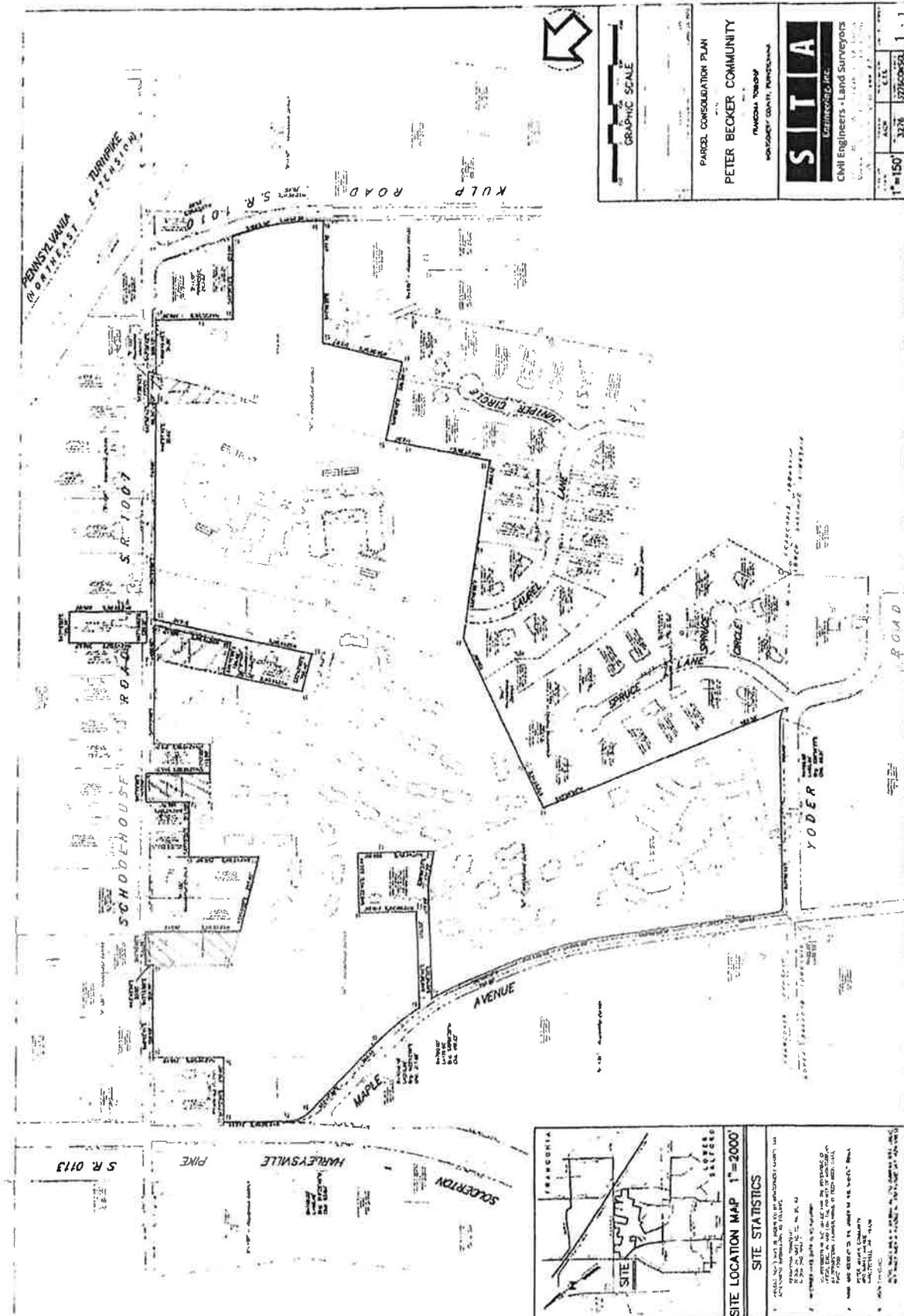
for an arc distance of 218.09 feet to a point of tangency; (2) North 03°47'30" West, 364.41 feet to a point of curvature; (3) by a line curving to the right in a Northeasterly direction, having a radius of 119.00 feet, and a chord of 93.84 feet, bearing North 19°25'45" East, for an arc distance of 96.46 feet to a point of tangency in the Southeast line of Souderton-Harleysville Pike, S.R. 0113 (85 feet wide at this location, as widened to 50 feet from centerline on the Southeast side thereof); thence, along said line, North 42°39'00" East, 242.14 feet to a point, a corner of land now or formerly of Invade Dad L.P.; thence, along the Southwest line thereof and also along the Southwest line of land now or formerly of Richard K. and Joy L. Herzog, South 47°15'00" East, 250.00 feet to a point, a corner of said Herzog land; thence, continuing along said Herzog land, by the Southeast line thereof, North 42°39'00" East, 268.19 feet to a point in the Southwest line of Schoolhouse Road, S.R. 1007 (46.5 feet wide at this location, as widened to 30 feet from centerline on the Southwest side thereof); thence, along said line, the following two (2) courses: (1) South 48°42'41" East, 156.65 feet to a point; (2) South 47°15'00" East, 206.10 feet to a point; thence, crossing the Southwest side of Schoolhouse Road, North 42°45'00" East, 30.00 feet to a point in the centerline thereof; thence, along said centerline, South 47°15'00" East, 130.56 feet to a point in the Northwest line of land now or formerly of Jon Derek Kulp; thence, along said line, South 42°45'00" West, 363.15 feet to a point; thence, continuing along said Kulp land, by the Southwest line thereof, and also along the Southwest line of land now or formerly of Jonathan S. Moyer, South 33°15'00" East, 297.85 feet to a point; thence, continuing along said Moyer land, by the Southeast line thereof, North 42°45'00" East, 268.50 feet to a corner of land now or formerly of Jeremy M. and Catherine P. Shisler; thence, along the Southwest line thereof, and also along the Southwest line of land now or formerly of Jared M. Moyer, South 47°15'00" East, 215.00 feet to a point; thence, continuing along said Moyer land, by the Southeast line thereof, North 42°45'00" East, 166.71 feet to a point in the aforesaid centerline of Schoolhouse Road; thence, along said line, South 47°15'00" East, 113.00 feet to a point in the Northwest of land now or formerly of Philip W. and Judith K. Alderfer; thence, along said land, the following three (3) courses: (1) South 42°45'00" West, 245.21 feet to a point; (2) South 47°15'00" East, 113.00 feet to a point; (3) North 42°45'00" East, 215.21 feet to a point in the aforesaid Southwest line of Schoolhouse Road; thence, along said line, South 47°15'00" East, 458.80 feet to a point in the Northwest line of land now or formerly of John V. and Roxanne K. Marchese;

thence, extending along said land, the following five (5) courses: (1) South 55°19'00" West, 300.12 feet to a point; (2) North 34°41'00" West, 126.89 feet to a point; (3) South 55°19'00" West, 307.56 to a point; (4) South 32°42'00" East, 150.40 feet to a point; (5) North 55°19'00" East, 618.10 feet to a point in the aforesaid Southwest line of Schoolhouse Road; thence, along said line, the following two (2) courses: (1) South 47°15'00" East, 747.01 feet to a point; (2) South 47°39'42" East, 89.34 feet to a point; thence, crossing the Southwest side of Schoolhouse Road, North 42°27'45" East, 30.00 feet to a point in the centerline thereof; thence, along said centerline, South 47°39'42" East, 125.00 feet to a point; thence, re-crossing the Southwest side of Schoolhouse Road, South 59°15'45" West, 31.36 feet to a point in the aforesaid Southwest line thereof; thence, along said line, South 47°39'42" East, 209.12 feet to a point, a corner of land now or formerly of Laverne H. and Betty J. Detweiler; thence, along the Northwest line thereof, and also along the Northwest line of land now or formerly of Philip G. and Cheryl A. Derstine, South 42°20'18" West, 296.56 feet to a point; thence, continuing along said Derstine land, by the Southwest line thereof, South 47°39'42" East, 323.08 feet to a point in the Northwest line of Kulp Road, S.R. 1010 (55 feet wide at this location, as widened to 30 feet from centerline along the Northwest side thereof); thence, along said line of Kulp Road, the following three (3) courses: (1) South 23°03'50" West, 25.99 feet to a point of curvature; (2) by a line curving to the right in a Southwesterly direction, having a radius of 865.00 feet, for an arc distance of 298.26 feet to a point of tangency; (3) South 42°49'11" West, 29.45 feet to a corner of land now or formerly of Troy E. and Sabrina S. Godshall; thence, along said land the following two (2) courses: (1) North 47°16'37" West, 477.70 feet to a point; (2) South 56°39'51" West, 312.97 feet to a point in the Northeast line of land now or formerly of Scott B. and Bonny D. Moser; thence, along said line, and also along the Northeast line of land now or formerly of Debra Lynn Kucharski-Albright, North 36°08'10" West, 308.39 feet to a point; thence, continuing along said latter-mentioned land by the Northwest line thereof, and also along the Northwest lines of land now or formerly of Wayne L. and Jo Ann Sebulsky and land now or formerly of George S. and Sarah M. Jorinka, South 54°27'38" West, 412.50 feet to a point in the Northeast line of land now or formerly of Adam R. and Margaret M. James; thence, along said line and also along the Northeast lines of land now or formerly of Henry J. and Rosemary C. Snyder and land now or formerly of Richard E. (Jr.) and Darlene D. Crouthamel, through the

Easternmost corner of land now or formerly of Herbert C. (Jr.) and Joanne E. McCarter, along the Northeast line of land now or formerly of John T. and Arleen H. Lorenz, along the Northeast terminus of Laurel Lane, and along the Northeast line of land now or formerly of C. Leon and Sherry L. Kratz, North 38°48'05" West, 692.12 feet to a corner of said Kratz land; thence, along the North line thereof, and also along the North lines of land now or formerly of Franconia Township, land now or formerly of Robert E. and June V. Rand, and land now or formerly of Charles H. and Maryann E. Pilley, North 72°27'10" West, 730.86 feet to a corner of said Pilley land; thence, along the Northwest line thereof, and also along the Northwest lines of land now or formerly of Philip E. and Susan R. Keeler, land now or formerly of Theodore C. and Claire M. Vassil, land now or formerly of Thomas J. and Lynne R. Hipp, land now or formerly of William T. and Nancy L. Walker, land now or formerly of Lawrence R. and Sara A. Moss, and land now or formerly of Andrew J. and Beverly R. Case, South 20°28'50" West, 982.55 feet to a point-on-curve in the aforesaid Northeast line of Yoder Road; thence, along said line, the following two (2) courses: (1) by a line curving to the left in a Northwesterly direction, having a radius of 166.50 feet, and a chord of 65.51 feet, bearing North 36°38'27" West, for an arc distance of 65.94 feet to a point of tangency; (2) North 47°59'10" West, 698.89 feet to the point of beginning.

**CONTAINING 92.5432 acres of land, be the same, more or less.**

**EXHIBIT "B"**  
**SITE PLAN**



**SITE LOCATION MAP 1"=2000'**

**SITE STATISTICS**

1. TOTAL AREA OF THE SITE: 100.00 ACRES

2. TOTAL AREA OF THE SITE: 100.00 ACRES

3. TOTAL AREA OF THE SITE: 100.00 ACRES

4. TOTAL AREA OF THE SITE: 100.00 ACRES

5. TOTAL AREA OF THE SITE: 100.00 ACRES

**GRAPHIC SCALE**

PARCEL CONSOLIDATION PLAN  
 PETER BECKER COMMUNITY  
 MERCERSBURG, PENNSYLVANIA

**SITIA**  
 ENGINEERS, INC.  
 CIVIL ENGINEERS - LAND SURVEYORS  
 1000 N. ...  
 ...

1"=150' 328 17760658