

**AGENDA  
MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS  
MARCH 27, 2017**

**[www.montgomerytwp.org](http://www.montgomerytwp.org)**

Robert J. Birch  
Candyce Fluehr Chimera  
Michael J. Fox  
Jeffrey W. McDonnell  
Richard E. Miniscalco

Lawrence J. Gregan  
Township Manager

**ACTION MEETING – 8:00 PM**

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Announcement of Executive Session
5. Consider Approval of Minutes of March 13, 2017 Meeting
6. Consider Approval of Police Department Corporal Promotions
7. Announce Employee Resignation
8. Consider Approval to Execute Copier Lease Agreement
9. Consider Approval of Proposal for Engineering Services to Prepare Notice of Intent (NOI) for 2018 MS4 Stormwater Permit
10. Consider Adoption of Resolution - Traffic Signal Upgrade – 5 Points Intersection Improvement Project
11. Consider Adoption of Resolution – Traffic Signal Signage Upgrade – DeKalb Pike and Gwynmont Drive/Gateway Center Drive
12. Consider Approval for Preliminary/Final Land Development Plan - LDS#691 Montgomeryville Nissan
13. Consider Acceptance of Start of Maintenance Period and Escrow Release #5 – LD/S#677 – Narayan Guest House – 1630 County Line Road Land Development
14. Consider Escrow Release #1 – LDS#681 Nappen Associates – 1390 Welsh Road Land Development
15. Consider Resolution Amending 2017 Fee Schedule
16. Consider Payment of Bills
17. Other Business
18. Adjournment

**Future Public Hearings/Meetings:**

03-28-2017 @7:00pm – Environmental Advisory Committee  
04-05-2017 @7:30pm – Zoning Hearing Board  
04-10-2017 @8:00pm – Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Public Comment

MEETING DATE: March 27, 2017 ITEM NUMBER: #3

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan  
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman of the Board of Supervisors



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BACKGROUND:

The Chairman needs to remind all individual(s) making a comment that they need to identify themselves by name and address for public record.

The Chairman needs to remind the public about the policy of recording devices. The individual(s) needs to request permission to record the meeting from the Chairman and needs to identify themselves, by name and address for public record.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:


None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



INITIATED BY: Lawrence J. Grogan  
Township Manager 

BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman of the Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY


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SUBJECT: Consider Approval of Minutes for March 13, 2017

MEETING DATE: March 27, 2017 ITEM NUMBER: #5

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan  
Township Manager  BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman of the Board of Supervisors

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BACKGROUND:

Please contact Deb Rivas on Monday, March 27, 2017 before noon with any changes to the minutes.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

DRAFT

**MINUTES OF MEETING  
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
MARCH 13, 2017**

At 7:30 p.m. Chairman Candyce Fluehr Chimera called to order an executive session. In attendance were Supervisors Robert J. Birch, Michael J. Fox, Jeffrey W. McDonnell and Richard E. Miniscalco. Also in attendance were Township Manager Lawrence Gregan, and Township Solicitor Frank Bartle, Esquire.

Chairman Candyce Fluehr Chimera called the meeting to order at 8:00 p.m. In attendance were Supervisors Robert J. Birch, Michael J. Fox, Jeffrey W. McDonnell and Richard E. Miniscalco. Also in attendance were Township Solicitor Frank Bartle, Esquire, Township Manager Lawrence Gregan, Police Chief Scott Bendig, Director of Fire Services Richard Lesniak, Director of Finance Ami Tarburton, Director of Administration and Human Resources Ann Shade, Assistant to the Township Manager Stacy Crandell, Director of Planning Bruce Shoupe, Director of Public Works Kevin Costello, Director of Recreation and Community Center Floyd Shaffer, Director of Information Technology Richard Grier, Public Information Coordinator Kelsey McMeans and Recording Secretary Deborah A. Rivas.

Following the Pledge of Allegiance, Chairman Candyce Fluehr Chimera called for public comment from the audience and there was none.

Solicitor Frank Bartle announced that the Board had met in an executive session prior to this meeting and discussed two labor matters, the Fire Union contract and arbitration award and the Police Union contract negotiations. The Board also discussed a personnel matter regarding the appointment of volunteers to various Township committees and boards. Mr. Bartle stated that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Chairman Candyce Fluehr Chimera made a motion to approve the minutes of the February 27, 2017 Board of Supervisors meeting, and Supervisor Robert J. Birch seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Chief of Police Scott Bendig reported that on March 6, 2017, Detective Michael Solis retired from the Montgomery Township Police Department after 29 years of service to the community. Michael Solis began his career with the Montgomery Township Police Department as a police officer in August of 1989. In 1990, Officer Solis was assigned to the Department's Highway Safety Unit, serving as an accident reconstructionist. In 1997, Officer Solis was assigned to the Detective Division, specializing in the investigation of financial crimes. In addition to these duties, Detective Solis has also serviced as a member of the department's Special Operations Unit, financial crimes liaison, and was also the department's First Aid and CPR instructor. During his career Detective Solis has received numerous departmental commendations for his actions as an officer as well as numerous letters of appreciation from township residents and neighboring law enforcement agencies. Resolution #1 made by Supervisor Richard E. Miniscalco, seconded by Supervisor Robert J. Birch and adopted unanimously, recognized Detective Solis and expressed gratitude to him for his dedication and faithful service to the Montgomery Township Police Department and Montgomery Township community.

Chairman Candyce Fluehr Chimera reported that the Township currently has vacancies on its Zoning Hearing Board, Planning Commission and Business Development Partnership. Residents have volunteered to fill these positions. Chairman Candyce Fluehr Chimera administered the oath of office to Deb Grasso - Zoning Hearing Board, John Frazzette – Zoning Hearing Board Alternate, David Fetzer – Planning Commission Alternate and Andrew Seo – Business Development Partnership. Resolution #2 made by Michael J. Fox, seconded by Robert J. Birch and adopted unanimously: 1) accepted the resignation of Laurence Poli from his position as a Zoning Hearing Board member and approved his appointment to serve as an Alternate Member of the Zoning Hearing Board for a term to expire on January 1, 2020; (2) accepted the resignation of Deborah Grasso from her position as an Alternate Member of the Zoning Hearing Board and approved her appointment to serve as a member on the Zoning Hearing Board for a term to expire on January 1, 2019; (3) appointed John Frazzette to serve as

an Alternate Member of the Zoning Hearing Board for a term to expire on January 1, 2020; (4) appointed David Fetzner as an Alternate Member of the Planning Commission for a term to expire on January 1, 2021; and (5) appointed Andrew Seo to the Township Business Development Partnership for a term to expire on January 1, 2018.

Public Works Director, Kevin Costello, reported that the annual bids for Highway Materials and Services were opened on March 1, 2017 and reviewed by the staff. The staff's recommendation is to award the bids to the lowest responsible bidders. Resolution #3 made by Supervisor Robert J. Birch, seconded by Chairman Candyce Fluehr Chimera and adopted unanimously, authorized contracts with the following companies: Asphalt/Bituminous Concrete to Eureka Stone Quarry., with various unit pricing; Stone Aggregate to Glasgow, Inc., with various unit pricing; Lawn Care Treatments to Moyer & Son, Inc., \$17,310; and Crack Sealer to Crafcro, Inc. at \$.44 for pickup pricing.

Director of Information Technology Richard Grier reported that the National IPA is a group purchasing organization established for public agencies across the United States. The cooperative assists public agencies and institutions to streamline the request-for-proposal process (RFP) while satisfying requirements for transparency and offering a comprehensive portfolio of awarded contracts. There is no cost to register and once an account is setup, the Township will have access to more than 48,000 public agency awarded contracts in the National IPA portfolio. Resolution #4 made by Richard E. Miniscalco, seconded by Chairman Candyce Fluehr Chimera and adopted unanimously, authorized staff to utilize the National IPA Cooperative Purchasing Program for purchases that are permitted in the Commonwealth Procurement Code.

Assistant to the Township Manager Stacy Crandell reported that on March 24, 2016 the Township was awarded funding through the Transportation Alternatives Program in the amount of \$850,000 for the Powerline Trail Connection – Phase 1 Project. This project will connect the Route 202 Parkway trail to the Township's Community and Recreation Center. The grant funding covers the entire construction of the trail and the Township's match covers all of the



design costs for the project which is estimated at \$145,467. On April 25, 2016 the Board of Supervisors approved the proposal from Traffic Planning and Design (TPD) for the preliminary steps that are necessary to move Phase 1 of the project through initial environmental scoping. That proposal cost was not to exceed \$7,500. A preliminary concept plan has been created by TPD and a proposal submitted which outlines the remaining work required for the design at a fee of \$140,500. Joe Platt from TPD was present to explain the next steps required to move the project forward. Resolution #5 made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Richard E. Miniscalco and adopted unanimously, approved the proposal from TPD for professional services to complete the design portion of the Powerline Trail Connector project at a total cost of \$140,500.

Director of Planning and Zoning Bruce Shoupe reported that an application for land development has been received from Christian Brothers Automotive for a property located at 565 DeKalb Pike. The applicant proposes to demolish an existing building, garage and asphalt parking area with adjoining driveway. The project will involve redevelopment of the property as an automotive service center with associated concrete paved parking lot and driveway, as well as landscape and stormwater site improvements. The use is permitted by special exception, which was granted by the Zoning Hearing Board on August 23, 2016. Township staff and consultants have reviewed this plan for compliance with Township Codes. The applicants were represented by Carrie Nase-Proust, Esquire and Kristin Holmes, P.E. of Holmes Cunningham. The applicant's representatives stated that the applicant was in agreement with all requirements of the resolution. Resolution #6 made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Robert J. Birch and adopted unanimously, approved the Conditional Preliminary/Final Land Development Plan LDS#692 for Christian Brothers Automotive located at 565 DeKalb Pike.

Resolution # 7 made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Robert J. Birch and adopted unanimously, approved the waiver of Special Event permit fee for the Manna on Main Street 5K Run to be held on April 1, 2017.

Director of Fire Services Richard Lesniak reported that Firefighter Robert Hedden currently holds three certifications in the Commonwealth of Pennsylvania and submitted an application for renewal of those certifications for a new three year cycle (2017-2020). Firefighter Hedden is requesting approval to take a course titled "Changes to Determining Height and Area Using the IBC" course to satisfy 8 of his required 45 Continuing Education credits for the current cycle. This course are being offered on March 29, 2017 through the New Jersey Center for Services at the RWK Conference Center, Hamilton, NJ. This course is free of charge. Resolution #8, made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Robert J. Birch and adopted unanimously, authorized the out-of-state training for Firefighter Robert Hedden.

A motion to approve the payment of bills was made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Robert J. Birch, and adopted unanimously, approving the payment of bills as submitted.

Under other business, Chairman Candyce Fluehr Chimera thanked the Township's emergency services staff, Police, Firefighters and members of the Public Works Department for their services which will be needed tonight and tomorrow with the upcoming storm.

There being no further business to come before the Board, the meeting adjourned at 8:30 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Approval of Police Department Corporal Promotions

MEETING DATE: March 27, 2017 ITEM NUMBER: #6

MEETING/AGENDA: WORK SESSION ACTION **XX** NONE

REASON FOR CONSIDERATION: Operational: **XX** Policy: Discussion: Information:

INITIATED BY: J. Scott Bendig  
Chief of Police

BOARD LIAISON: Candyce Fluehr Chimera  
Chairman, Board of Supervisors

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**BACKGROUND:**

On February 24, 2017, Sergeant Daniel Mitchell retired from the Montgomery Township Police Department after 33 years of service. In addition, Detective Sergeant Joseph Bennis has indicated his intention to retire in June of 2017 after 45 years of service. Both sergeants served as squad supervisors, directing the actions of officers assigned to his work group. As a result of these retirements two supervisory vacancies will exist within the department.

In September of 2016 a multiple phase promotional process was initiated. This included both a written examination and an oral review board. After a highly competitive process, Officers Lee A. Wagner and Thomas J. Ward are recommended for promotion to the rank of Corporal.

Officer Lee A. Wagner is a graduate of Upper Perkiomen High School and served as a 2<sup>nd</sup> Class Petty Officer in the United States Navy. On July 17, 2009, Officer Wagner completed the Reading Police Department Police Academy. On January 29, 2010, Officer Wagner was sworn in as a police officer with the Montgomery Township Police Department and assigned to the Patrol Division. In 2015 Officer Wagner completed his Associate Degree in Criminal Justice from Montgomery County Community College and is currently pursuing a Bachelor's Degree in Criminal Justice from Albright College.

Officer Wagner serves in several capacities in addition to his patrol responsibilities. These include: Squad Officer-In Charge, Field Training Officer, Montgomery County Drug Task Force Officer, and Bicycle Unit Officer. Officer Wagner has received numerous letters of commendation for his duties and has attended many hours of police related schooling to further his police career.

Officer Thomas J. Ward is a graduate of Ridley High School and holds an Associate Degree from Williamson College. On June 29, 2010 Officer Ward completed the Delaware County Community College Police Academy. On August 27, 2010, Officer Ward was sworn in as a police officer with the Montgomery Township Police Department and assigned to the Patrol Division.

Officer Ward serves in several capacities in addition to his patrol responsibilities. These include: Squad Officer-In Charge, Field Training Officer, DARE Instructor, Montgomery County Drug Task Force Officer, and member of Montgomery County SWAT-Central Region. Recently, Officer Ward was selected as the Montgomery County SWAT Officer of the Year for his dedication and work with the team. Officer Ward has received numerous letters of commendation for his duties and has attended many hours of police related schooling to further his police career.

Throughout their careers with the department, Officers Wagner and Ward have shown exemplary dedication and professionalism in the execution of their duties. It is with great pleasure that I present Officer Lee A. Wagner and Officer Thomas J. Ward to the Board of Supervisors for consideration for promotions to the rank of Corporal for the Montgomery Township Police Department.



ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

Funding for the promotions was included in the 2017 Approved Budget.

RECOMMENDATION:

It is recommended that the Board of Supervisors approve the promotions of Officer Lee A. Wagner and Officer Thomas J. Ward to the rank of Corporal for the Montgomery Township Police Department effective March 27, 2017.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby promote Officer Lee A. Wagner and Officer Thomas J. Ward to the rank of Corporal for the Montgomery Township Police Department effective March 27, 2017.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY**

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**SUBJECT:** Announce the Resignation of Township Employee

**MEETING DATE:** March 27, 2017

**ITEM NUMBER:** #7

**MEETING/AGENDA:**

**ACTION** XX

**NONE**

**REASON FOR CONSIDERATION:** Operational: xx Policy: Discussion: Information:

**INITIATED BY:** Ann M. Shade, Director  
Administration &  
Human Resources

**BOARD LIAISON:** Candyce Fluehr Chimera, Chairman  
Board of Supervisors

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**BACKGROUND:**

Montgomery Township wishes to recognize and acknowledge the employment and resignation of Eric McKelvey, from the Crew Tech I position in the Department of Public Works. Eric started working in the Public Works Department as a Temporary Summer employee between school years in 2009 returning again in the summers of 2010 and 2011. Upon graduation he was hired full time in the Public Works Department in November 2011. Eric's separation will be effective Thursday, March 30, 2017.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:**

None.

**PREVIOUS BOARD ACTION:**

None.

**ALTERNATIVES/OPTIONS:**

None.

**BUDGET IMPACT:**

None.

**RECOMMENDATION:**

Acknowledge the employment and resignation of Eric McKelvey from his position as Crew Tech I with Montgomery Township Public Works Department.

**MOTION/RESOLUTION:**

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby recognize the resignation of Eric McKelvey from his position as Crew Tech I with Montgomery Township Public Works Department effective March 30, 2017

**MOTION:** \_\_\_\_\_

**SECOND:** \_\_\_\_\_

**ROLL CALL:**

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

**DISTRIBUTION:** Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Approval to Execute Photo Copier Lease Agreement

MEETING DATE: March 27, 2017

ITEM NUMBER: #8

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX    Policy:    Discussion:    Information:

INITIATED BY: Lawrence J. Gregan  
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman

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BACKGROUND:

The Canon Business lease on the Township's photocopier equipment in the Police, Administration, Finance, Battalion 1, Zoning and Public Works is scheduled to expire on November 17, 2017. Canon has approached staff with an offer to renew early for another 48-month term. The new proposal also includes the Rec Center copier allowing for additional savings by lowering the maintenance fees.

Attached is a proposal from Canon Business Solutions, authorized vendor under the Township's National IPA Cooperative Purchase Program account #1023220, to provide a 48-month lease for seven new copiers that meet or exceed the current equipment standards at an annual cost of \$26,846.76. This new lease offers several incentives for the Township:

1. Lowers monthly payment from \$2,584.25 to \$2,237.23 (\$347.02/month)
2. Reduces our color charges from \$.079 to \$.051 per page
3. Includes staples at no additional charge
4. Includes wiping of hard drives on all existing devices
5. Adds color to Public Works and Battalion 1 (Fire Services)
6. Eliminates restocking/removal fee for current units
7. Eliminates need to train staff as interface will be identical to current units

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

The Second Class Township Code requires that annual purchases of like goods \$10,000 or more require formal bidding in accordance with the procedures in the Second Class Township Code including approval by the Board of Supervisors at a public meeting. Purchases for the National IPA Cooperative Purchasing and the Co-Stars Cooperative Purchase Programs may be substituted for formal bidding subject to approval by the Board of Supervisors. Cooperative purchasing programs use the purchasing power of local entities to obtain more competitive pricing and choice than individual municipalities might be able to obtain on their own. The Township also saves on the expense of preparation of bid specifications, notice and advertising.

BUDGET IMPACT:

A total of \$28,050 was included in the 2017 Approved Final Budget for the annual Lease/operation costs for copiers. The estimated cost under the National IPA Contract # S0663307.01 would be \$26,846.76.

RECOMMENDATION:

Approve the award of the 48-Month lease contract for seven Photo Copiers for the Police, Administration, Finance, Fire Services, Zoning, Public Works and Recreation Departments per the approved 2017 Budget to Canon Business Solutions.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve entering into a 48-month lease with Canon Business Solutions to provide seven photocopiers to Police, Administration, Finance, DFS, Planning, Public Works and Recreation Departments under the provision of the National IPA Contract # S0663307.01, at an annual cost of \$26,846.76 in accordance with their proposal dated March 1, 2017.

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Proposal for:  
**MONTGOMERY TOWNSHIP**  
3.17.2017



Presented By:  
**John Martin**  
Senior Account Executive  
215.682.5953  
[jmartin@csa.canon.com](mailto:jmartin@csa.canon.com)

Canon Solutions America, Inc.  
800 Enterprise Road, Suite 105  
Horsham, PA 19044

**Canon**  
CANON SOLUTIONS AMERICA



CANON SOLUTIONS AMERICA

Canon Solutions America

800 Enterprise Road

Suite 105

Horsham, PA 19044

3.17.2017

Rich Grier  
Montgomery Township  
1001 Stump Road  
Montgomery, PA 18936

Dear Rich:

On behalf of Canon Solutions America, Inc., I would like to thank you for allowing us to submit the following proposal. I believe you will find our company, products and services to be of considerable value to your organization.

Furthermore, we wish to express our commitment to provide Montgomery Township with the highest level of customer satisfaction.

Enclosed please find our proposal in response to your request. Please do not hesitate to contact me directly at 215.682.5953 with any questions or concerns.

Sincerely,

John Martin  
Senior Account Executive  
Canon Solutions America, Inc.



# Pricing





## CURRENT

**IRc7260, IRc5250, (4) IR4235's**  
**48 Month FMV Lease**

**\$1,319.00**

### Public Works

**IR4235, Serial # QHM01342**  
**Average Monthly Volume 1,400**

### Department of Fire Services

**IR4235, Serial # QHM01348**  
**Average Monthly Volume 2,100**

### Planning

**IR4235, Serial # QHM00517**  
**Average Monthly Volume 4,000**

### Finance Department

**IR4235, Serial # QHM00518**  
**Average Monthly Volume 5,800**

### Police Department

**IRc5250, Serial # DHK07671**  
**Average Monthly Volume 5,700**  
**Average Monthly Volume 700**

### Mail Room

**IRc7260, Serial # GQG30443**  
**Average Monthly Volume B&W 7,900**  
**Average Monthly Volume Color 3,100**

### Service - B&W

#### Average Monthly Volume

**Average Monthly Volume B&W 26,900**  
**\$395.00 Base, Includes 30,000**

**\$395.00**

### Service - Color

**Average Monthly Volume Color 3,800**  
**Color Billed @ .0834 (3,800 @ .0834)**

**\$316.92**





## CURRENT

**IRc5240A**  
**48 Month FMV Lease** **\$250.00**

### **Recreation/Community Center**

**IRc5240A, Serial # RRD09927**

Average Monthly Volume B&W 1,500

Average Monthly Volume Color 3,900

B&W Billed @ .010 (1,500 @ .010)	\$15.00
Color Billed @ .074 (3,900 @ .074)	\$288.60

**TOTAL** **\$2,584.52**

### **CURRENT FLEET MONTHLY VOLUME (all machines)**

Average Monthly Volume B&W 28,400

Averages Monthly Volume Color 7,700



## PROPOSED SOLUTION

*Based on National IPA Pricing, Montgomery Twp. #1023220*

IR Advance c7565i, IR Advance c5550i,  
IR Advance c5540i, (2) IR Advance c5535i,  
(2) IR Advance 4535i's  
48 Month FMV Lease

**\$1,622.00**

### **Public Works**

IR4235, Upgraded to a IR Advance c5535i

### **Department of Fire Services**

IR4235, Upgraded to a IR Advance c5535i

### **Planning Department**

IR4235, Upgraded to IR Advance 4535i

### **Finance Department**

IR4235, Upgraded to IR Advance 4535i

### **Police Department**

IRc5250, Upgraded to a IR Advance c5550i

### **Mail Room**

IRc7260, Upgraded to a IR Advance c7565i

### **Recreation/Community Center**

IRc5240A, Upgraded to a IR Advance c5540i

Average Monthly Volume B&W 1,500

Average Monthly Volume Color 3,900

### **Service - B&W**

Average Monthly Volume 28,400

\$192.50 Base, Includes 25,000

**\$192.50**

Overages @ .0077(3,400 @ .0077)

**\$26.18**

### **Service - Color**

Average Monthly Volume Color 7,700

Color Billed @ .0515 (7,700 @ .0515)

**\$396.55**

### **TOTAL**

**\$2,237.23**

### **TOTAL MONTHLY SAVINGS \$347.29**

*National IPA Pricing is 17% less vs. Costars*

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Approval of Proposal for Engineering Services to Prepare Notice of Intent (NOI) for 2018 MS4 Stormwater Permit

MEETING DATE: March 27, 2017 ITEM NUMBER: #9

MEETING/AGENDA: ACTION NONE

REASON FOR CONSIDERATION: Operational: Policy: Discussion: xx Information:

INITIATED BY: Stacy Crandell BOARD LIAISON: Candyce Fluehr Chimera  
Assistant to the Township Manager Chairman, Board of Supervisors

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BACKGROUND:

Gilmore and Associates, Inc. has provided a proposal to prepare the Notice of Intent (NOI) for the Township's new NPDES MS4 permit. The new permit is required to be an individual permit due to the Township being located within a TMDL watershed.

Jim Dougherty from Gilmore and Associates will be here to present the attached proposal.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

The Township has budgeted \$50,000 in Engineering Services for the PRP/TMDL Strategy.

RECOMMENDATION:

Township Staff recommends the acceptance of the proposal from Gilmore & Associates to prepare the Township's Notice of Intent (NOI) for the new NPDES MS4 Permit.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the proposal for professional services for the preparation of the Notice of Intent for the New NPDES MS4 Permit to not exceed \$45,000.

MOTION: \_\_\_\_\_

SECOND: \_\_\_\_\_

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

March 23, 2017

File No. 2011-12055

Lawrence J. Gregan, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Proposal for Professional Services  
Notice of Intent for New NPDES MS4 Permit

Dear Mr. Gregan:

Pursuant to your request, Gilmore & Associates, Inc. is providing a scope of work and fee proposal to prepare the Notice of Intent (NOI) for the Township's new NPDES MS4 permit. The new permit is required to be an Individual Permit due to Township being located within a TMDL watershed. This letter presents the overall requirements of the NOI including details of certain aspects required for the submission, and our fee proposal to prepare the submission.

**IMPORTANT DATES**

- **August 2, 2017:** latest the Pollution Reduction Plan can be advertised - details provided below.
- **September 16, 2017:** NOI due

The general components of the NOI include the following:

1. NOI Form
2. NOI Checklist
3. NOI Filing Fee (\$2,500 for renewal of individual permits)
4. MS4 Map
5. Stormwater Management Ordinance
6. Memorandums of Understanding (MOUs) or Agreements
7. Pollutant Reduction Plan (PRP) for Impaired Waters (sediment and/or nutrients)
  - o Trewellyn Creek (nutrients)
  - o Park Creek (nutrients)
  - o Little Neshaminy Creek (nutrients)
  - o Warrington Lake (nutrients)
  - o West Branch Neshaminy Creek (nutrients)
  - o Wissahickon Creek (nutrients)
  - o Neshaminy Creek (nutrients)
8. TMDL Plan
  - o Neshaminy Creek (sediment TMDL)
  - o Wissahickon Creek (sediment TMDL)

Since this is a renewal permit, aspects of the existing permit will be used to prepare items 1 through 5 above. Items 6 and 7 are new for this permit cycle and will need to be created for submission with the NOI. Item 8 was submitted to PADEP in 2015. It is anticipated this will be resubmitted with the NOI without modification.

**Township Storm System Map**

It is anticipated that some updates will be required to satisfy the new permit requirements. The existing storm system map will be used as the base for a new map. It is recommended the current outfalls be reviewed. There is the potential to reduce the number of MS4 outfalls based on PADEP's current definition of an outfall. We do not anticipate wholesale re-mapping of the Township storm system but rather modification of the existing information. Field verification of certain features may be required. Additional mapping is required for the PRP and is addressed below.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 Phone: 215-345-4330 | Fax: 215-345-8606  
www.gilmore-assoc.com



### **Stormwater Management Ordinance**

The Montgomery Township Stormwater Management Ordinance (Chapter 206 of the Township Code of Ordinances) was adopted in 2016 and is based upon the current Neshaminy Creek Watershed and Wissahickon Creek Act 167 Plans. It is anticipated the current Ordinance will be adequate for submission with the NOI without amendment. We note amendment of the ordinance may be required during the permit term.

### **Memorandums of Understanding (MOUs) or Agreements**

The NOI requires that each BMP be assigned to a responsible party/contact. Memorandums of Understanding (MOUs) and/or agreements are required when the Township relies on a third party for implementation of specific BMPs. For example, the County Conservation District is responsible for certain construction site stormwater runoff control BMPs (MCM #4). Any arrangements the Township has with third parties will require formal documentation to be submitted with the NOI.

### **Pollutant Reduction Plan (PRP) for Impaired Waters**

MS4 permittees with discharges to surface waters considered impaired for nutrients (nitrogen and/or phosphorus) and/or sediment and not allocated a waste load by a TMDL plan are required to develop and submit a PRP. The following surface waters have been identified as impaired due to excessive nutrients and require a PRP:

- Trewellyn Creek
- Park Creek
- Little Neshaminy Creek
- Warrington Lake
- West Branch Neshaminy Creek
- Wissahickon Creek
- Neshaminy Creek

The Township must develop and submit the PRP with the NOI by September 16, 2017. The PRP must include the following:

- Documentation that public participation measures were completed
- Additional mapping requirements
- Identification of pollutant(s) of concern within each storm sewershed
- Calculation of existing loading for pollutant(s) of concern
- Determination of required minimum reduction in pollutant loading
- Selection of BMPs to meet pollutant loading reductions within the permit period of 5 years
- Calculation of future pollutant loading based on selected BMPs to achieve required minimum reductions
- Identification of funding mechanisms to implement the proposed BMPs
- Identification of responsible parties for operation & maintenance of proposed BMPs

### **Public Participation**

Public Participation includes the following:

- Publish public notice at least 45 days prior to the deadline to submit the NOI (***latest date to advertise the PRP: August 2, 2017***).
- Accept written comments for minimum of 30 days from the date of the public notice.
- Accept comments from the public at a public meeting.
- Consider and document all public comments received, revise PRP if necessary.
- Attach copy of record of consideration of public comments to PRP.

### **Mapping Requirements**

Additional mapping (for each MS4 outfall discharging to impaired waters) is required to develop the PRP.

- Delineate land uses and/or impervious/pervious surfaces
- Delineate storm sewershed boundary
- Calculate storm sewershed area
- Identify proposed locations of structural BMPs
- May show areas "parsed" out of planning area (i.e., not included in pollutant loading calculation)

Field verification of certain features may be required. However, we do not anticipate wholesale re-mapping of the Township storm system but rather modification of the existing information.

***Pollutant Loading and Reduction***

The existing pollutant loading must be determined. The minimum percent reduction for pollutant loadings of sediment and nutrients is 10% and 5%, respectively. The reductions must be achieved within 5 years following DEP approval of the General Permit (March 2023). The pollutant reductions are to be achieved by implementation of various BMPs within the impaired watersheds.

**SCOPE OF WORK AND FEE PROPOSAL**

Gilmore & Associates, Inc. proposes the following scope of work:

- Prepare and submit the NOI
- Prepare and submit the PRP with the NOI for each impaired watershed, including the following:
  - Documentation that public participation measures were completed
  - Additional mapping requirements
  - Identification of pollutant(s) of concern within each storm sewershed
  - Calculation of existing loading for pollutant(s) of concern
  - Determination of required minimum reduction in pollutant loading
  - Selection of BMPs to meet pollutant loading reductions within the permit period of 5 years
  - Calculation of future pollutant loading based on selected BMPs to achieve required minimum reductions
  - Identification of funding mechanisms to implement the proposed BMPs
  - Identification of responsible parties for operation & maintenance of proposed BMPs

We anticipate close coordination with Township Staff will be required to complete the NOI, PRP, and the public participation process.

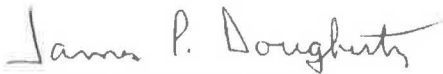
The proposed fee for these services is not to exceed \$45,000. We anticipate approximately \$5,000 would be allocated to complete the NOI with the balance for the PRP.

Please note this scope of work and fee does not include modification of either the TMDL Strategy submitted to PADEP in 2015 or the current Township Stormwater Management Ordinance. It is anticipated these documents meet current PADEP requirements and do not require modification for submission with the NOI.

Should you find this scope of work and fee proposal acceptable, please let us know and we will commence work shortly thereafter. We will coordinate deadlines for certain milestones with Township Staff in order for the public participation process to be completed in a timely manner prior to submission of the NOI.

If you have any questions regarding the above, please contact this office.

Sincerely,



James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/SW/sl

Enclosure: Checklist for Individual Permit, MS4 Requirements Table

cc: Bruce S. Shoupe, Director of Planning and Zoning



**NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)  
INDIVIDUAL PERMIT TO DISCHARGE STORMWATER FROM  
SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEMS (MS4s)  
CHECKLIST**

**APPLICANT'S ✓ CHECKLIST**

**Applicant Name**

Check the following list to make sure you have included all the required information. Place a checkmark in the box provided for all items completed and/or provided. Failure to provide all of the requested information will delay the processing of the application.

**ENCLOSE THIS CHECKLIST WITH YOUR COMPLETED APPLICATION.**

	<b>REQUIREMENTS FOR ALL DISCHARGES</b>	<b>Check ✓ If Included</b>	<b>DEP Use Only</b>
1.	One original and two copies of the completed application (3800-PM-BCW0200b).	<input type="checkbox"/>	
2.	Application fee (\$2,500 for renewal, \$5,000 for new).	<input type="checkbox"/>	
3.	One original and two copies of the completed Waiver Application (3800-PM-BCW0100e), if applicable.	<input type="checkbox"/>	
4.	Stormwater map(s) (existing permittees) or topographic map(s) (MS4s with previous waivers and new applicants).	<input type="checkbox"/>	
5.	Memorandum of Understanding (MOU) or other written agreement with parties that will implement one or more BMPs, if applicable.	<input type="checkbox"/>	
6.	Chesapeake Bay Pollutant Reduction Plan (PRP), if applicable. (In addition, submit an electronic version or hard copy to DEP's Bureau of Clean Water).	<input type="checkbox"/>	
7.	PRP for Impaired Waters, if applicable. (In addition, submit an electronic version or hard copy to DEP's Bureau of Clean Water).	<input type="checkbox"/>	
8.	TMDL Plan, if applicable. (In addition, submit an electronic version or hard copy to DEP's Bureau of Clean Water).	<input type="checkbox"/>	
9.	Stormwater Management Ordinance (municipal applicants seeking renewed coverage only).	<input type="checkbox"/>	
10.	Stormwater Management Ordinance Checklist (3800-PM-BCW0100g), if applicable.	<input type="checkbox"/>	
11.	Standard Operating Procedure(s) (non-municipal applicants seeking renewed coverage only).	<input type="checkbox"/>	
12.	Complete application packages for each co-applicant (joint applications only).	<input type="checkbox"/>	



**MS4 Requirements Table (Municipal)**  
Anticipated Obligations for Subsequent NPDES Permit Term

MS4 Name	NPDES ID	Individual Permit Required?	Reason	Impaired Downstream Waters or Applicable TMDL Name	Requirement(s)	Other Cause(s) of Impairment
<b>Montgomery County</b>						
MONTGOMERY TWP	PAG130016	Yes	TMDL Plan	Trewellyn Creek	Appendix E-Nutrients (4a)	Water/Flow Variability (4c)
				Park Creek	Appendix B-Pathogens (5), Appendix C-PCB (5), Appendix E- Nutrients (5)	Water/Flow Variability (4c)
				Neshaminy Creek TMDL	TMDL Plan-Siltation, Suspended Solids (4a)	
				Little Neshaminy Creek	Appendix B-Pathogens (5), Appendix C-PCB (5), Appendix E- Nutrients, Organic Enrichment/Low D.O. (5)	Water/Flow Variability (4c)
				Warrington Lake	Appendix E-Nutrients (5)	Exotic Species (5)
				West Branch Neshaminy Creek	Appendix E-Excessive Algal Growth, Nutrients, Organic Enrichment/Low D.O. (5)	Water/Flow Variability (4c)
				Wissahickon Creek	Appendix E-Nutrients (4a), Appendix B-Pathogens (5)	Other Habitat Alterations, Water/Flow Variability (4c)
				Wissahickon TMDL	TMDL Plan-Siltation, Suspended Solids (4a)	Cause Unknown (4a)
				Neshaminy Creek	Appendix B-Pathogens (5), Appendix E-Nutrients, Organic Enrichment/Low D.O. (5)	

# NPDES MS4 Permit

Montgomery Township

March 27, 2017



# Introduction

- National Pollution Discharge Elimination System (NPDES)
- Municipal Separate Storm Sewer System (MS4)
- Current General Permit
  - March 2013 through March 2018
- New Individual Permit
  - March 2018 through June 2023



# Notice of Intent Requirements

- NOI Application Form
- NOI Checklist
- NOI Application Fee (\$2,500)
- Memorandums of Understanding (MOUs) or Other Agreement
  - Third parties that implement one or more BMPs (e.g. MCCD)
- Pollutant Reduction Plan (PRP) for Impaired Waters
- TMDL Plan
  - Submitted to PADEP December, 2015
- Stormwater Management Ordinance
  - Current Ordinance adopted January, 2016 (Ordinance 15-291)
- Stormwater Management Ordinance Checklist





# Pollutant Reduction Plan

- Required for discharges to waters impaired by nutrients and/or sediment but without a TMDL WLA.
- Submitted with the NOI (September 16, 2017)
- 45 Day Advertisement Period
- 30 Day Public Comment Period
- Pollutant Reduction
  - Sediment 10%
  - Nutrients 5%
  - Must be achieved within 5 years (by June 2023).



# Pollutant Reduction Plan

- Impaired Watersheds (Nutrients)
  - Park Creek
  - Little Neshaminy Creek
  - West Branch Neshaminy Creek
  - Wissahickon Creek
  - Neshaminy Creek
  - Trewellyn Creek (Lower Gwynedd)
  - Warrington Lake (Horsham)

WEST BRANCH  
NESHAMINY CREEK  
SUB-BASIN #2

MILL CREEK  
WATERSHED  
COUNTY

LITTLE  
NESHAMINY  
WATERSHED

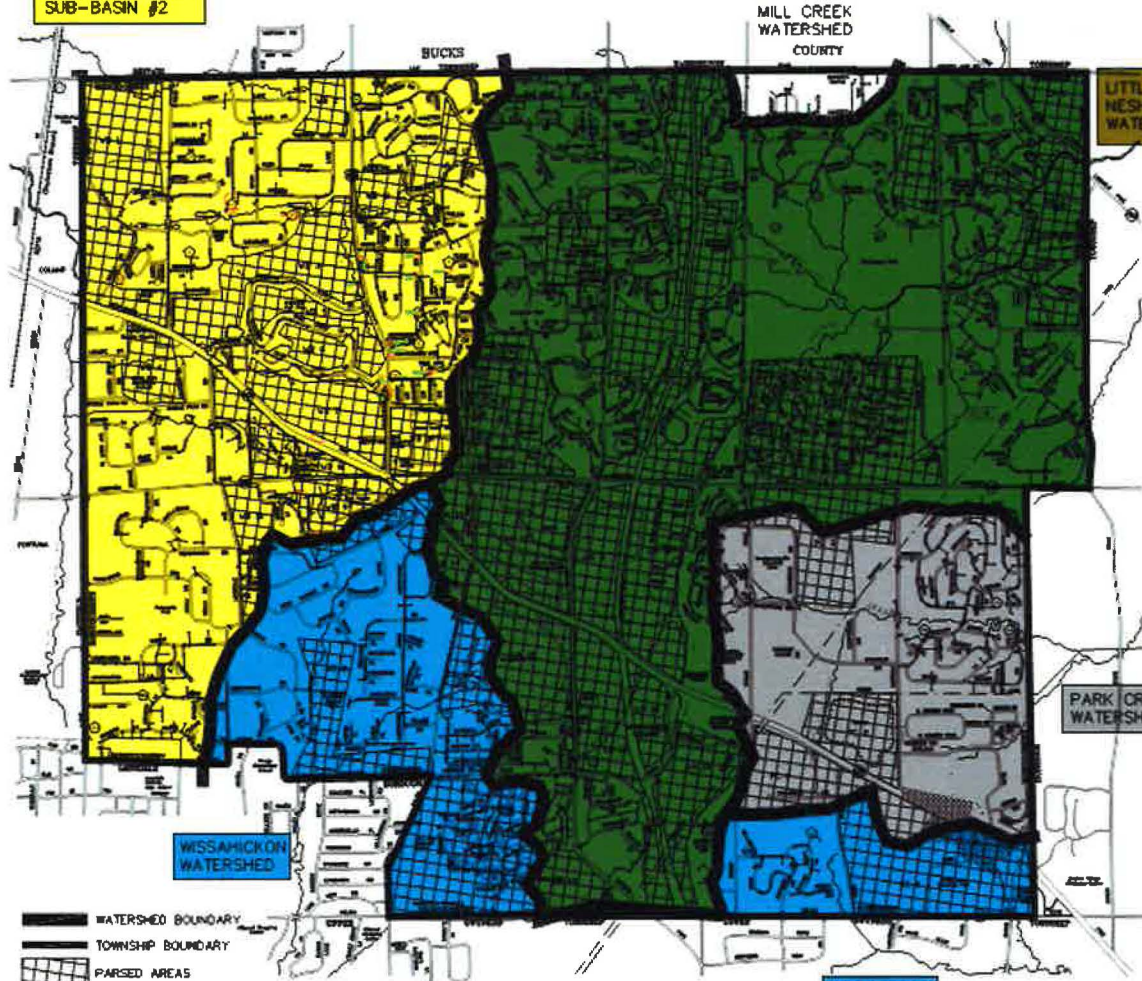
PARK CREEK  
WATERSHED

WISSAHICKON  
WATERSHED

WISSAHICKON  
WATERSHED

WATERSHED BOUNDARY  
TOWNSHIP BOUNDARY  
PARSED AREAS

Indian Road  
Private Road  
U.S. Road  
Highway Route







# NOI Important Dates

- August 2, 2017 – latest PRP can be advertised for public comment
- September 16, 2017 – NOI due
- PADEP - Municipal Stormwater Website
  - <http://www.dep.pa.gov/Business/Water/CleanWater/StormwaterMgmt/Stormwater/Pages/default.aspx>



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Authorization to Submit Traffic Signal Permit Application – Traffic Signal Upgrades  
Penn Dot SR0202, Section 71A – Five Points Intersection Improvement Project

MEETING DATE: March 27, 2017

ITEM NUMBER: #10.

MEETING/AGENDA: ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Policy: Discussion: Information:

INITIATED BY: Lawrence J. Grogan  
Township Manager



BOARD LIAISON: Robert J. Birch, Supervisor  
Liaison – Public Safety Committee

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BACKGROUND:

Penn Dot has released the final Traffic Signal Construction Plans for the intersection of Bethlehem Pike (SR309 and Horsham Road (SR 463) that will be installed as part of the Penn Dot SR0202, Section 71A – Five Points Intersection Improvement Project. A copy of the plans are attached.

The plans and specification for the Final Traffic Signal improvements and the Temporary Traffic Signal Plan have been reviewed by the Township's Traffic Engineer, Traffic Planning and Design, Inc. (TPD) for conformance with State and Federal design standards as well as the Township's Traffic Signal specifications and found them to be acceptable. PennDot has agreed to utilize proprietary traffic signal equipment for the project utilizing equipment compatible with the other 52 traffic signals owned by the Township.

To implement the improvements, the Township is required to adopt the attached Resolution authorizing the submission of the TE 160 Application for Traffic Signal Approval to the Pennsylvania Department of Transportation. Following construction and approval on the installation of the signal improvements, the Township will be responsible for their operation and preventive maintenance.

Due to the complexity of this signal system, Bob Stone, Manager of Traffic Signal Operations for TPD will be present on Monday night to review the signal improvements as well as review the overall scope of improvements of the Five Points Intersection Improvement Project. At this time PennDot is projecting a contract let date in October 2017 and a construction time period of two years following issuance of the Notice to Proceed.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

The cost for the Five Points Intersection Improvement Project including all Traffic Signal improvements will be paid by PennDot.

RECOMMENDATION:

Adopt the attached Resolutions authorizing the Township Manager to submit applications to the Pennsylvania Department of Transportation for the traffic signal permit plans for the Five Points Intersection Improvement Project.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby adopt Resolutions authorizing the Township Manager to submit applications to the Pennsylvania Department of Transportation for the traffic signal permit plans for the Five Points Intersection Improvement Project.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

**RESOLUTION**

BE IT RESOLVED, by authority of the **Board of Supervisors** of the **Township of Montgomery, Montgomery County**, and it is hereby resolved by authority of the same, that the **Township Manager/Secretary** of said MUNICIPALITY is authorized and directed to submit the attached Application for Traffic Signal Approval to the Pennsylvania Department of Transportation and to sign these Applications on behalf of the MUNICIPALITY.

ATTEST

**MONTGOMERY TOWNSHIP**

\_\_\_\_\_  
(Signature and designation  
of official title)

**Lawrence J. Gregan, Secretary**

\_\_\_\_\_  
Print or type above name and  
title

By: \_\_\_\_\_  
(Signature and designation  
of official title)

**Candyce Fluehr Chimera, Chairman**

\_\_\_\_\_  
Print or type above name and  
title

(SEAL)

I, **Lawrence J. Gregan, Township Manager/Secretary** of the **Board of Supervisors of Montgomery Township**, do hereby certify that the foregoing is a true and correct copy of the Resolution adopted at a regular meeting of the **Board of Supervisors of Montgomery Township**, held the **27<sup>th</sup>** day of **March**, 2017.

DATE: March 27, 2017

\_\_\_\_\_  
(Signature and designation  
of official title)

**Lawrence J. Gregan,  
Township Manager/Secretary**

\_\_\_\_\_  
Print or type above name/title

# Application for Traffic Signal Approval

Please Type or Print all information in Blue or Black Ink



County : \_\_\_\_\_  
 Engineering District : \_\_\_\_\_  
 Department Tracking # : \_\_\_\_\_  
 Initial Submission Date : \_\_\_\_\_

## A - Applicant's (Municipal) Contact Information

Municipal Contact's Name : \_\_\_\_\_ Title : \_\_\_\_\_  
 Municipal Name : Montgomery Township  
 Municipal Address : 1001 Stump Road Montgomeryville, PA 18936-9605  
 Municipal Phone Number : 215-393-6900 Alternative Phone Number : \_\_\_\_\_  
 E-mail Address : \_\_\_\_\_  
 Municipal Hours of Operation : \_\_\_\_\_

## B - Application Description

Location (*intersection*) : Bethlehem Pike (S.R. 309), Horsham Rd/Cowpath Rd (S.R. 463), & Doylestown Rd (S.R. 2202)

Traffic Control Device is : ☐ NEW Traffic Signal ☒ EXISTING Traffic Signal (Permit Number) : 64-0197

Type of Device (*select one*) ☒ Traffic Control Signal (MUTCD Section 4D, 4E, 4G) ☐ Flashing Beacon (MUTCD Section 4L) ☐ School Warning System (MUTCD Section 7B)  
☐ Other : \_\_\_\_\_

Is Traffic Signal part of a system? : ☐ YES ☐ NO System Number (*if applicable*) : I-0011  
 If YES, provide locations of all signalized intersections in system.

Bethlehem Pike (S.R. 309) from Welsh Road to Bethlehem Pike (S.R. 309), Horsham Rd/Cowpath Rd (S.R. 463), & Doylestown Rd (S.R. 2202). (11 intersections)

### Explain the proposed improvements :

Improvements will include the installation of additional through lanes on SR 463 approaches and SR 309 southbound approach along with signal retimings. Other improvements will include modifying the existing drainage system, replacing the existing traffic signal structures, adjusting existing driveways to accommodate additional lanes, and upgrading the signing and pavement marking.

Associated with Highway Occupancy Permit (HOP)? : ☐ YES ☒ NO If YES, HOP Application # : \_\_\_\_\_

## C - Maintenance and Operation Information

### Maintenance and Operations are typically performed by? :

☐ Municipal Personnel ☐ Municipal Contractor ☐ Municipal Personnel & Contractor  
☐ Other : \_\_\_\_\_

Maintenance and Operations Contact Name : \_\_\_\_\_ Company/Organization : \_\_\_\_\_

Phone # : \_\_\_\_\_ Alternative Phone # : \_\_\_\_\_ E-mail : \_\_\_\_\_

## D - Attachments Listing

<input checked="" type="checkbox"/> Municipal Resolution ( <i>required</i> )	<input type="checkbox"/> Location Map	<input type="checkbox"/> Traffic Volumes / Pedestrian Volumes
<input type="checkbox"/> Letter of Financial Commitment	<input type="checkbox"/> Photographs	<input type="checkbox"/> Turn Lane Analysis
<input checked="" type="checkbox"/> Traffic Signal Permit	<input type="checkbox"/> Straight Line Diagram	<input type="checkbox"/> Turn Restriction Studies
<input type="checkbox"/> Warrant Analysis	<input checked="" type="checkbox"/> Capacity Analysis	<input type="checkbox"/> Other : _____
<input type="checkbox"/> Crash Analysis	<input type="checkbox"/> Traffic Impact Study (TIS)	
<input checked="" type="checkbox"/> Traffic Signal Study	<input type="checkbox"/> Condition Diagram	



## Application for Traffic Signal Approval

Please Type or Print all information in Blue or Black Ink



County : \_\_\_\_\_  
 Engineering District : \_\_\_\_\_  
 Department Tracking # : \_\_\_\_\_  
 Initial Submission Date : \_\_\_\_\_

### E - Applicant (Municipal) Certification

The applicant desires to own, operate, and maintain the traffic control device in the location indicated above; and the Vehicle Code requires the approval of the Department of Transportation ("Department") before any traffic signals may be legally erected or modified. A signed Application for Traffic Signal Approval (TE-160) must be submitted in conformance with the instructions provided by the Department, and a Traffic Signal Permit must be issued, before any work can begin.

If the Department approves a traffic signal after a traffic engineering study and engineering judgment indicates the need, the traffic signal shall be installed, owned, operated, and maintained within the parameters indicated in the Vehicle Code and the Department's regulations relating to traffic signs, signals, and markings. The Department may direct appropriate alterations to the design or operation (including, but not limited to, hours of operation) of the traffic signal, or require removal of the traffic signal, if traffic conditions or other considerations necessitate alteration or removal.

All items associated with the traffic control device (geometric features, signs, signals, pavement markings, pedestrian accommodations, and other traffic control device associated items) are the applicant's responsibility. The Traffic Signal Permit will then document all of the items associated with operation of each traffic control device. The applicant, at its sole expense, shall provide the necessary inspection, maintenance, and operation activities in conformance with the Department's Publication 191 or as otherwise agreed to by the Department. The applicant shall perform the preventative and responsive maintenance requirements and recordkeeping in accordance with the exhibits specified below. If the applicant fails to provide the required inspection, maintenance, or operation services within thirty (30) days of receipt of written notice from the Department, the Department shall have the right to perform the required inspection, maintenance, or operation services in the applicant's stead and the applicant shall reimburse the Department for all costs incurred. Federal- and/or state-aid participation may be withheld on all future projects if the applicant fails to demonstrate to the Department the ability to provide all required maintenance and operation services. The applicant certifies that it has funds available and committed for the operation and maintenance of the traffic control device and that it will make available sufficient funds for all required future inspection, maintenance, and operation activities.

The applicant shall indemnify, save harmless and, defend (if requested) the Commonwealth of Pennsylvania, its agents, representatives, and employees from and against any damages recoverable under the Sovereign Immunity Act, 42 Pa. C.S. §§ 8521-8528, up to the limitations on damages under said law, arising out of any personal injury or damage to property which is finally determined by a court to be caused by or result from acts or omissions of the applicant and for which a court has held applicant, its officials, or employees to be liable. This provision shall not be construed to limit the applicant in asserting any rights or defenses. Additionally, the applicant shall include in any contracts into which it enters for maintenance, operation, or inspection of the traffic control device this same obligation to indemnify the Commonwealth and its officers, agents, and employees; and it shall require its contractor(s) to provide public liability insurance coverage, naming the Commonwealth and the applicant as additional insureds for bodily injury, including death and property damage, in the minimum amounts of \$500,000 per person, \$1,000,000 per occurrence, it being the intention of parties to have the contractor fully insure and indemnify the Commonwealth and the applicant.

The applicant shall comply with the study and ordinance requirements of 75 Pa. C.S. § 6109. The applicant submits this application with the intention of being legally bound.

Neither this application nor any Traffic Signal Permit creates any rights or obligations with respect to parties other than the applicant and the Department. Third parties may not rely upon any representations made by either the applicant or the Department in connection with the submission or approval of this application or any work permitted or approved that is related to this application, as regards either payment of funds or performance of any particular item of maintenance precisely as specified.

The applicant agrees to comply with the attached Exhibits:

- Exhibit "A": Preventative and Response Maintenance Requirements (Sheet 3 of 5)
- Exhibit "B": Recordkeeping (Sheet 4 of 5)
- Exhibit "C": Signal Maintenance Organization (Sheet 5 of 5)

Printed Municipal Contact Name : \_\_\_\_\_ Date : \_\_\_\_\_  
 Signed By : \_\_\_\_\_ Witness or Attest : \_\_\_\_\_  
 Title of Signatory : \_\_\_\_\_ Title of Witness or Attester: \_\_\_\_\_



**Exhibit "A":  
Preventative and Response Maintenance  
Requirements**
 County : \_\_\_\_\_  
 Engineering District : \_\_\_\_\_  
 Department Tracking # : \_\_\_\_\_  
 Initial Submission Date : \_\_\_\_\_
**Preventive Maintenance**

The APPLICANT or its contractor will provide preventive maintenance for each individual component of the traffic signal installation covered by this application at intervals not less than those indicated in the Preventive Maintenance Summary, PA DOT Publication 191, current version. This is the recommended level of maintenance to keep the intersection control equipment and signals in mechanically, structurally and aesthetically good condition.

**Response Maintenance**

The APPLICANT or its contractor will provide response maintenance in accordance with the provisions of the Response Maintenance Schedule. It encompasses the work necessary to restore a traffic signal system to proper and safe operation. Includes Emergency Repair and Final Repair.

**FINAL REPAIR:**

Repair or replace failed equipment to restore system to proper and safe operation in accordance with permit within a 24-hour period.

**EMERGENCY REPAIR:**

Use alternative means or mode to temporarily restore system to safe operation within a 24-hour period. Final repair must then be completed within 30 days unless prohibited by weather conditions or availability of equipment.

**Response Maintenance Schedule****KNOCKDOWNS**

Support - Mast arm  
 Support - Strain pole  
 Span wire/tether wire  
 Pedestal  
 Cabinet  
 Signal heads

**TYPE OF REPAIR PERMITTED**

Emergency or Final  
 Emergency or Final  
 Final Only  
 Emergency or Final  
 Emergency or Final  
 Final Only

**EQUIPMENT FAILURE**

Lamp burnout (veh. & ped.)  
 Local controller  
 Master controller  
 Detector sensor  
     - Loop  
     - Magnetometer  
     - Sonic  
     - Magnetic  
     - Pushbutton  
 Detector amplifier  
 Conflict monitor  
 Flasher  
 Time clock  
 Load switch/relay  
 Coordination unit  
 Communication interface, mode  
 Signal cable  
 Traffic Signal Communications  
 Traffic Signal Systems

Final Only  
 Emergency or Final  
 Emergency or Final  
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 Final Only

## Exhibit "B": Recordkeeping



County : \_\_\_\_\_  
 Engineering District : \_\_\_\_\_  
 Department Tracking # : \_\_\_\_\_  
 Initial Submission Date : \_\_\_\_\_

### Recordkeeping

Accurate and up-to-date recordkeeping is an essential component of a good traffic signal maintenance program. In recognition of this fact, the APPLICANT must prepare, retain, and make available to the COMMONWEALTH, on request, a record of all preventive and response maintenance activities performed on the traffic signal equipment covered by this application.

The APPLICANT shall establish a separate file for each installation and keep its records in the municipal building, signal maintenance shop, or other weather-protected enclosure.

At a minimum, the following records will be kept by the APPLICANT or its contractor for each traffic signal. These forms can be found in Section 10.0, Maintenance Record Forms, PA DOT Publication 191, current version.

#### FORM 1 - Master Intersection Record

This form, which lists all maintenance functions performed at the intersection, should be updated within one day of the activity but no more than one week later.

#### FORM 2 - Response Maintenance Record

Each time response maintenance is required at the intersection, this form is to be completed. Once the pertinent information is transferred to the master intersection record, this form is to be placed in the intersection file.

#### FORM 3 - Preventive Maintenance Record

This form will be used to provide a record of the preventive maintenance activities performed at each intersection. The date, the activities performed, and the signature of the person in charge of the work must be recorded in the form.

This form may be kept at the intersection, if it is adequately protected from the weather. Form 1 must be updated at the central file, however, to reflect the date and activity.

**Exhibit "C":**  
**Signal Maintenance Organization**



County : \_\_\_\_\_  
 Engineering District : \_\_\_\_\_  
 Department Tracking # : \_\_\_\_\_  
 Initial Submission Date : \_\_\_\_\_

### Personnel Classifications

In order to properly maintain the traffic signal equipment covered by this applicant, the APPLICANT agrees to provide, as minimum, the following staff throughout the useful life of equipment. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

**Traffic Engineer** - The administrative position which has prime responsibility for the proper operation of traffic signal equipment. The principal function of this position is the supervision and control of subordinate personnel and the planning of their activities to ensure adequate preventive and response maintenance programs.

**Minimum Position Requirements**

1. A thorough understanding of traffic signal design, installation and maintenance.
2. A working knowledge of the interaction between the following traffic characteristics: Intersection geometry, traffic flow theory, control type (fixed time, actuated, etc.), signal phasing and timing, and interconnection.
3. An ability to supervise subordinate personnel effectively in the assignment of their work.
4. Possession of a college degree in engineering, which includes course work in traffic engineering.
5. Either four years experience in the field of traffic engineering or its equivalent in graduate college work.

**Signal Specialist** - The individual responsible for the diagnostics and repair of all traffic signal equipment including solid state equipment.

**Minimum Position Requirements**

1. Extensive training and troubleshooting skills in electronics and software.
2. Ability to repair modules in the shop and to design test equipment needed to diagnose and repair a problem.
3. Ability to make design and modifications to implement or omit special functions.
4. Ability to implement a recordkeeping system to include maintenance activities, inventory control and identification of recurring problems.
5. Ability to perform all tasks required of a signal technician.

**Signal Technician** - Individual responsible for the operation and maintenance of traffic signals and electromechanical equipment.

**Minimum Position Requirements**

1. Ability to perform response maintenance on solid state equipment up to the device exchange level.
2. Capability to diagnose a vehicle loop failure and initiate corrective action.
3. Ability to tune detector amplifiers.
4. Ability to follow wiring schematics, check and set timings from plan sheet and check all field connections.
5. Ability to perform preventive maintenance on all equipment and to maintain accurate records of all work perform.

### Training

The APPLICANT agrees to secure training in order to upgrade the ability of its present staff to properly perform the required maintenance functions. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

### Budget Requirements

The APPLICANT agrees to provide, in its annual operating budget, dedicated funds which are sufficient to cover the cost of the personnel, training, contractors (if utilized) and specialized maintenance equipment which are required, by virtue of this application. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191..



## Application Instructions



### A - Applicant's (Municipal) Contact Information

**Municipal Contact's Name:** Provide the municipal contact name that is (or will be responsible) for the traffic signal. Typically this is either the Municipal Manager or Roadmaster.

**Title:** Provide the title of the municipal contact name.

**Municipal Name:** Provide the official municipal name.

**Municipal Address:** Provide the full address of the municipal building.

**Municipal Phone Number:** Provide the municipal phone number of the municipal contact.

**Alternative Phone Number:** Provide an alternative phone number of the municipal contact.

**E-mail Address:** Provide the e-mail address of the municipal contact.

**Municipal Hours of Operation:** Please provide the municipalities normal operating hours (i.e. Monday-Thursday 9 AM - 2 PM)

### B - Application Description

**Location (intersection):** Please provide a detailed location of the device or devices being considered for approval.

Please include any State Route and/or local road names in your description.

**Traffic Control Device is:** (Please select one of the two following categories)

**NEW Traffic Signal:** This item should be selected when requesting approval of a traffic signal that is currently not in operation at the device location indicated above.

**EXISTING Traffic Signal:** This item should be selected when requesting approval to make a modification or update to an existing traffic signal.

**(Permit Number):** Please provide the traffic signal permit number.

**Type of Device (select one):** (Please select one of the four following categories)

**Traffic Control Signal:** As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Sections 4D, 4E, and 4G. When selecting this category this is the typical red/yellow/green and pedestrian signal indications

**Flashing Beacon:** As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 4L. When selecting this category, this is typically either the flashing yellow/red signal at an intersection and/or the flashing yellow warning sign.

**School Warning System:** As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 7B. When selecting this category, this is typically the flashing school warning sign with a 15 mph indication.

**Other:** When selecting this category, this pertains to all other permitted electrically powered traffic control devices approved by the Department.

**Is Traffic Signal part of a system?:** Check off the appropriate box, either YES or NO. If YES, please fill in the **System Number (if applicable):** line.

**Explain the proposed improvements:** Provide a description of the proposed improvements to the intersection. This may be as complex as installing and/or upgrading a traffic signal or as non-complex as placement of a new traffic sign to supplement an existing traffic signal.

**Associated with Highway Occupancy Permit (HOP):** Check off the appropriate box, either YES or NO. If YES, please fill in the **Application #:** line.

### C - Maintenance and Operation Information

**Maintenance and Operations are typically performed by?:** Please indicate if maintenance and operation will be performed by Municipal Personnel or through Contract Services.

**Maintenance and Operations Contact Name:** Provide the primary maintenance contact name for the individual that is (or will be responsible) for the maintenance and operation of the traffic signal.

**Company/Organization:** Provide the name of the company/organization with which the primary maintenance contact is affiliated.

**Phone #:** Provide the phone number for the primary maintenance contact.

**Alternative Phone #:** Provide an alternative phone number for the primary maintenance contact or affiliated company/organization.

**E-mail:** Provide the e-mail address for the primary maintenance contact.

### D - Attachments Listing

Check off all documents which will be submitted along with this application. Note that a Municipal Resolution, authorizing the municipal contact to submit and sign the application, is a required document.

A sample Municipal Resolution has been provided on the next page.

### E - Applicant (Municipal) Certification

**Printed Municipal Contact Name:** Please print the name of the municipal contact person signing the application.

**Date:** Please provide the date on which the application was signed.

**Signed By:** Please provide the signature of the named municipal contact.

**Title of Signatory:** Please provide the title of municipal contact.

**Witness or Attest:** Please provide the signature of the person witnessing or attesting the signature.

**Witness or Attester:** Please provide the title of the person witnessing or attesting the signature.

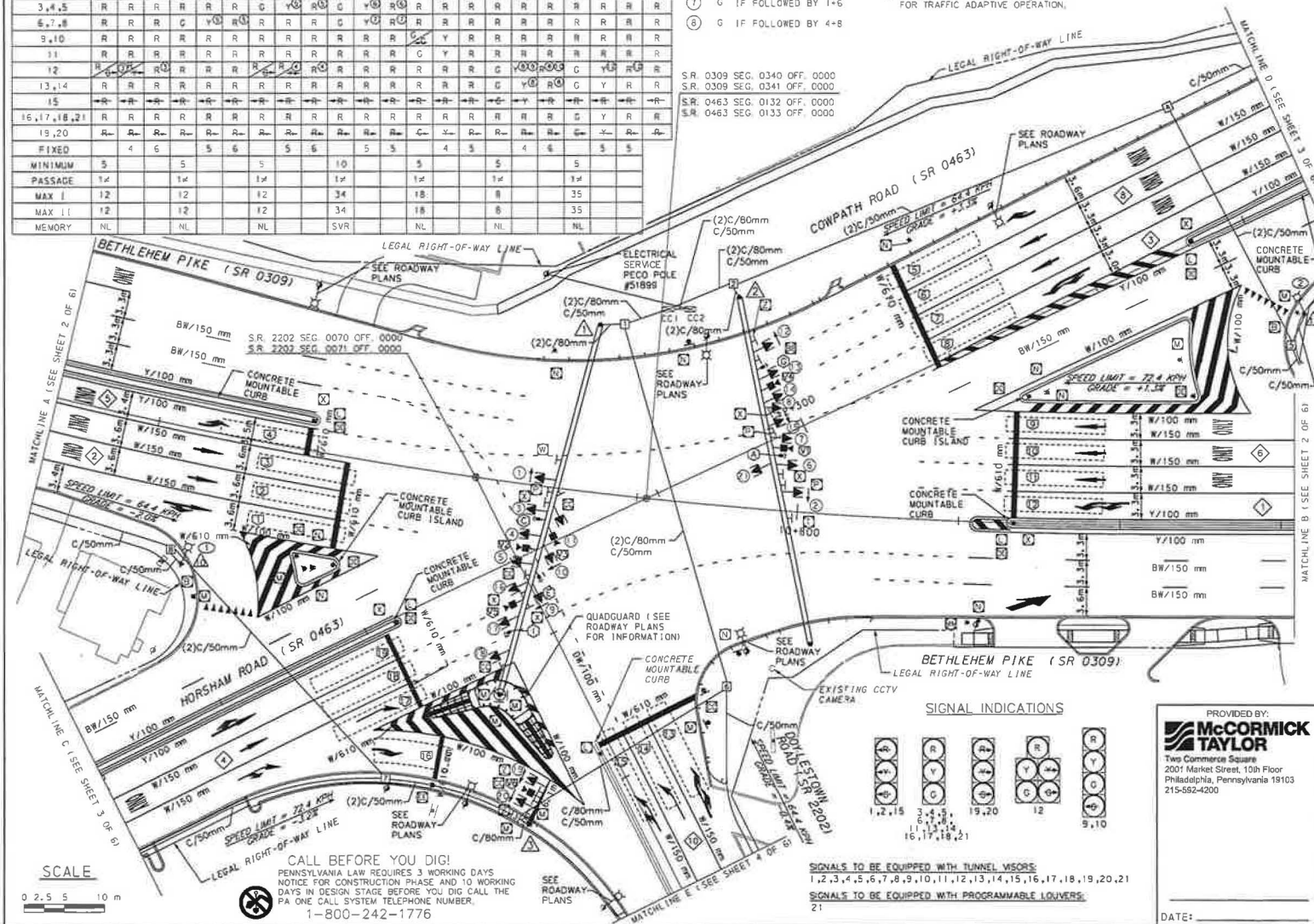
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PHASING, TIMING and COLOR SEQUENCE CHART

PHASE	1+5	1+6	2+5	2+6	10	3+8	4+8
SIGNAL	1	2	3	4	5	6	7
1	R	R	R	R	R	R	R
2	G	G	G	G	G	G	G
3,4,5	R	R	R	R	R	R	R
6,7,8	R	R	R	R	R	R	R
9,10	R	R	R	R	R	R	R
11	R	R	R	R	R	R	R
12	R	R	R	R	R	R	R
13,14	R	R	R	R	R	R	R
15	R	R	R	R	R	R	R
16,17,18,21	R	R	R	R	R	R	R
19,20	R	R	R	R	R	R	R
FIXED	4	6	5	5	5	5	5
MINIMUM	3	5	5	10	5	5	5
PASSAGE	14	14	14	14	14	14	14
MAX 1	12	12	12	34	18	35	35
MAX 1	12	12	12	34	18	35	35
MEMORY	NL	NL	NL	NL	NL	NL	NL

- OPERATION NOTES
- 1 IF FOLLOWED BY 2+5
  - 2 IF FOLLOWED BY 1+6
  - 3 IF FOLLOWED BY 2+5
  - 4 IF FOLLOWED BY 1+5
  - 5 G IF FOLLOWED BY 2+6
  - 6 G IF FOLLOWED BY 2+5
  - 7 G IF FOLLOWED BY 1+6
  - 8 G IF FOLLOWED BY 4+8
  - 9 IF FOLLOWED BY 1+5 OR BY PHASE 2+5
  - 10 IF FOLLOWED BY 1+5 OR BY PHASE 2+5
  - 11 IF FOLLOWED BY 1+5
  - 12 G IF FOLLOWED BY 1+5 OR BY PHASE 2+5
- PHASE PASSAGE CALCULATED BY TRAFFIC ADAPTIVE PROCESSOR.
- REFER TO SYSTEM PERMIT # 1-0011 FOR TRAFFIC ADAPTIVE OPERATION.

S.R. 0309 SEG. 0340 OFF. 0000  
S.R. 0309 SEG. 0341 OFF. 0000  
S.R. 0463 SEG. 0132 OFF. 0000  
S.R. 0463 SEG. 0133 OFF. 0000



PROVIDED BY:  
**MCCORMICK TAYLOR**  
Two Commerce Square  
2001 Market Street, 10th Floor  
Philadelphia, Pennsylvania 19103  
215-562-4200

DATE: \_\_\_\_\_

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	0309	71A	1 OF 6
MONTGOMERY TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	
TRAFFIC SIGNAL NOTES				
DO NOT MODIFY INSTALLATION WITHOUT PRIOR WRITTEN APPROVAL.				
ALL SIGNS AND PAVEMENT MARKINGS INDICATED ARE CONSIDERED PART OF THE PERMIT AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH PUBLICATION 212.				
POST MOUNTED SIGNALS SHALL BE INSTALLED WITH THE SIGNAL HEADS A MINIMUM OF 0.6 METERS ABOVE THE ROADWAY. POST MOUNTED SIGNALS SHALL BE A MINIMUM OF 2.4 METERS ABOVE THE SIDEWALK OR PAVEMENT.				
ALL OVERHEAD SIGNALS MUST BE RIGIDLY MOUNTED, TOP AND BOTTOM, AND EQUIPPED WITH BACKSCATTERING DEVICES.				
DETERMINE, PRIOR TO INSTALLATION, THE EXACT LOCATION OF DETECTORS WITH A REPRESENTATIVE OF PENNDOT.				
ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING PENNDOT PUBLICATIONS:				
PUB 408 / 2015, SPECIFICATIONS				
PUB 148, TRAFFIC STANDARDS-SIGNALS, TC-8000 SERIES				
PUB 149, TRAFFIC SIGNAL DESIGN HANDBOOK				
PUB 236, HANDBOOK OF APPROVED SIGNS				
THE TRAFFIC SIGNAL SUPPORTS SHALL BE LOCATED IN THE FIELD BY A PENNDOT RESIDENT ENGINEER.				
THE CONTRACTOR SHALL COMPLETE THE NECESSARY APPLICATION(S) IN ORDER TO OBTAIN ELECTRICAL SERVICE FROM THE LOCAL POWER COMPANY.				
THE CONTRACTOR SHALL INSTALL ALL NEW TRAFFIC SIGNAL EQUIPMENT AND RELATED MATERIALS.				
ALL EXISTING TRAFFIC SIGNAL EQUIPMENT THAT IS REMOVED SHALL BECOME THE PROPERTY OF MONTGOMERY TWP.				
UNLESS OTHERWISE DIRECTED BY THE TOWNSHIP ENGINEER.				
PAVEMENT MARKINGS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO PAVEMENT MARKING PLAN FOR INSTALLATION DETAILS.				
REFER TO THE ROADWAY CONSTRUCTION PLANS FOR THE LOCATION OF UTILITIES AND PROPERTY OWNER INFORMATION.				
THIS DRAWING CANNOT BE USED AS A CONSTRUCTION DRAWING UNLESS THE PERMITTEE COMPLETES WITH THE PROVISIONS OF THE LATEST AMENDMENT TO ACT 207, PREVENTION OF DAMAGE TO UNDERGROUND UTILITIES, DATED DECEMBER 30, 1974.				
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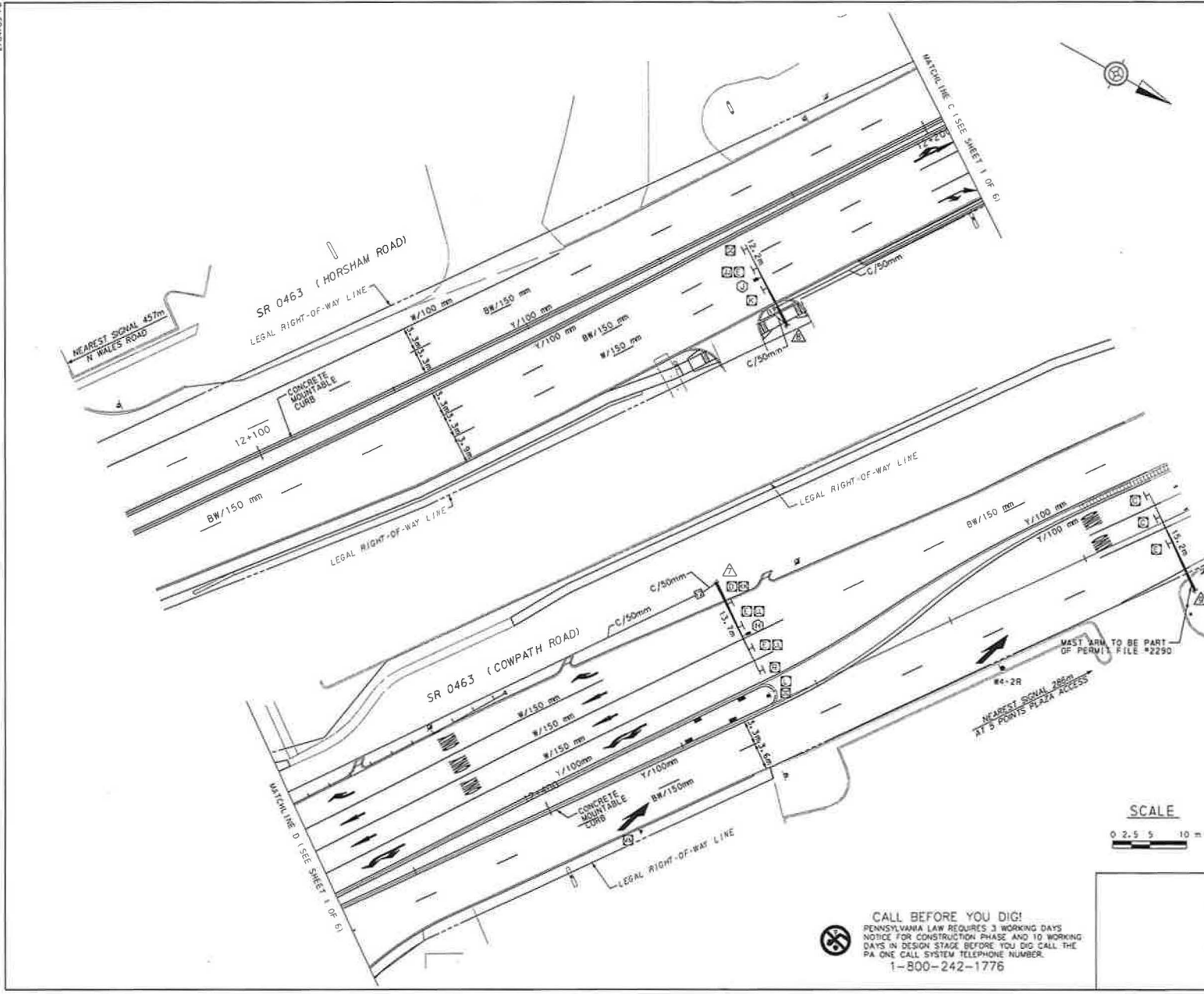
SIGN TABULATION				
PLAN SYMBOL	SERIES	SIZE	QTY	MESSAGE
(R1-2)	R1-2	900x900	2	YIELD
(R3-5L)	R3-5L	750x900	3	LEFT TURN
(R3-5R)	R3-5R	750x900	1	RIGHT TURN
(R3-5A)	R3-5A	750x900	8	STRAIGHT THROUGH
(R3-5SR)	R3-5SR	750x900	1	OPTIONAL RIGHT TURN
(SP-1)	SP-1	1200x900	1	RIGHT (BETHLEHEM RD) / SHARP LEFT TURN (DOYLESTOWN RD)**
(SP-2)	SP-2	1200x900	1	RIGHT (BETHLEHEM RD) / SHARP RIGHT TURN (DOYLESTOWN RD)**
(R4-7)	R4-7	600x750	6	KEEP RIGHT
(R8-3)	R8-3	450x450	10	NO PEDESTRIAN CROSSING
(R8-3)	R8-3	600x600	9	NO PEDESTRIAN CROSSING
(R10-10L)	R10-10L	750x900	3	LEFT TURN SIGNAL
(SP-3)	SP-3	1200x900	1	LEFT (BETHLEHEM PIKE) / SHARP LEFT TURN (DOYLESTOWN RD)**
(SP-4)	SP-4	1200x900	1	LEFT (BETHLEHEM PIKE) / SHARP LEFT TURN (HORSHAM RD)**
(D3-5)	D3-5	2850x800	1	Horsham Rd
(D3-4)	D3-4	2450x400	1	Cowpox Rd
(R3-4)	R3-4	900x900	6	NO U-TURN
(R10-10R)	R10-10R	750x900	3	RIGHT TURN SIGNAL
(R10-10B)	R10-10B	900x900	1	NO TURN ON RED
(R10-10)	R10-10	900x200	5	NO TURN ON RED SYMBOL
(OM-3)	OM-3	450x450	9	OBJECT MARKER
(R10-6AL)	R10-6AL	900x900	1	STOP HERE ON RED (LEFT)
(SP-5)	SP-5	1200x900	1	RIGHT (DOYLESTOWN RD) / SHARP RIGHT TURN (HORSHAM RD)**
(SP-6)	SP-6	1200x900	1	THRU (COMPASS RD) / SHARP LEFT TURN (BETHLEHEM PIKE)**
(SP-7)	SP-7	1200x900	1	LEFT TURN (BETHLEHEM PIKE)**
(SP-8)	SP-8	1200x900	1	RIGHT (COMPASS RD) / SHARP RIGHT TURN (BETHLEHEM PIKE)**
(D3-1)	D3-1	750x250	2	COMPASS RD
(D3-1)	D3-1	750x50	5	BETHLEHEM PIKE
(D3-1)	D3-1	750x50	2	HORSHAM RD
(W3-R)	W3-R	900x300	2	RIGHT LANE ENDS
(W3-L)	W3-L	900x300	1	LANE ENDS MERGE LEFT
(W4-2R)	W4-2R	900x300	1	PAVEMENT WIDTH TRANSITION - RIGHT LANE ENDS

\*\* SEE DETAIL SHEET 4 OF 6



CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS  
NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE BEFORE YOU DIG CALL THE  
PA ONE CALL SYSTEM TELEPHONE NUMBER  
1-800-242-1776

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	0309	71A	2 OF 6
MONTGOMERY TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	
TRAFFIC SIGNAL NOTES				
DO NOT MODIFY INSTALLATION WITHOUT PRIOR WRITTEN APPROVAL.				
ALL SIGNS AND PAVEMENT MARKINGS INDICATED ARE CONSIDERED PART OF THE PERMIT AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH PUBLICATION 212.				
POST MOUNTED SIGNALS SHALL BE INSTALLED WITH THE SIGNAL HEADS A MINIMUM OF 0.6 METERS BEHIND FACE OF CURB OR EDGE OF SHOULDER. SUPPORT POLES FOR OVERHEAD SIGNALS SHALL ALSO HAVE A MINIMUM CLEARANCE HORIZONTALLY OF 0.6 METERS.				
SIGNALS ERECTED OVER THE ROADWAY SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 4.9 METERS ABOVE THE ROADWAY. POST MOUNTED SIGNALS SHALL BE A MINIMUM OF 2.4 METERS ABOVE THE SIDEWALK OR PAVEMENT.				
ALL OVERHEAD SIGNALS MUST BE RIGIDLY MOUNTED, TOP AND BOTTOM, AND EQUIPPED WITH BACKPLATES.				
DETERMINE, PRIOR TO INSTALLATION, THE EXACT LOCATION OF DETECTORS WITH A REPRESENTATIVE OF PENNDOT.				
ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING PENNDOT PUBLICATIONS:				
PUB 408 / 2015, SPECIFICATIONS				
PUB 148, TRAFFIC STANDARDS-SIGNALS, TC-8800 SERIES				
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THE CONTRACTOR SHALL INSTALL ALL NEW TRAFFIC SIGNAL EQUIPMENT AND RELATED MATERIALS.				
ALL EXISTING TRAFFIC SIGNAL EQUIPMENT THAT IS REMOVED SHALL BECOME THE PROPERTY OF MONTGOMERY TWP.				
UNLESS OTHERWISE DIRECTED BY THE TOWNSHIP ENGINEER.				
PAVEMENT MARKINGS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO THE ROADWAY CONSTRUCTION PLANS FOR THE LOCATION OF UTILITIES AND PROPERTY OWNER INFORMATION.				
THIS DRAWING CANNOT BE USED AS A CONSTRUCTION DRAWING UNLESS THE PERMITTEE COMPLETES WITH THE PROVISIONS OF THE LATEST AMENDMENT TO ACT 287 PROVISION OF DAMAGE TO UNDERGROUND UTILITIES, DATED DECEMBER 20, 1974.				
EXISTING	PROPOSED	DESCRIPTION		
(Symbol)	(Symbol)	MAST ARM		
(Symbol)	(Symbol)	STRAIN POLE/PEDESTAL		
(Symbol)	(Symbol)	VEHICULAR SIGNAL HEAD		
(Symbol)	(Symbol)	PEDESTRIAN PUSH		
(Symbol)	(Symbol)	BUTTON/SIGN		
(Symbol)	(Symbol)	PEDESTRIAN SIGNAL HEAD		
(Symbol)	(Symbol)	POST MOUNTED SIGN		
(Symbol)	(Symbol)	MAST ARM MOUNTED SIGN		
(Symbol)	(Symbol)	JUNCTION BOX		
(Symbol)	(Symbol)	RADAR DETECTOR		
(Symbol)	(Symbol)	VIDEO DETECTOR		
(Symbol)	(Symbol)	DETECTION ZONE		
(Symbol)	(Symbol)	CONTROLLER CABINET		
(Symbol)	(Symbol)	EMERGENCY PRE-EMPTION DETECTOR		
(Symbol)	(Symbol)	EMERGENCY PRE-EMPTION CONFIRMATION BEACON		
(Symbol)	(Symbol)	CONDUIT/SIZE		
(Symbol)	(Symbol)	LUMINAIRE		
(Symbol)	(Symbol)	SOLID WHITE LINE/WIDTH		
(Symbol)	(Symbol)	BROKEN WHITE LINE/WIDTH		
(Symbol)	(Symbol)	SOLID YELLOW LINE/WIDTH		
(Symbol)	(Symbol)	BROKEN YELLOW LINE/WIDTH		
(Symbol)	(Symbol)	DOUBLE YELLOW LINE/WIDTH		
(Symbol)	(Symbol)	DOTTED WHITE LINE/WIDTH		
(Symbol)	(Symbol)	DETECTABLE WARNING SURFACE		
(Symbol)	(Symbol)	PHASE NUMBER		
COUNTRY: MONTGOMERY				
MUNICIPALITY: MONTGOMERY TOWNSHIP				
INTERSECTION: BETHLEHEM PIKE (SR 0309), HORSHAM				
RD/COMPASS RD (SR 0463), & DOYLESTOWN RD (SR 2202)				
REVIEWED:				
MUNICIPAL OFFICIAL DATE				
RECOMMENDED:				
DISTRICT TRAFFIC ENGINEER DATE				
FILE # 0137 SYSTEM FILE # 1-0211				



DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	0309	T1A	3 OF 6

**MONTGOMERY TOWNSHIP**

REVISION NUMBER	REVISIONS	DATE	BY

**TRAFFIC SIGNAL NOTES**

DO NOT MODIFY INSTALLATION WITHOUT PRIOR WRITTEN APPROVAL.  
ALL SIGNS AND PAVEMENT MARKINGS INDICATED ARE CONSIDERED PART OF THE PERMIT AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH PUBLICATION 212.

POST MOUNTED SIGNALS SHALL BE INSTALLED WITH THE SIGNAL HEADS A MINIMUM OF 0.6 METERS BEHIND FACE OF CURB OR EDGE OF SHOULDER. SUPPORT POLES FOR OVERHEAD SIGNALS SHALL ALSO HAVE A MINIMUM CLEARANCE HORIZONTALLY OF 0.6 METERS.

SIGNALS ERECTED OVER THE ROADWAY SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 4.9 METERS ABOVE THE ROADWAY. POST MOUNTED SIGNALS SHALL BE A MINIMUM OF 2.4 METERS ABOVE THE SIDEWALK OR PAVEMENT. ALL OVERHEAD SIGNALS MUST BE RIGIDLY MOUNTED, TOP AND BOTTOM, AND EQUIPPED WITH BACKUP LITES.

DETERMINE, PRIOR TO INSTALLATION, THE EXACT LOCATION OF DETECTORS WITH A REPRESENTATIVE OF PENNDOT.

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING PENNDOT PUBLICATIONS:  
PUB 408 / 2016, SPECIFICATIONS  
PUB 148, TRAFFIC STANDARDS-SIGNALS, TC-8800 SERIES  
PUB 149, TRAFFIC SIGNAL DESIGN HANDBOOK  
PUB 236, HANDBOOK OF APPROVED SIGNS

THE TRAFFIC SIGNAL SUPPORTS SHALL BE LOCATED IN THE FIELD BY A PENNDOT RESIDENT ENGINEER.

THE CONTRACTOR SHALL COMPLETE THE NECESSARY APPLICATION(S) IN ORDER TO OBTAIN ELECTRICAL SERVICE FROM THE LOCAL POWER COMPANY.

THE CONTRACTOR SHALL INSTALL ALL NEW TRAFFIC SIGNAL EQUIPMENT AND RELATED MATERIALS.

ALL EXISTING TRAFFIC SIGNAL EQUIPMENT THAT IS REMOVED SHALL BECOME THE PROPERTY OF MONTGOMERY TWP.  
UNLESS OTHERWISE DIRECTED BY THE TOWNSHIP ENGINEER.

PAVEMENT MARKINGS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO PAVEMENT MARKING PLAN FOR INSTALLATION DETAILS.

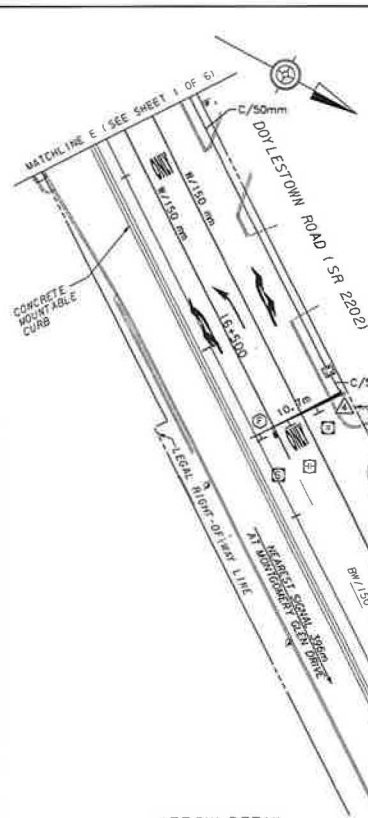
REFER TO THE ROADWAY CONSTRUCTION PLANS FOR THE LOCATION OF UTILITIES AND PROPERTY OWNER INFORMATION.

THIS DRAWING CANNOT BE USED AS A CONSTRUCTION DRAWING UNLESS THE PERMITTEE COMPLIES WITH THE PROVISIONS OF THE LATEST AMENDMENT TO ACT 287, PREVENTION OF DAMAGE TO UNDERGROUND UTILITIES, DATED DECEMBER 30, 1974.

EXISTING	PROPOSED	DESCRIPTION
		MAST ARM
		VEHICULAR SIGNAL HEAD
		PEDESTRIAN SIGNAL HEAD
		POST MOUNTED SIGN
		JUNCTION BOX
		VIDEO DETECTOR
		CONTROLLER CABINET
		EMERGENCY PRE-EMPTION DETECTOR
		CONDUIT/SIZE
		LUMINAIRE
		SOLID WHITE LINE/WIDTH
		BROKEN WHITE LINE/WIDTH
		SOLID YELLOW LINE/WIDTH
		DOUBLE YELLOW LINE/WIDTH
		DOTTED WHITE LINE/WIDTH
		DETECTABLE WARNING SURFACE
		PHASE NUMBER

COUNTY: MONTGOMERY  
MUNICIPALITY: MONTGOMERY TOWNSHIP  
INTERSECTION: BETHLEHEM PIKE (SR 0309), HORSHAM  
RD/COWPATH RD (SR 0463), & DOYLESTOWN RD (SR 2202)

REVIEWED: \_\_\_\_\_  
MUNICIPAL OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
RECOMMENDED: \_\_\_\_\_  
DISTRICT TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
FILE # 0197 SYSTEM FILE # 1-0011



EMERGENCY PRE-EMPTION																	
PHASE		2				6			10			8			4		
SIGNAL	INTERVAL	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
1																	
2																	
3,4,5																	
6,7,8																	
9,10																	
12																	
13,14																	
15																	
16,17,18,21																	
19,20																	
FIXED		5	6			5	6		4	5		4	6		5	5	

**NOTE:** IF PRE-EMPTION EQUIPMENT HAS ENCODING CAPABILITIES FOR VEHICLE IDENTIFICATION, IT IS RECOMMENDED TO HAVE THE ZERO "GO" FEATURE ON, TO GIVE UNCODED EMITTERS THE ABILITY TO ACTIVATE THE EMERGENCY PRE-EMPTION.

[illegible]

LOCATION OF EMERGENCY VEHICLE DETECTORS ARE TO BE FIELD ADJUSTED TO ACHIEVE MAXIMUM OPERATION.

CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS  
NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE BEFORE YOU DIG. CALL THE  
PA ONE CALL SYSTEM TELEPHONE NUMBER.  
1-800-242-1776



DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	0309	71A	4 OF 6
MONTGOMERY TOWNSHIP				
REVISION NUMBER	REVISIONS			DATE BY

### TRAFFIC SIGNAL NOTES

DO NOT MODIFY INSTALLATION WITHOUT PRIOR WRITTEN APPROVAL.

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POST MOUNTED SIGNALS SHALL BE INSTALLED WITH THE SIGNAL HEADS A MINIMUM OF 0.6 METERS BEHIND FACE OF CURB OR EDGE OF SHOULDER. SUPPORT POLES FOR OVERHEAD SIGNALS SHALL ALSO HAVE A MINIMUM CLEARANCE HORIZONTALLY OF 0.6 METERS.

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ALL OVERHEAD SIGNALS SHALL BE RIGIDLY MOUNTED, TOP AND BOTTOM, AND EQUIPPED WITH BAKOPLATES.

DETERMINE, PRIOR TO INSTALLATION, THE EXACT LOCATION OF DETECTORS WITH A REPRESENTATIVE LIST OF PENODITS.

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING PENNODIT PUBLICATIONS:

- PUB 408 / 2016, SPECIFICATIONS
- PUB 148, TRAFFIC STANDARDS-SIGNALS, TC-8000 SERIES
- PUB 149, TRAFFIC SIGNAL DESIGN HANDBOOK
- PUB 236, HANDBOOK OF APPROVED SIGNS

THE TRAFFIC SIGNAL SUPPORTS SHALL BE LOCATED IN THE FIELD BY A PENNODIT RESIDENT ENGINEER.

















































THE CONTRACTOR SHALL COMPLETE THE NECESSARY APPLICATION(S) IN ORDER TO OBTAIN ELECTRICAL SERVICE FROM THE LOCAL POWER COMPANY.

THE CONTRACTOR SHALL INSTALL ALL NEW TRAFFIC SIGNAL EQUIPMENT AND ALL EXISTING TRAFFIC SIGNAL EQUIPMENT THAT IS REMOVED SHALL BECOME THE PROPERTY OF MONTGOMERY TWP, UNLESS OTHERWISE DIRECTED BY THE TOWNSHIP ENGINEER.

PAVEMENT MARKINGS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO PAVEMENT MARKING PLAN FOR INSTALLATION DETAILS.

REFER TO THE ROADWAY CONSTRUCTION PLANS FOR THE LOCATION OF UTILITIES AND PROPERTY OWNER INFORMATION.

THIS DRAWING CANNOT BE USED AS A CONSTRUCTION DRAWING UNLESS THE SUBMITTEE COMPLIES WITH THE PROVISIONS OF THE LATEST AMENDMENT TO ACT 267: PREVENTION OF DAMAGE TO UNDERGROUND UTILITIES, DATED DECEMBER 20, 1974.

EXISTING	PROPOSED	DESCRIPTION
		MAST ARM
		STRAIN POLE/PEDESTAL
		VEHICULAR SIGNAL HEAD
		PEDESTRIAN PUSH
		BUTTON/SIGN
		PEDESTRIAN SIGNAL HEAD
		POST MOUNTED SIGN
		MAST ARM MOUNTED SIGN
		JUNCTION BOX
		RADAR DETECTOR
		VIDEO DETECTOR
		DETECTION ZONE
		CONTROLLER CABINET
		EMERGENCY PRE-EMPTION DETECTOR
		EMERGENCY PRE-EMPTION CONFIRMATION BEACON
		CONDUIT/SIZE
		LUMINAIRE
		SOLID WHITE LINE/WIDTH
		BROKEN WHITE LINE/WIDTH
		BROKEN YELLOW LINE/WIDTH
		SOLID YELLOW LINE/WIDTH
		DOTTED WHITE LINE/WIDTH
		DETECTABLE WARNING SURFACE
		PHASE NUMBER

COUNTY:	MONTGOMERY
MUNICIPALITY:	MONTGOMERY TOWNSHIP
INTERSECTION:	BETHLEHEM PIKE (SR 0309), HORSHAM
RD/COWPATH RD (SR 0463), & DOYLESTOWN RD (SR 2202)	
REVIEWED:	
MUNICIPAL OFFICIAL	DATE
RECOMMENDED:	
DISTRICT TRAFFIC ENGINEER	DATE

FILE # 0197 SYSTEM FILE # I-0011



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

**March 2, 2017**

Mr. Lawrence J. Gregan  
Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

**RE: SR 0309, Section 71A Project**  
**5 Points Traffic Signal Review**  
*Montgomery Township, Montgomery County, PA*  
TPD# MOTO.00011

Dear Larry:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the following items:

- Final Traffic Signal Construction Plans
- Traffic Signal Specifications
- Temporary Traffic Signal Plans

Due to the size and complexity of the traffic signal installation, PennDOT has agreed to provide an Uninterruptible Power Supply (Battery Backup) with a greater capacity than our standard model.

Based on our review, we find the plans to be acceptable and in compliance with all State and Federal design standards. The equipment proposed for this project is in accordance with the Montgomery Township Traffic Signal Specifications.

Please call if you have any questions.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.

Robert G. Stone

*Manager of Traffic Signal Operations*

[bstone@TrafficPD.com](mailto:bstone@TrafficPD.com)

Mr. Lawrence Gregan

March 21, 2017

Page 2

cc: Kevin Costello, Township Public Works Director  
Kevin L. Johnson, P.E., TPD  
Eric Hammond, TPD



**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY**

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**SUBJECT:** Consider Authorization to Submit Traffic Signal Permit Application – Traffic Signal Revision  
Gateway Center Drive and Upper State Road

**MEETING DATE:** March 27, 2017

**ITEM NUMBER:** # 11 .

**MEETING/AGENDA:** ACTION XX NONE

**REASON FOR CONSIDERATION:** Operational: XX Policy: Discussion: Information:

**INITIATED BY:** Lawrence J. Gegan  
Township Manager 

**BOARD LIAISON:** Robert J. Birch, Supervisor  
Liaison – Public Safety Committee

---

**BACKGROUND:**

The original Traffic Signal Permit for the signal installed at the Gateway Center entrance drive at Upper State Road identified the street name installed on the overhead mast arms as both "Gateway Ctr Dr" and "Gwynmont Dr" even though the intersection connection to Gwynmont Drive had not yet been constructed. This has caused confusion for drivers trying to find properties in the Gwynmont Farms neighborhood. In order to correct this problem staff is recommending submission of a request to PennDot to revise the signage on the signal permit to eliminate the reference to "Gwynmont Dr". Sample before and after pictures are attached along with a copy of the affected Signal Permit Plan.

To implement the improvements, the Township is required to adopt the attached Resolution authorizing the submission of a TE160 Application for Traffic Signal Approval to PennDot along with a revised permit plan showing this revision.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:** None.

**PREVIOUS BOARD ACTION:** None.

**ALTERNATIVES/OPTIONS:** None.

**BUDGET IMPACT:** The cost for installation of the corrected sign would be paid for by the Township.

**RECOMMENDATION:** Adopt the attached Resolutions authorizing the Township Manager to submit an application to the Pennsylvania Department of Transportation to revise the Traffic Signal Permit Plan for Gateway Center Drive by removing "Gwynmont Dr" from the overhead mast arm street sign.

**MOTION/RESOLUTION:**

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby adopt a Resolution authorizing the Township Manager to submit application to the Pennsylvania Department of Transportation for revisions to the Traffic Signal Permit Plan for Gateway Center Drive remove Gwynmont Drive from the overhead mast arm street sign.

**MOTION:** \_\_\_\_\_ **SECOND:** \_\_\_\_\_

**ROLL CALL:**

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

**DISTRIBUTION:** Board of Supervisors, Frank R. Bartle, Esq.





**RESOLUTION**

BE IT RESOLVED, by authority of the **Board of Supervisors** of the **Township of Montgomery, Montgomery County**, and it is hereby resolved by authority of the same, that the **Township Manager/Secretary** of said MUNICIPALITY is authorized and directed to submit the attached Application for Traffic Signal Approval to the Pennsylvania Department of Transportation and to sign these Applications on behalf of the MUNICIPALITY.

ATTEST

**MONTGOMERY TOWNSHIP**

\_\_\_\_\_  
(Signature and designation  
of official title)

**Lawrence J. Gregan, Secretary**

\_\_\_\_\_  
Print or type above name and  
title

By: \_\_\_\_\_  
(Signature and designation  
of official title)

**Candyce Fluehr Chimera, Chairman**

\_\_\_\_\_  
Print or type above name and  
title

(SEAL)

I, **Lawrence J. Gregan, Township Manager/Secretary** of the **Board of Supervisors of Montgomery Township**, do hereby certify that the foregoing is a true and correct copy of the Resolution adopted at a regular meeting of the **Board of Supervisors of Montgomery Township**, held the **27<sup>th</sup>** day of **March**, 2017.

DATE: March 27, 2017

\_\_\_\_\_  
(Signature and designation  
of official title)

**Lawrence J. Gregan,  
Township Manager/Secretary**

\_\_\_\_\_  
Print or type above name/title

# Application for Traffic Signal Approval

Please Type or Print all information in Blue or Black Ink



County : \_\_\_\_\_  
 Engineering District : \_\_\_\_\_  
 Department Tracking # : \_\_\_\_\_  
 Initial Submission Date : \_\_\_\_\_

## A - Applicant's (Municipal) Contact Information

**Municipal Contact's Name :** Kevin Costello **Title :** Public Works Director  
**Municipal Name :** Montgomery Township  
**Municipal Address :** 1001 Stump Road, Montgomeryville, PA 18936-9605  
**Municipal Phone Number :** 215-393-6900 **Alternative Phone Number :** \_\_\_\_\_  
**E-mail Address :** publicworks@montgomerytp.org  
**Municipal Hours of Operation :** Monday to Friday 9:00AM to 5PM

## B - Application Description

**Location (intersection) :** Dekalb Pike (SR 2202) and Gwynmont Drive/Gateway Center Drive

**Traffic Control Device is :** ☐ NEW Traffic Signal ☒ EXISTING Traffic Signal **(Permit Number) :** 3140

**Type of Device (select one) :** ☒ Traffic Control Signal (MUTCD Section 4D, 4E, 4G) ☐ Flashing Beacon (MUTCD Section 4L) ☐ School Warning System (MUTCD Section 7B)  
☐ Other : \_\_\_\_\_

**Is Traffic Signal part of a system? :** ☒ YES ☐ NO **System Number (if applicable) :** I-0185

**If YES, provide locations of all signalized intersections in system.**  
 See Interconnect Permit (I-0185)

**Explain the proposed improvements :**  
 Revise the overhead street name signing.

**Associated with Highway Occupancy Permit (HOP)? :** ☐ YES ☒ NO **If YES, HOP Application # :** \_\_\_\_\_

## C - Maintenance and Operation Information

**Maintenance and Operations are typically performed by? :**  
☐ Municipal Personnel ☐ Municipal Contractor ☒ Municipal Personnel & Contractor  
☐ Other : \_\_\_\_\_

**Maintenance and Operations Contact Name :** Kevin Costello **Company/Organization :** Montgomery Township  
**Phone # :** 215-393-6900 **Alternative Phone # :** \_\_\_\_\_ **E-mail :** publicworks@montgomerytp.org

## D - Attachments Listing

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Municipal Resolution (required) | <input type="checkbox"/> Location Map               | <input type="checkbox"/> Traffic Volumes / Pedestrian Volumes |
| <input type="checkbox"/> Letter of Financial Commitment             | <input type="checkbox"/> Photographs                | <input type="checkbox"/> Turn Lane Analysis                   |
| <input type="checkbox"/> Traffic Signal Permit                      | <input type="checkbox"/> Straight Line Diagram      | <input type="checkbox"/> Turn Restriction Studies             |
| <input type="checkbox"/> Warrant Analysis                           | <input type="checkbox"/> Capacity Analysis          | <input type="checkbox"/> Other : _____                        |
| <input type="checkbox"/> Crash Analysis                             | <input type="checkbox"/> Traffic Impact Study (TIS) |   |
| <input type="checkbox"/> Traffic Signal Study                       | <input type="checkbox"/> Condition Diagram          |   |

# Application for Traffic Signal Approval

Please Type or Print all information in Blue or Black Ink



County : \_\_\_\_\_  
 Engineering District : \_\_\_\_\_  
 Department Tracking # : \_\_\_\_\_  
 Initial Submission Date : \_\_\_\_\_

## E - Applicant (Municipal) Certification

The applicant desires to own, operate, and maintain the traffic control device in the location indicated above; and the Vehicle Code requires the approval of the Department of Transportation ("Department") before any traffic signals may be legally erected or modified. A signed Application for Traffic Signal Approval (TE-160) must be submitted in conformance with the instructions provided by the Department, and a Traffic Signal Permit must be issued, before any work can begin.

If the Department approves a traffic signal after a traffic engineering study and engineering judgment indicates the need, the traffic signal shall be installed, owned, operated, and maintained within the parameters indicated in the Vehicle Code and the Department's regulations relating to traffic signs, signals, and markings. The Department may direct appropriate alterations to the design or operation (including, but not limited to, hours of operation) of the traffic signal, or require removal of the traffic signal, if traffic conditions or other considerations necessitate alteration or removal.

All items associated with the traffic control device (geometric features, signs, signals, pavement markings, pedestrian accommodations, and other traffic control device associated items) are the applicant's responsibility. The Traffic Signal Permit will then document all of the items associated with operation of each traffic control device. The applicant, at its sole expense, shall provide the necessary inspection, maintenance, and operation activities in conformance with the Department's Publication 191 or as otherwise agreed to by the Department. The applicant shall perform the preventative and responsive maintenance requirements and recordkeeping in accordance with the exhibits specified below. If the applicant fails to provide the required inspection, maintenance, or operation services within thirty (30) days of receipt of written notice from the Department, the Department shall have the right to perform the required inspection, maintenance, or operation services in the applicant's stead and the applicant shall reimburse the Department for all costs incurred. Federal- and/or state-aid participation may be withheld on all future projects if the applicant fails to demonstrate to the Department the ability to provide all required maintenance and operation services. The applicant certifies that it has funds available and committed for the operation and maintenance of the traffic control device and that it will make available sufficient funds for all required future inspection, maintenance, and operation activities.

The applicant shall indemnify, save harmless and, defend (if requested) the Commonwealth of Pennsylvania, its agents, representatives, and employees from and against any damages recoverable under the Sovereign Immunity Act, 42 Pa. C.S. §§ 8521-8528, up to the limitations on damages under said law, arising out of any personal injury or damage to property which is finally determined by a court to be caused by or result from acts or omissions of the applicant and for which a court has held applicant, its officials, or employees to be liable. This provision shall not be construed to limit the applicant in asserting any rights or defenses. Additionally, the applicant shall include in any contracts into which it enters for maintenance, operation, or inspection of the traffic control device this same obligation to indemnify the Commonwealth and its officers, agents, and employees; and it shall require its contractor(s) to provide public liability insurance coverage, naming the Commonwealth and the applicant as additional insureds for bodily injury, including death and property damage, in the minimum amounts of \$500,000 per person, \$1,000,000 per occurrence, it being the intention of parties to have the contractor fully insure and indemnify the Commonwealth and the applicant.

The applicant shall comply with the study and ordinance requirements of 75 Pa. C.S. § 6109. The applicant submits this application with the intention of being legally bound.

Neither this application nor any Traffic Signal Permit creates any rights or obligations with respect to parties other than the applicant and the Department. Third parties may not rely upon any representations made by either the applicant or the Department in connection with the submission or approval of this application or any work permitted or approved that is related to this application, as regards either payment of funds or performance of any particular item of maintenance precisely as specified.

The applicant agrees to comply with the attached Exhibits:

- Exhibit "A": Preventative and Response Maintenance Requirements (Sheet 3 of 5 )
- Exhibit "B": Recordkeeping (Sheet 4 of 5 )
- Exhibit "C": Signal Maintenance Organization (Sheet 5 of 5 )

Printed Municipal Contact Name : \_\_\_\_\_ Date : \_\_\_\_\_  
 Signed By : \_\_\_\_\_ Witness or Attest : \_\_\_\_\_  
 Title of Signatory : \_\_\_\_\_ Title of Witness or Attester: \_\_\_\_\_



**Exhibit "A":  
Preventative and Response Maintenance  
Requirements**
 County : \_\_\_\_\_  
 Engineering District : \_\_\_\_\_  
 Department Tracking # : \_\_\_\_\_  
 Initial Submission Date : \_\_\_\_\_
**Preventive Maintenance**

The APPLICANT or its contractor will provide preventive maintenance for each individual component of the traffic signal installation covered by this application at intervals not less than those indicated in the Preventive Maintenance Summary, PA DOT Publication 191, current version. This is the recommended level of maintenance to keep the intersection control equipment and signals in mechanically, structurally and aesthetically good condition.

**Response Maintenance**

The APPLICANT or its contractor will provide response maintenance in accordance with the provisions of the Response Maintenance Schedule. It encompasses the work necessary to restore a traffic signal system to proper and safe operation. Includes Emergency Repair and Final Repair.

**FINAL REPAIR:**

Repair or replace failed equipment to restore system to proper and safe operation in accordance with permit within a 24-hour period.

**EMERGENCY REPAIR:**

Use alternative means or mode to temporarily restore system to safe operation within a 24-hour period. Final repair must then be completed within 30 days unless prohibited by weather conditions or availability of equipment.

**Response Maintenance Schedule****KNOCKDOWNS**

Support - Mast arm  
 Support - Strain pole  
 Span wire/tether wire  
 Pedestal  
 Cabinet  
 Signal heads

**TYPE OF REPAIR PERMITTED**

Emergency or Final  
 Emergency or Final  
 Final Only  
 Emergency or Final  
 Emergency or Final  
 Final Only

**EQUIPMENT FAILURE**

Lamp burnout (veh. & ped.)  
 Local controller  
 Master controller  
 Detector sensor  
     - Loop  
     - Magnetometer  
     - Sonic  
     - Magnetic  
     - Pushbutton  
 Detector amplifier  
 Conflict monitor  
 Flasher  
 Time clock  
 Load switch/relay  
 Coordination unit  
 Communication interface, mode  
 Signal cable  
 Traffic Signal Communications  
 Traffic Signal Systems

Final Only  
 Emergency or Final  
 Emergency or Final  
 Emergency or Final  
 Emergency or Final  
 Emergency or Final  
 Emergency or Final  
 Emergency or Final  
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 Final Only  
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 Final Only  
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 Final Only  
 Final Only  
 Final Only

**Exhibit "B":  
Recordkeeping**

County : \_\_\_\_\_

Engineering District : \_\_\_\_\_

Department Tracking # : \_\_\_\_\_

Initial Submission Date : \_\_\_\_\_

**Recordkeeping**

Accurate and up-to-date recordkeeping is an essential component of a good traffic signal maintenance program. In recognition of this fact, the APPLICANT must prepare, retain, and make available to the COMMONWEALTH, on request, a record of all preventive and response maintenance activities performed on the traffic signal equipment covered by this application.

The APPLICANT shall establish a separate file for each installation and keep its records in the municipal building, signal maintenance shop, or other weather-protected enclosure.

At a minimum, the following records will be kept by the APPLICANT or its contractor for each traffic signal. These forms can be found in Section 10.0, Maintenance Record Forms, PA DOT Publication 191, current version.

**FORM 1 - Master Intersection Record**

This form, which lists all maintenance functions performed at the intersection, should be updated within one day of the activity but no more than one week later.

**FORM 2 - Response Maintenance Record**

Each time response maintenance is required at the intersection, this form is to be completed. Once the pertinent information is transferred to the master intersection record, this form is to be placed in the intersection file.

**FORM 3 - Preventive Maintenance Record**

This form will be used to provide a record of the preventive maintenance activities performed at each intersection. The date, the activities performed, and the signature of the person in charge of the work must be recorded in the form.

This form may be kept at the intersection, if it is adequately protected from the weather. Form 1 must be updated at the central file, however, to reflect the date and activity.

**Exhibit "C":  
Signal Maintenance Organization**

County : \_\_\_\_\_  
 Engineering District : \_\_\_\_\_  
 Department Tracking # : \_\_\_\_\_  
 Initial Submission Date : \_\_\_\_\_

**Personnel Classifications**

In order to properly maintain the traffic signal equipment covered by this applicant, the APPLICANT agrees to provide, as minimum, the following staff throughout the useful life of equipment. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

**Traffic Engineer** - The administrative position which has prime responsibility for the proper operation of traffic signal equipment. The principal function of this position is the supervision and control of subordinate personnel and the planning of their activities to ensure adequate preventive and response maintenance programs.

**Minimum Position Requirements**

1. A thorough understanding of traffic signal design, installation and maintenance.
2. A working knowledge of the interaction between the following traffic characteristics: Intersection geometry, traffic flow theory, control type (fixed time, actuated, etc.), signal phasing and timing, and interconnection.
3. An ability to supervise subordinate personnel effectively in the assignment of their work.
4. Possession of a college degree in engineering, which includes course work in traffic engineering.
5. Either four years experience in the field of traffic engineering or its equivalent in graduate college work.

**Signal Specialist** - The individual responsible for the diagnostics and repair of all traffic signal equipment including solid state equipment.

**Minimum Position Requirements**

1. Extensive training and troubleshooting skills in electronics and software.
2. Ability to repair modules in the shop and to design test equipment needed to diagnose and repair a problem.
3. Ability to make design and modifications to implement or omit special functions.
4. Ability to implement a recordkeeping system to include maintenance activities, inventory control and identification of recurring problems.
5. Ability to perform all tasks required of a signal technician.

**Signal Technician** - Individual responsible for the operation and maintenance of traffic signals and electromechanical equipment.

**Minimum Position Requirements**

1. Ability to perform response maintenance on solid state equipment up to the device exchange level.
2. Capability to diagnose a vehicle loop failure and initiate corrective action.
3. Ability to tune detector amplifiers.
4. Ability to follow wiring schematics, check and set timings from plan sheet and check all field connections.
5. Ability to perform preventive maintenance on all equipment and to maintain accurate records of all work perform.

**Training**

The APPLICANT agrees to secure training in order to upgrade the ability of its present staff to properly perform the required maintenance functions. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

**Budget Requirements**

The APPLICANT agrees to provide, in its annual operating budget, dedicated funds which are sufficient to cover the cost of the personnel, training, contractors (if utilized) and specialized maintenance equipment which are required, by virtue of this application. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191..

# Application Instructions



## A - Applicant's (Municipal) Contact Information

**Municipal Contact's Name:** Provide the municipal contact name that is (or will be responsible) for the traffic signal. Typically this is either the Municipal Manager or Roadmaster.

**Title:** Provide the title of the municipal contact name.

**Municipal Name:** Provide the official municipal name.

**Municipal Address:** Provide the full address of the municipal building.

**Municipal Phone Number:** Provide the municipal phone number of the municipal contact.

**Alternative Phone Number:** Provide an alternative phone number of the municipal contact.

**E-mail Address:** Provide the e-mail address of the municipal contact.

**Municipal Hours of Operation:** Please provide the municipalities normal operating hours (i.e. Monday-Thursday 9 AM - 2 PM)

## B - Application Description

**Location (intersection):** Please provide a detailed location of the device or devices being considered for approval.

Please include any State Route and/or local road names in your description.

**Traffic Control Device is:** (Please select one of the two following categories)

**NEW Traffic Signal:** This item should be selected when requesting approval of a traffic signal that is currently not in operation at the device location indicated above.

**EXISTING Traffic Signal:** This item should be selected when requesting approval to make a modification or update to an existing traffic signal.

**(Permit Number):** Please provide the traffic signal permit number.

**Type of Device (select one):** (Please select one of the four following categories)

**Traffic Control Signal:** As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Sections 4D, 4E, and 4G. When selecting this category this is the typical red/yellow/green and pedestrian signal indications

**Flashing Beacon:** As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 4L. When selecting this category, this is typically either the flashing yellow/red signal at an intersection and/or the flashing yellow warning sign.

**School Warning System:** As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 7B. When selecting this category, this is typically the flashing school warning sign with a 15 mph indication.

**Other:** When selecting this category, this pertains to all other permitted electrically powered traffic control devices approved by the Department.

**Is Traffic Signal part of a system?:** Check off the appropriate box, either YES or NO. If YES, please fill in the **System Number (if applicable):** line.

**Explain the proposed improvements:** Provide a description of the proposed improvements to the intersection. This may be as complex as installing and/or upgrading a traffic signal or as non-complex as placement of a new traffic sign to supplement an existing traffic signal.

**Associated with Highway Occupancy Permit (HOP)?:** Check off the appropriate box, either YES or NO. If YES, please fill in the **Application #:** line.

## C - Maintenance and Operation Information

**Maintenance and Operations are typically performed by?:** Please indicate if maintenance and operation will be performed by Municipal Personnel or through Contract Services.

**Maintenance and Operations Contact Name:** Provide the primary maintenance contact name for the individual that is (or will be responsible) for the maintenance and operation of the traffic signal.

**Company/Organization:** Provide the name of the company/organization with which the primary maintenance contact is affiliated.

**Phone #:** Provide the phone number for the primary maintenance contact.

**Alternative Phone #:** Provide an alternative phone number for the primary maintenance contact or affiliated company/organization.

**E-mail:** Provide the e-mail address for the primary maintenance contact.

## D - Attachments Listing

Check off all documents which will be submitted along with this application. Note that a Municipal Resolution, authorizing the municipal contact to submit and sign the application, is a required document.

A sample Municipal Resolution has been provided on the next page.

## E - Applicant (Municipal) Certification

**Printed Municipal Contact Name:** Please print the name of the municipal contact person signing the application.

**Date:** Please provide the date on which the application was signed.

**Signed By:** Please provide the signature of the named municipal contact.

**Title of Signatory:** Please provide the title of municipal contact.

**Witness or Attest:** Please provide the signature of the person witnessing or attesting the signature.

**Witness or Attester:** Please provide the title of the person witnessing or attesting the signature.

PLAN SYMBOL	SERIES	SIZE	DESCRIPTION
A	D3-4	96"x16"	OVERHEAD STREET NAME SIGN (SEE DETAIL)
B	D3-4	96"x16"	OVERHEAD STREET NAME SIGN (SEE DETAIL)
C	R3-4	96"x32"	OVERHEAD STREET NAME SIGN (SEE DETAIL)
D	R10-12	30"x36"	LEFT TURN YIELD ON GREEN
E	R3-7L	30"x30"	LEFT LANE MUST TURN LEFT
F	R3-7R	30"x30"	RIGHT LANE MUST TURN RIGHT
G	R10-3E	9"x15"	EDUCATIONAL PUSH BUTTON SIGN
H	W10-11	24"x30"	NO TURN ON RED
I	W10-11	30"x30"	NO TURN ON RED
J	R10-3E	9"x15"	EDUCATIONAL PUSH BUTTON SIGN
K	R11-2	48"x30"	ROAD CLOSED

#### EMERGENCY PRE-EMPTION PHASING



#### EMERGENCY PRE-EMPTION OPERATION NOTES

- SIGNAL TO INDICATE WHEN RETURNING TO NORMAL OPERATION
- SIGNAL TO INDICATE WHEN RETURNING TO NORMAL OPERATION

NEAREST SIGNAL #551 AT WELSH ROAD

2% GRADE 45 MPH

DEKALB PIKE

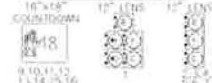
LEGAL RIGHT-OF-WAY LINE

GATEWAY CENTER DRIVE

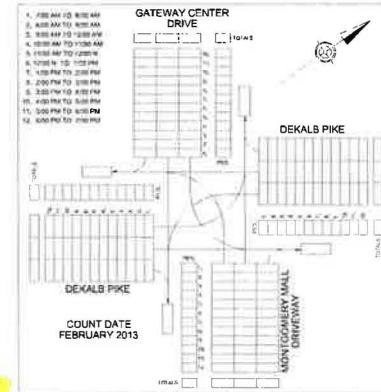
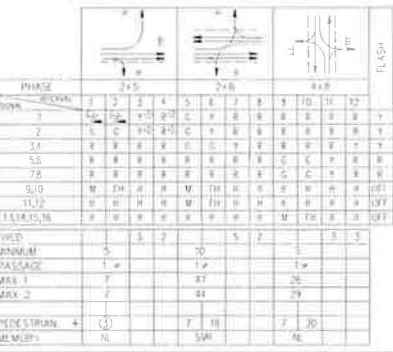
#### EMERGENCY PRE-EMPTION NOTES:

- CONTROLLER TO BE EQUIPPED WITH EMERGENCY PRE-EMPTION FOR THE NORTHBOUND & SOUTHBOUND APPROACHES OF DEKALB PIKE AND THE EASTBOUND APPROACH OF GATEWAY CENTER DRIVE WITH A FAIL SAFE DEVICE FOR EACH DIRECTION OF OPERATION. THIS EMERGENCY BEACON SHALL CONSIST OF A FLASHING WHITE FLOOD LIGHT, AND SHALL FLASH WHEN THE EMERGENCY VEHICLE HAS CONTROL OF THE INTERSECTION FOR THE APPROPRIATE APPROACH LOCATION OF EMERGENCY VEHICLE DETECTORS ARE TO BE FIELD ADJUSTED TO ACHIEVE MAXIMUM OPERATION.
- THE SIGNALS WHEN ACTIVATED BY AN EMERGENCY VEHICLE SHALL TERMINATE ALL OPEN INDICATIONS IMMEDIATELY FOLLOWED BY THE COMPLETE YELLOW AND RED CLEARANCE INTERVALS. ACCORDINGLY, THEN THE OPEN INTERVAL FOR THE PRE-EMPTED PHASE SHALL FOLLOW.
- THE SIGNALS WHEN ACTIVATED BY AN EMERGENCY VEHICLE SHALL TIME OUT ALL YELLOW AND RED INDICATIONS FOLLOWED BY THE OPEN INTERVAL OF THE PRE-EMPTION PHASE COVERED BY THE APPROACHING EMERGENCY VEHICLE. ONLY THOSE PHASES NOT POSING A YELLOW TRAP CONDITION (PHASE 2+5) MAY REMAIN GREEN WHEN COVERED BY AN APPROACHING EMERGENCY VEHICLE.
- IF SIGNALS HAVE BEEN ACTIVATED BY PEDESTRIAN PUSH BUTTON AND THE SIGNAL IN PRE-EMPTED THE PEDESTRIAN TIME SHALL BE SPLIT BETWEEN "RED BELL" AND "RED CLEAR" INTERVAL. THIS INTERVAL SHALL TIME OUT FOLLOWED BY THE APPROPRIATE SUFFICIENT CLEARANCE BEFORE USING INTO EMERGENCY PRE-EMPTION.
- IF THE SIGNALS WHEN ACTIVATED BY AN EMERGENCY VEHICLE ARE FLASHING ALL SIGNALS SHALL REMAIN FLASHING.
- IF ADDITIONAL PRE-EMPTION PHASES ARE ACTIVATED WHILE IN PRE-EMPTION THE ORIGINAL PRE-EMPTION PHASE SHALL TIME OUT BEFORE PROCEEDING TO THE NEXT PRE-EMPTION PHASE.
- UPON COMPLETION OF PRE-EMPTION PHASE 2+6 OR 8 IN RETURNING TO NORMAL OPERATION PHASE 2+6 INTERVAL 5 SHALL FOLLOW.
- IN EMERGENCY PRE-EMPTION, THE PRIORITY SHALL BE ESTABLISHED, PRE-EMPTION SHALL BE A "FIRST COME, FIRST SERVED" OPERATION.

#### SIGNAL INDICATORS



#### MOVEMENT, SEQUENCE, AND TIMING DIAGRAM



#### GENERAL NOTES

- NO MODIFICATIONS OF THIS INSTALLATION ARE PERMITTED UNLESS PRIOR APPROVAL IS GRANTED IN WRITING BY A REPRESENTATIVE OF THE DEPARTMENT OF TRANSPORTATION.
- ALL SURVEILLANCE WORK AND RECORDS OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
- ALL SIGNS AND PAYMENT MARKINGS INDICATED ON THIS DRAWING ARE CONSIDERED PART OF THE PERMIT AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH PUBLICATION NO. 217.
- POST MOUNTED SIGNALS SHALL BE INSTALLED WITH THE SIGNAL HEADS A MINIMUM OF 3 FEET BEYOND THE FACE OF CURB ON THE EDGE OF THE SHOULDER. SUPPORT POLES FOR OVERHEAD SIGNALS SHALL ALSO HAVE A MINIMUM CLEARANCE HORIZONTAL OF 2 FEET.
- SIGNALS ERECTED OVER THE ROADWAY SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 16 FT. ABOVE THE ROADWAY. POST MOUNTED SIGNALS SHALL BE A MINIMUM OF 8 FT. ABOVE THE SIDEWALK OR PAVEMENT.
- ALL OVERHEAD SIGNALS MUST BE PROPERLY MOUNTED, TOP AND BOTTOM, AND CORNERED WITH BOLT PLATES.
- THE MINIMUM HORIZONTAL DISTANCE BETWEEN SIGNALS MEASURED AT RIGHT ANGLES TO THE APPROACH SHALL BE 8 FEET.
- EXACT LOCATION OF DETECTORS SHALL BE DETERMINED PRIOR TO INSTALLATION BY A REPRESENTATIVE OF PERMITTEE.
- CURBING TO BE INSTALLED BY MUNICIPALITY AND WHEN NOTED, SHALL BE PLANT CEMENT CONCRETE CURB OR GRADE FILL, INSTALLED IN ACCORDANCE WITH DEPARTMENT SPECIFICATIONS FROM 405.
- PERMITTEE SHALL OBTAIN A HIGHWAY OCCUPANCY PERMIT FOR ANY CHANGES IN INTERSECTION GEOMETRY REGARDING EXCAVATION.
- LIGHTS NOT INSTALLED IN BITUMINOUS ROADWAY LESS THAN 5 YEARS OLD, OR CONCRETE ROADWAY REGARDLESS OF AGE, MUST BE BORDED UP JACKETED UNDER THE ROADWAY. INSTALL IN ACCORDANCE WITH TRAFFIC SIGNAL STANDARDS TO 8000 KEPS.

#### LEGEND



SYSTEM PERMIT # 1-0185

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION  
ENGINEERING DISTRICT 6-0

COUNTY: MONTGOMERY  
MUNICIPALITY: MONTGOMERY TOWNSHIP  
INTERSECTION: DEKALB PIKE (SR 220) AND GATEWAY CENTER DRIVE

PREPARED BY: [Signature]  
DATE: 7/25/06

RECOMMENDED BY: [Signature]  
DATE: 7/25/06

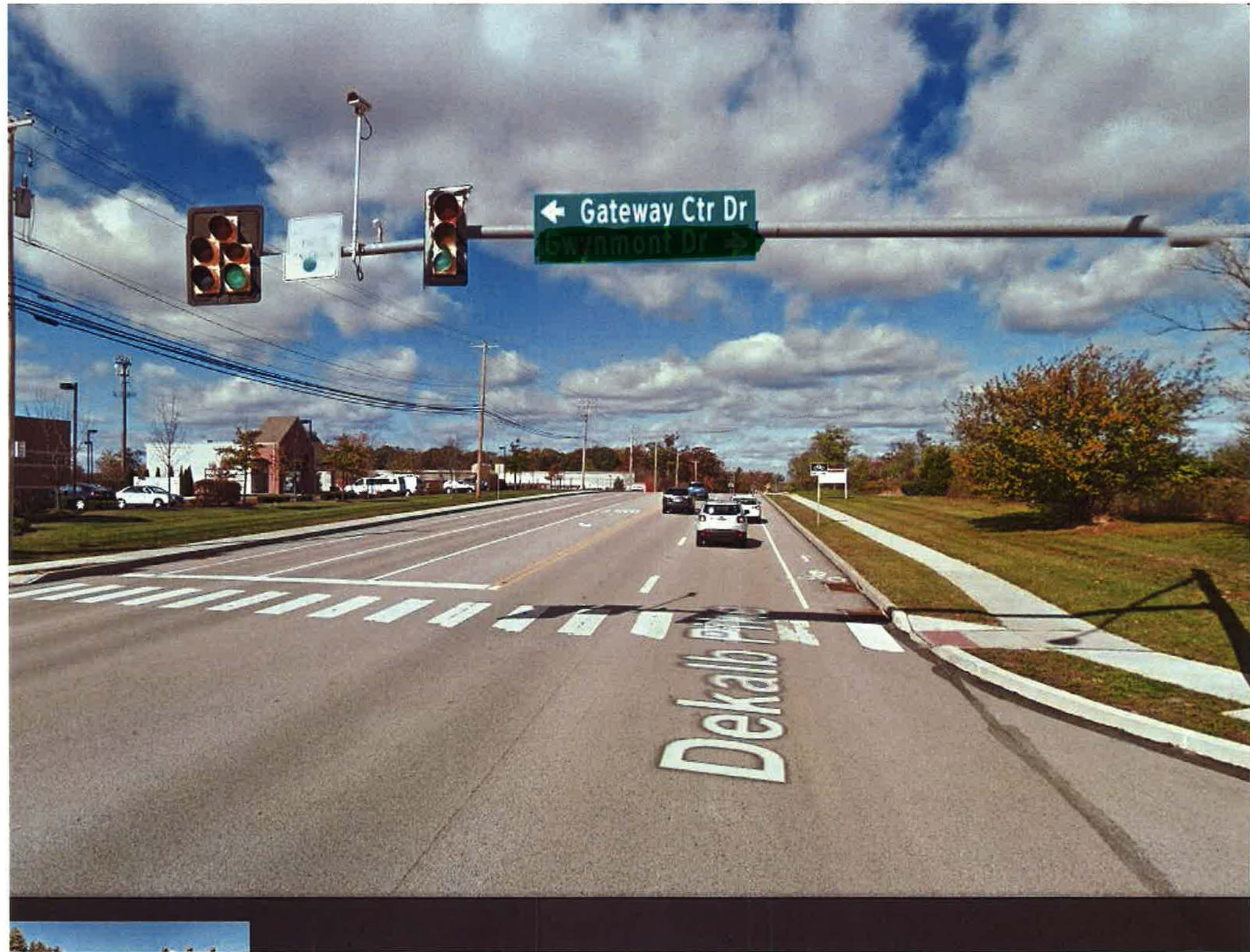
DESIGNED BY: [Signature]  
DATE: 7/25/06

CHECKED BY: [Signature]  
DATE: 7/25/06

APPROVED BY: [Signature]  
DATE: 7/25/06

SHEET 2 OF 2 PERMIT # 64-3140 FILE # 3140





← Gateway Ctr Dr  
Gwynmont Dr →

Dekalb Ave

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**

SUBJECT: Consideration – Preliminary/ Final Subdivision Plan – Montgomeryville Nissan –  
Nappen & Associates- Bethlehem Pike – LDS#691

MEETING DATE: March 27, 2017

ITEM NUMBER: #12

MEETING/AGENDA:            WORK SESSION            ACTION XX            NONE

REASON FOR CONSIDERATION:   Operational:   Information:   Discussion: XX   Policy:

INITIATED BY: Bruce Shoupe

Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera  
Chairman

BACKGROUND:

This property is located at the intersection of Stump Road and Bethlehem Pike and is within the C-Commercial Zoning District. A Special Exception was granted on June 2, 1987 to operate the current use of a new car dealership, sell used cars and service motor vehicles. The site is 6.84 acres. The applicant, Nappen & Associates, propose demolition of the existing showroom buildings and construction of a new automobile showroom building of approximately 15,000 square feet. An addition to the existing service facility of 2,000 square feet, adjacent to the showroom building on the same parcel is also proposed, along with additional customer parking, display spaces and storm water BMP's. The Township staff and consultants have reviewed this plan for compliance with Township Codes. Copies of the review letters are attached.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

The Applicant executed an indefinite extension form, which allows unlimited review time by the Township, unless a notice is received from the Applicant that a decision be rendered within 90 days by the Board of Supervisors.

PREVIOUS BOARD ACTION:    None

ALTERNATIVES/OPTIONS:

The Board could deny this plan or approve this plan with the conditions as outlined in the attached resolution.

BUDGET IMPACT:    None

RECOMMENDATION:

The resolution be adopted by the Board of Supervisors.

MOTION/RESOLUTION:

The Resolution is attached. (The Chairman needs to read only the highlighted portions of the resolution.)

MOTION

SECOND

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



**RESOLUTION #**

**MONTGOMERY TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**

**A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF  
THE APPLICATION FOR LAND DEVELOPMENT FOR NAPPEN & ASSOCIATES, FOR  
MONTGOMERYVILLE NISSAN, BETHLEHEM PIKE, LDS#691**

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary/final approval of the subdivision application and plan for **Nappen & Associates for Montgomeryville Nissan, Bethlehem Pike**, as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant prior to the recording of the final plan:

1. Fulfilling all obligations and requirements of the Gilmore & Associates, Inc. letter dated December 7, 2016 (Accessibility), November 22, 2016 (Waivers), November 22, 2016, September 2, 2016, September 2, 2016 (Accessibility); Boucher & James, Inc. waiver response email and letter dated December 6, 2016, August 30, 2016; Montgomery Township Planning Commission comments dated January 19, 2017; Montgomery County Planning Commission letter dated August 31, 2016; Traffic Planning and Design, Inc. letter dated December 7, 2016, August 31, 2016; Zoning Officers review dated September 8, 2016; Montgomery Township Police Department comments dated August 18, 2016; Kenneth Amey's review letter dated November 23, 2016, August 31, 2016; Montgomery Township Fire Marshal review dated March 23, 2017 and November 1, 2016.
2. At the time of land development the Applicant shall enter into a Land Development Agreement and post financial security for all public improvements to the satisfaction of the Township Engineer and Township Solicitor for each phase of this development if required. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks. The record plan shall indicate phasing if required. Public improvements shall require financial security be posted in the amount of 15% of the total public improvement cost, regardless of whether such public improvements are dedicated to the Township, for a period not less than 18 months after Township Engineer approval. If the end of maintenance period for trees and other plantings ends outside the time period specified in 205-49, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the satisfaction of the Township Solicitor.
3. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.
4. The Applicant shall be responsible for payment of all Township Consultant and Solicitors fees related to this project.

5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. The Applicant shall execute the required Storm Water Management Facilities Maintenance and Monitoring Agreement and Landscaping Declaration of Covenants and Restriction for its benefit and its successors and assigns
7. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.
8. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
9. The Applicant acknowledges that Section 205-116 of the SALDO provides for the payment of a fee in lieu of the dedication of parkland for park and recreation purposes. The Applicant hereby agrees to accept the provisions of Section 205-116(A) (2) of the SALDO providing for the payment of \$.50 per square foot for nonresidential development or use up to 10,000 square feet and \$.25 per square foot over 10,000 square feet. This fee must be paid prior to the submission of an application for a building permit.
10. All signage identified on the plan is not approved unless it conforms to the Township Zoning code or has been granted prior relief from the Zoning Hearing Board.
11. The applicant must be in compliance with all Zoning Hearing Board Opinion and Orders, for Irvin Green dated June 30, 1987, September 11, 1990, and March 5, 1991.
12. The Applicant agrees to voluntarily install a 5-foot wide asphalt walkway along Bethlehem Pike to connect the existing walkways between the Nissan Dealership and the Acura Dealership, as shown on Exhibit 16 attached to this Resolution. The installation will be completed within forty-eight months from the date of recording of the plan. The location and design of the walkway shall be subject to approval of both PECO/Exelon, which is the legal owner of the property, and also Township Engineer.

**BE IT RESOLVED that the following waivers have been requested by the applicant and are granted to the extent that they concur with the recommendation of the consultants:**

1. Section 205-17.D & Appendix A – the requirement to provide concrete curb with eight inch reveal along interior parking and driveways. The applicant proposes six inch reveal. This will facilitate ADA access. *(The consultants have no objection to this waiver.)*
2. Section 205-18.D(4) (d) – the requirement to provide a minimum four foot high fence around the top of all basins. The existing storm water basin is located on commercial property in the rear and remains dry the majority of the time. *(The consultants have no objection to this waiver.)*

3. Section 205-24 & Chapter A237-1 – the requirement that street lighting be installed along each street in each subdivision along each street front abutting a public street, unless waived by the Board of Supervisors. Street lighting is not currently provided along Stump Road and Bethlehem Pike. *(The consultants have no objection to this waiver as lighting is not currently provided along the project site frontage.)*
4. Section 205-52.A(2)(a) – the requirement for street trees. A partial waiver is requested from providing 8 street trees. Seventeen trees are required, seven existing trees have been utilized toward the street tree requirement and two additional trees have been provided. There are additional eleven existing trees within close proximity to the desirable street tree locations. The proposed and existing street trees present a visually interesting informal arrangement while meeting the intent of the street tree planting requirements. *(The consultants have no objection to this waiver provided the following is completed. Eleven additional trees are within proximity to the desirable street tree locations. However, four of these trees are shown on the demolition plan as to be removed. All 14 existing trees to remain along Stump Road and Bethlehem Pike may be counted toward the street tree requirement, provided one more street tree is proposed in addition to the two shown on the plan (a total of 17 trees) and none of the trees used to meet the street tree requirement are used to meet softening buffer planting requirements.)*
5. Section 205-52.B(2)(a) – the requirement for landscape softening buffer. The proposed land use is consistent with the existing land use. Existing landscape planting beds are located along Stump Road and a variety of existing plant material is located along other property lines. *(The consultants have no objection to this waiver provided that the required plant material is planted elsewhere in the Township or a fee in lieu is provided. **If all of the existing trees are counted toward the street tree requirement, an additional 45 shade trees and 103 shrubs would be required to meet the softening buffer requirements. 45 shade trees X \$350 = \$15,750; 103 shrubs X \$65 = \$6,695. Total = \$22,445.**)*
6. Section 205-52.D(1)(a) & Table 1 – the requirement for parking perimeter shrub plantings. The new or reconfigured parking and display spaces are located toward the interior of the site where minimal planting area is available. *(The consultants have no objection to this waiver provided that the required plant material is planted elsewhere in the Township or a fee in lieu is provided. **102 shrubs X \$65 = \$6,630.**)*
7. Section 205-52.F(6) – the requirement for rain garden landscaping. The applicant has requested to use 100% of the shade trees required to meet the rain garden requirements. The rain garden will function better long term with smaller flowering trees due to its proximity to the building and strategic display and sales area. *(The consultants have no objection to this waiver provided that the required plant material is planted elsewhere in the Township or a fee in lieu is provided. As substitution of flowering trees for shade trees is permitted at a ratio of 2:1, the plan is deficient by three and one half shade trees. **3.5 shade trees X \$350 = \$1,225.**)*
8. Section 205-78.B(1) – the requirement to show existing features within 400 feet of the site. An aerial photograph has been provided. *(The consultants have no objection to this waiver conditioned upon the applicant providing any information deemed necessary for the review.)*



9. Section 205-78.C(1) – the requirement to show tentative grades to an existing street or to a point 400 feet beyond the boundaries of the tract. *(The consultants have no objection to this waiver.)*
10. Section 205-102.A – the requirement to provide a Traffic Management Study. *(The consultants have no objection to this waiver as the improvements will not result in a significant increase in traffic.)*
11. Section 230-78.A – the requirement for a landscape screening area of not less than 25 feet in width. *(The side and rear boundary lines of the property abut the LI Limited Industrial Zoning District. If the side or rear boundary lines abut commercial or industrial uses or zoning districts, the required planting areas **may be waived** or reduced, if deemed appropriate, **by the Board of Supervisors**. The applicant has requested that the planting area where the side and rear property boundaries adjoin the LI Limited Industrial District be waived )*

This Resolution shall become effective on the date upon which all of the above stated conditions are accepted by the Applicant in writing. If, for any reason, the Applicant fails to acknowledge the acceptance of the conditions contained in this Resolution within ten (10) days from the date of this Resolution, then the Final Plan approval granted herein shall become null and void, the waivers requested shall be deemed denied, and the plan shall be denied for failure to comply with Sections of the Township Zoning Ordinance and/or Township Subdivision and Land Development Ordinance for the reasons cited herein or as set forth in the letters referenced herein.

**DULY PRESENTED AND ADOPTED** by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 27<sup>th</sup> day of March, 2017.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by the applicant this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Applicant Signature

xc: Applicant, F. Bartle, R. Iannozzi, R. Dunlevy, B. Shoupe, M. Stoerrle, K. Johnson, J. Stern-Goldstein, MCPC, Minute Book, Resolution File, File

Resolution #

## EXHIBIT "A"

### PLANS

<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED DATE</u>
1. Cover Sheet	7-29-16	11-2-16
2. Land Development Plan	7-29-16	11-2-16
3. Existing Features Plan	7-29-16	11-2-16
4. Demolition Plan	7-29-16	11-2-16
5. Demolition Plan	7-29-16	11-2-16
6. Grading & Utility Plan	7-29-16	11-2-16
7. Grading & Utility Plan	7-29-16	11-2-16
8. Erosion Control Plan	7-29-16	11-2-16
9. Erosion Control Plan	7-29-16	11-2-16
10. Construction Details	7-29-16	11-2-16
11. Construction Details	7-29-16	11-2-16
12. Public Safety & Signage Plan	7-29-16	11-2-16
13. ADA Accessibility Plan	7-29-16	11-2-16
14. ADA Accessibility Plan	7-29-16	11-2-16
15. Aerial Exhibit Plan	7-29-16	11-2-16
16. Future 5' wide asphalt walkway	3-23-17	3-23-17
1. Landscape Compliance Plan		11-2-16
2. Landscape Plan		11-2-16
3. Landscape Plan		11-2-16
4. Landscape Details		11-2-16
5. Lighting Plan		11-2-16
6. Lighting Details		11-2-16
1. Future 5' wide asphalt walkway plan	3-23-17	3-23-17





GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

December 7, 2016

File No. 2016-08012

Bruce S. Shoupe, Director of Planning and Zoning  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development Review LD/S#691  
309 Automall Properties, L.P. - Montgomeryville Nissan  
Tax Parcel #46-00-00106-00-1; Block 018, Unit 027

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised Preliminary/Final Land Development Plans (15 Sheets), as prepared by Charles E. Shoemaker, Inc. for Montgomeryville Nissan, dated July 29, 2016 and last revised November 2, 2016, for accessibility. Our accessibility review was limited to the site only and information shown on the referenced plans; the review excluded elements such as doors and doorways, accessible means of egress, and all interior elements, which we defer to the Township's Building Code Official. In addition, we specifically defer the review of the required accessible passenger loading zone/valet parking service for the drive-in service reception addition, since it is interior to the addition, and the apron area by southern accessible entrance to the showroom & sales building, due to its proximity to the doors.

Based on our review, the information provided and reviewed complies with the accessibility provisions of Pennsylvania's Uniform Construction Code. We note that any future plan modifications to accommodate the building interior or that alter facilities for accessibility as shown on the plans referenced above will require new review and approval from this office.

If you have any questions regarding the above, please contact this office.

Sincerely,

Karen M. Hulshizer, P.E.  
Accessibility Inspector/Plans Examiner, Certification #005027  
Gilmore & Associates, Inc.

KMH/si

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marita A. Stoerrle, Development Coordinator – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Ken Amey, AICP  
Allan I Nappen – Nappen & Associates  
Richard A Stoneback, P.E. – Charles E. Shoemaker, Inc.  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.

BUILDING ON A FOUNDATION OF EXCELLENCE



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

November 22, 2016

File No. 2016-08012

Bruce S. Shoupe, Director of Planning and Zoning  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Montgomeryville Nissan LD/S#691 – Waiver List  
309 Automall Properties, L.P. c/o Nappen & Associates  
991 Bethlehem Pike  
Tax Parcel #46-00-00106-00-1; Block 018, Unit 027

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the list of waivers requested for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

1. §205-17.D. & Appendix A – To provide concrete curb with six (6) inch reveal along interior parking and driveways where eight inch reveal is required. **We do not object to this waiver request.**
2. §205-18.D.(4)(d) – From the requirement to provide a minimum four foot high fence around the top of all basins. **We do not object to this waiver request.**
3. §205-24. & Chapter A237-1. – Street lighting shall be installed along each street in each subdivision along each street front abutting a public street in each land development by the developer and at the expense of the developer, unless specifically waived by the Board of Supervisors. We defer recommendation regarding this waiver request to the Township Lighting Consultant.
4. §205-52.A.(2)(a) – A partial waiver is requested from providing eight (8) street trees. We defer recommendation regarding this waiver request to the Township Landscape Architect.
5. §205-52.B.(2)(a) – From providing landscape softening buffer requirements. We defer recommendation regarding this waiver request to the Township Landscape Architect.
6. §205-52.D.(1)(a) & Table 1. – From providing parking perimeter shrub plantings. We defer recommendation regarding this waiver request to the Township Landscape Architect.
7. §205-52.F.(6) – To allow substitution of flowering in place of the shade trees required within the rain garden. We defer recommendation regarding this waiver request to the Township Landscape Architect.
8. §205-78.B.(1) – An aerial photo has been provided in lieu of detailed surveys showing all properties, existing features, and right-of-way information within 400 feet of the tract being developed. **We do not object to this request, conditioned upon the applicant providing any information deemed necessary for the review of the application.**

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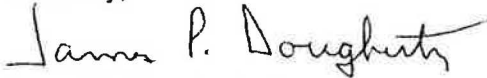
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9. §205-78.C.(1) – From the requirement to provide tentative grades to an existing street or to a point 400 feet beyond the boundaries of the tract. **We do not object to this waiver request.**
10. §205-102.A – From the requirement to provide a Traffic Management Study. We defer recommendation regarding this waiver request to the Township Traffic Engineer.
11. §230-78.A – From the requirement to provide a landscape screening area no less than 25 feet in width and plantings may be waived by the Board of Supervisors "if the side and rear boundary lines abut commercial or industrial uses or zoning districts." We defer recommendation regarding this waiver request to the Township Landscape Architect.

If you have any questions regarding the above, please contact this office.

Sincerely,



James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marita A. Stoerrle, Development Coordinator – Montgomery Township  
Marianne McConnnell, Deputy Zoning Officer – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Ken Amey, AICP  
Allan I Nappen – Nappen & Associates  
Richard A Stoneback, P.E. – Charles E. Shoemaker, Inc.  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

November 22, 2016

File No. 2016-08012

Bruce S. Shoupe, Director of Planning and Zoning  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development Application LD/S#691 Review #2  
309 Automall Properties, L.P. - Montgomeryville Nissan  
Tax Parcel #46-00-00106-00-1; Block 018, Unit 027

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the revised preliminary/final application for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

**I. SUBMISSION**

- A. Preliminary/Final Land Development Plan for Montgomeryville Nissan (15 Sheets), prepared by Charles E. Shoemaker, Inc., prepared for Montgomeryville Nissan, dated July 29, 2016, revised November 2, 2016.
- B. Stormwater Management and Erosion Control Narrative, prepared by Charles E. Shoemaker, Inc., prepared for Montgomeryville Nissan, dated July 29, 2016, revised October 20, 2016.
- C. Waiver List letter, prepared by Charles E. Shoemaker, Inc., prepared for Montgomeryville Nissan, dated November 1, 2016 (addressed under separate cover).
- D. Comment Response letter, prepared by Charles E. Shoemaker, Inc., prepared for Montgomeryville Nissan, dated November 2, 2016.
- E. Public Water Confirmation letter, prepared by North Wales Water Authority, dated October 13, 2016.
- F. Public Sewer Confirmation letter, prepared by the Montgomery Township Municipal Sewer Authority, dated October 7, 2016.

**II. GENERAL**

The 6.84 acre site is located at the intersection of Stump Road and Bethlehem Pike (S.R. 0309) and is within the C – Commercial Zoning District. A Special Exception was granted on June 2, 1987 to operate the current use of a new car dealership, sell used cars and service motor vehicles. The applicant, Nappen & Associates, proposes demolition of the existing showroom buildings and construction of a new automobile showroom building (15,000 square-feet). An addition to the existing service facility (2,000 square-feet) adjacent to the showroom building on the same parcel is also proposed along with additional customer parking, display spaces and storm water BMPs.

**III. REVIEW COMMENTS**

**A. Zoning Ordinance**

Based on our review, the plans appear to comply with the Montgomery Township Zoning Ordinance.

B. Subdivision and Land Development Ordinance

This application satisfies all requirements and provisions of the current Montgomery Township Subdivision and Land Development Ordinance, with the following exceptions. Upon further development of the plans additional items may become apparent.

1. §205-18.A.(3)(a) – The minimum internal diameter of any stormwater pipe shall be 15 inches. Sheet 7 of 15 depicts 12" HDPE pipe proposed between Inlets I-1 and I-2 as well as between Inlets I-2 and I-3. If the applicant would like to installed 12 inch pipe, a waiver would be required. The applicant should provide calculations to support the request.
2. §205-18.A.(4) & §205-18.A.(5) – Structures shall be constructed at all changes in horizontal or vertical alignments. Inlets I-2 and I-3. Inlets I-1 and I-2, as well as all related pipes, shall be modified so that so that structures are provided at changes in direction.
3. Sheet 6 of 15 shows an invert elevation of 245.0 for each of the two (2) roof drains discharging to the rain garden. The inverts shall be modified accordingly.
4. Sheet 7 of 15 shows an contour line of 237 within the parking area east of the existing service building. The elevation line shall be modified accordingly.

C. Stormwater Management


Based on our review, the plans and stormwater management report appear to comply with the Montgomery Township Stormwater Management Ordinance, §206.

D. General

1. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, Montgomery County Conservation District, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
2. A storm water facility and BMP operation and maintenance plan and agreement must be recorded within 90 days of approval of the plan. The owner shall coordinate with the Township Solicitor.
3. Review of site accessibility will be provided under separate cover.

If you have any questions regarding the above, please contact this office.

Sincerely,



James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/SW/sl

cc: Lawrence J. Grogan, Manager – Montgomery Township  
Marita A. Stoerle, Development Coordinator – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Ken Amey, AICP  
Allan I Nappen – Nappen & Associates  
Richard A Stoneback, P.E. – Charles E. Shoemaker, Inc.  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

September 2, 2016

File No. 2016-08012

Bruce S. Shoupe, Director of Planning and Zoning  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development Application Review LD/S#691  
309 Automall Properties, L.P. - Montgomeryville Nissan  
Tax Parcel #46-00-00106-00-1; Block 018, Unit 027

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the preliminary/final application for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

**I. SUBMISSION**

- A. Application for Subdivision and Land Development dated August 3, 2016.
- B. Preliminary and Final Land Development Plans for Montgomeryville Nissan (14 Sheets), prepared by Charles E. Shoemaker, Inc., prepared for 309 Automall Properties, Inc. dated July 29, 2016.
- C. Stormwater Management and Erosion Control Narrative, prepared by Charles E. Shoemaker, Inc., prepared for 309 Automall Properties, L.P. - Montgomeryville Nissan, dated July 29, 2016.

**II. GENERAL**

The 6.84 acres site is located at the intersection of Stump Road and Bethlehem Pike (S.R. 0309) and is within the C - Commercial Zoning District. A Special Exception was granted on June 2, 1987 to operate the current use of a new car dealership, sell used cars and service motor vehicles. The applicant, Nappen & Associates, proposes demolition of the existing showroom buildings and construction of a new automobile showroom building (15,000 square-feet). An addition to the existing service facility (2,000 square-feet) adjacent to the showroom building on the same parcel is also proposed along with additional customer parking, display spaces and storm water BMPs.

**III. REVIEW COMMENTS**

**A. Zoning Ordinance**

Based on our review, the following items do not appear to comply with the Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent.

- 1. §230-122 - We defer review of all proposed signs and signage to the Township Zoning Officer.
- 2. §230-134.C(9) - The commercial area used to determine the required number of parking spaces is not clear. The basis for the commercial area shall be indicated on the plans.
- 3. §230-136 - The required off-street loading area shall be indicated on the plans.

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**B. Subdivision and Land Development Ordinance**

The Applicant is requesting the following waivers from the Subdivision and Land Development Ordinance (SALDO). A Waiver Request Letter should be submitted to the Township and our Office which includes all requested waivers with explanation of undue hardship.

1. §205-17.D – All curbs shall be straight concrete with 8 inch curb reveal. Concrete curb with a six inch reveal has been proposed. All existing curbing within the site is shown as 8 inch reveal. We do not object to this waiver request.
2. §205-18.D(4)(d) – A minimum four-foot high fence, to the satisfaction of the Township engineer, must be installed around the top of all basins, public or private. We do not object to this waiver request.
3. §205-52.F – The applicant is requesting substitution of flowering trees in place of shade trees. We defer this waiver request to the Township Landscape Architect.
4. §205-78.B(1) – The applicant has requested a waiver from this section which requires all existing features within 400 feet of the property to be shown on the plans. An aerial plan has been provided with the plan set. We do not object to this request, conditioned upon the applicant providing any information deemed necessary for the review of the application.
5. §205-78.C(1) – The plan shall also contain the following information: tentative grades to an existing street or to a point 400 feet beyond the boundaries of the subdivision. We do not object to this waiver.
6. §205-102.A – The Applicant should submit a Traffic Management Study for the development. We defer the request of this waiver to Township Traffic Engineer.

This application satisfies all requirements and provisions of the current Montgomery Township Subdivision and Land Development Ordinance, with the following exceptions. Upon further development of the plans additional items may become apparent.

1. §205-10.G(9) & §205-10.H(5) – The applicant shall consult the Township Fire Marshal regarding locations where "No parking by order of the Fire Marshal" signs should be provided.
2. §205-10.H(6) – The required off-street loading area shall be indicated on the plan.
3. §205-18.D(4)(c) – Permanent access, at least 15 ft wide, shall be provided from the public right-of-way to the storm water facilities and BMPs. An easement in favor of the Township shall be provided for inspection and maintenance of all storm water facilities and BMPs.
4. §205-19 & §205-20 – Documentation shall be provided indicating the development will be connected to the public water and sanitary sewer systems and that adequate capacity is secured for this development.
5. §205-24 – We defer the review of the Lighting Plans to the Montgomery Township Lighting Consultant.
6. §205-28.A – No person shall commence or perform any grading, excavation, fill, topsoil removal or removal of vegetative cover without first having obtained a grading permit from the Township Zoning Officer upon the recommendation of the Township Engineer. A grading permit shall be obtained prior to construction.
7. §205-29 – An adequacy review by the County Conservation District (MCCD) is required. All correspondence with MCCD shall be provided to the Township.
8. §205-32.F – At the time the Applicant applies for a building permit, a review of the plan shall be conducted by the Township Engineer to verify conformance with the approved plans.
9. §205-48 through §205-63 – Review of all landscaping requirements (Article VI) are deferred to the Township Landscape Architect.



10. §205-78.E, §205-79.A(3) & §205-79.B(3) – The Applicant should review the enclosed memorandum dated November 19, 2014 regarding record plan requirements. The record plan notes and certifications should be revised if necessary.
11. §205-100 through §205-107 - Review of all traffic related requirements (Article XVI) are deferred to the Township Traffic Engineer.

C. Stormwater Management

Based on our review, the following items do not appear to comply with the Montgomery Township Subdivision and Land Development Ordinance (SALDO) Section §205-18 and the Stormwater Management Ordinance, §206. Upon further development of the plans, additional items may become apparent.

1. §205-18.1.C & §205-29 – An Erosion and Sedimentation Control Plan shall be submitted to the Montgomery County Conservation District (MCCD) for review and approval. If a plan has already been approved by MCCD; documentation shall be provided. No permit shall be approved unless there has been a plan approved by the MCCD.
2. §206-6.A – The proposed disturbed area is greater than 5,000 square-feet, as such the development is not exempt from rate control requirements. The Applicant shall submit a Post Construction Stormwater analysis for review in accordance with Chapter 206.
3. §206-11.K – Storage facilities should be completely drain both the volume control and rate control capacities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm. Dewatering time calculations shall be provided for each proposed BMP.
4. §206-14.C(5)(a) – A minimum soil depth of twenty-four inches (24") between the bottom of the infiltration BMPs and the top of bedrock or seasonally high water table. The Applicant should provide the depth to limiting zone on the rain garden detail and ensure a minimum of 24 inches is maintained.
5. §206-14.C(6) – A soils evaluation of each proposed BMP location shall be required to determine the suitability of infiltration facilities.
6. §206-16 – The nonstructural project design requirements shall be addressed in the SWM Calculations.
7. §206-17.B – The stream bank erosion/channel protection requirements shall be addressed in the SWM Calculations.
8. §206-33.A – A storm water facility and BMP operation and maintenance plan and agreement must be recorded within 90 days of approval of the plan. The owner shall coordinate with the Township Solicitor.
9. §206-35 – An O&M agreement is required for all privately held stormwater facilities and BMPs.
10. §206-36 – Easements must be provided to the Township for inspection and maintenance of all storm water facilities and BMPs.

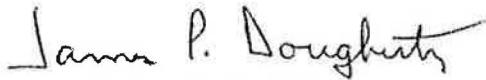
D. General

1. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, Montgomery County Conservation District, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.

2. Review of site accessibility will be provided under separate cover.

If you have any questions regarding the above, please contact this office.

Sincerely,



James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marita A. Stoerrle, Development Coordinator – Montgomery Township  
Marianne McConnnell, Deputy Zoning Officer – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Ken Amey, AICP  
Allan I Nappen – Nappen & Associates  
Richard A Stoneback, P.E. – Charles E. Shoemaker, Inc.  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

September 2, 2016

File No. 2016-08012

Bruce S. Shoupe, Director of Planning and Zoning  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development Review LD/S#691  
309 Automall Properties, L.P. - Montgomeryville Nissan  
Tax Parcel #46-00-00106-00-1; Block 018, Unit 027

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the Land Development Plan submission for the above-referenced project for accessibility. The review was completed in accordance with the requirements of the current Pennsylvania Uniform Construction Code for the site only and did not include doors or any interior elements. We offer the following comments for consideration:

**I. SUBMISSION**

- A. Preliminary/Final Land Development Plans for Montgomeryville Nissan (14 Sheets), prepared by Charles E. Shoemaker, Inc. for 309 Automall Properties, L.P. dated July 29, 2016

**II. ACCESSIBILITY REVIEW COMMENTS**

Based on our review, the following items do not appear to comply with the accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2015 International Building Code (IBC) and/or the ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standard:

1. IBC §1105.1 – Based on the information provided on Sheet 12, it appears that 3 pedestrian entrances are proposed to showroom building; however, only one is identified as an accessible public entrance. The location of all public entrances shall be clarified and information provided to confirm that at least 60 percent are accessible.
2. IBC §§1104.2 & 1105.1.3 – Based on the access to the "Admin" area, it appears that the door proposed in the eastern corner of the showroom building may meet the IBC definition of a restricted entrance and would be required to be accessible. Information shall be provided to confirm whether any restricted entrances area proposed and, if so, at least one restricted entrance, with an accessible route and accessible entrance signage, shall be provided.
3. IBC §§1106.1 & 1106.7, ICC §503 – Since no accessible service parking spaces are provided, accessible passenger loading zones shall be provided for the service building lot. Accessible passenger loading zones shall also be provided for the drive-in service reception addition.
4. IBC §1106.6 – Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. Based on the location of the one identified accessible entrance to the showroom building, the accessible parking spaces and access aisle shall be relocated to where the 4 customer parking spaces are proposed on the western side of the building.

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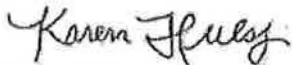
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5. ICC §404 – We defer the review of Doors and Doorways to the Township's Building Code Official, including the door into the service reception addition and from the addition to the existing service building.
6. ICC §406 – A detailed design for each proposed curb ramp along the accessible route shall be provided to confirm that the requirements of this section have been met.
7. ICC §502.7 – The accessible parking signs identified on Sheet 12 shall be revised to indicate which accessible parking space(s) will be posted with a "van accessible" sign. Additionally, the Handicap Parking Sign Detail on Sheet 13 differs from the Reserved Parking Space w/ Penalties & Van Accessible Signs detail on Sheets 12 and 13; the detail shall be removed or revised to comply with the requirements of this section.
8. The plans should be revised to include a note stating that the plans must comply with the PAUCC.

Please note that due to the nature of revisions that will be made to the plans, additional comments may be forthcoming during future plan reviews. Also, in order to help expedite the review process of the plan resubmission, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

If you have any questions regarding the above, please contact this office.

Sincerely,



Karen M. Hulshizer, P.E.  
Accessibility Inspector/Plans Examiner, Certification #005027  
Gilmore & Associates, Inc.

KMH/sl

cc: Lawrence J. Gegan, Manager – Montgomery Township  
Marita A. Stoerle, Development Coordinator – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Ken Amey, AICP  
Allan I Nappen – Nappen & Associates  
Richard A Stoneback, P.E. – Charles E. Shoemaker, Inc.  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc. James P.  
Dougherty, P.E., Project Manager – Gilmore & Associates, Inc.



**From:** Valerie Liggett <vliggett@bjengineers.com>  
**Sent:** Tuesday, December 06, 2016 2:41 PM  
**To:** Marita A. Stoerrle  
**Cc:** Judy Stern Goldstein; Bruce S. Shoupe; P. E. James P. Dougherty (JDOUGHERTY@gilmore-assoc.com)  
**Subject:** Montgomeryville Nissan Waiver Request Responses

Marita;

Here are our waiver request responses for Montgomeryville Nissan. Our review letter will be coming out shortly.

SLDO 205-52.A(2)(a) – A partial waiver is requested from providing eight (8) street trees. Seventeen (17) trees are required, seven (7) existing trees have been utilized toward the street tree requirement and two (2) additional trees have been provided. There are an additional eleven (11) existing trees within close proximity to the desirable street tree locations. The proposed and existing street trees present a visually interesting informal arrangement while meeting the intent of the street tree planting requirements.

*Eleven (11) additional existing trees are within proximity to the desirable street tree locations. However, four (4) of these trees are shown on the demolition plan as to be removed. We have no objection to counting all fourteen (14) existing trees to remain along Stump Road and Bethlehem Pike toward the street tree requirement, provided one (1) more street tree is proposed in addition to the two (2) shown on the plan (for a total of 17 street trees), and none of the trees used to meet the street tree requirement are also used to meet softening buffer planting requirements.*

SLDO 205-52.B(2)(a) – A waiver is requested from providing landscape softening buffer requirements. The proposed land use is consistent with the existing land use. Existing landscape planting beds are located along Stump Road and a variety of existing plant material is located along other property lines;  
*We have no objection to the waiver request provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided. If all the existing trees along Stump Road and Bethlehem Pike are counted toward the street tree requirement (as discussed above), an additional forty-five (45) shade trees and one hundred three (103) shrubs would be required to meet the softening buffer requirements.*

- 45 Shade Trees x \$350 = \$15,750.00
- 103 Shrubs x \$65 = \$6,695.00
- Total = \$22,445.00

SLDO 205-52.D(1)(a) & Table 1 – A waiver is requested from providing parking perimeter shrub plantings. The new or reconfigured parking and display spaces are located towards the interior of the site where minimal planting area is available.

*We have no objection to the waiver request provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided.*

- 102 Shrubs x \$65 = \$6,630.00

SLDO 205-52.F(6) – A waiver is requested to allow for 100% of the shade trees required to meet the rain garden landscaping requirements. The plans proposed to substitute flowering trees at a ratio of 1:1. We believe the rain garden will function better long term with smaller flowering trees due to its proximity to the building and strategic display and sales area.

*We have no objection to the waiver request provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided. As substitution of flowering trees for shade trees is permitted at a ratio of 2:1, the plan is deficient by three and a half (3.5) shade trees.*

- 3.5 Shade Trees x \$350 = \$1,225.00

Totals:

- 48.5 Shade Trees x \$350 = \$16,975.00
- 205 Shrubs x \$65 = \$13,325.00
- Total = \$30,300.00



**Valerie L. Liggett, ASLA, R.L.A.**

ISA Certified Arborist®

Planner / Landscape Architect

**Boucher & James, Inc.**

[vliggett@bjengineers.com](mailto:vliggett@bjengineers.com) • [www.bjengineers.com](http://www.bjengineers.com)

1456 Ferry Road, Building 500 • Doylestown, PA 18901 • 215-345-9400

2738 Rimrock Drive • Stroudsburg, PA 18360 • 570-629-0300

559 Main Street, Suite 230 • Bethlehem, PA 18018 • 610-419-9407

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**Boucher & James, Inc.**  
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559 Main Street, Suite 230  
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610-419-9407  
Fax 610-419-9408  
[www.bjengineers.com](http://www.bjengineers.com)

December 6, 2016

Lawrence Gregan, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

**SUBJECT: MONTGOMERYVILLE NISSAN  
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
TOWNSHIP LD/S NO. 691  
PROJECT NO. 1655307R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary/Final Land Development Plans for Montgomeryville Nissan prepared by Charles E. Shoemaker, Inc. and dated July 29, 2016, last revised November 2, 2016 with Landscape plans prepared by Glackin Thomas Panzak dated July 29, 2016 and last revised November 2, 2016. The site is located at 991 Bethlehem Pike at the intersection of Bethlehem Pike and Stump Road.

The land development plans propose the demolition of two existing sales buildings, the construction of one 15,000 SF two-story sales and showroom building, and a 2,000 SF customer reception addition to the existing service building. Other proposed improvements include additional parking spaces, a vehicle display area, a rain garden, landscaping, and site lighting.

The site is located within the C Commercial Zoning District and HLI Highway Limited Industrial Overlay District.

We offer the following comments for your consideration.

1. General Requirements

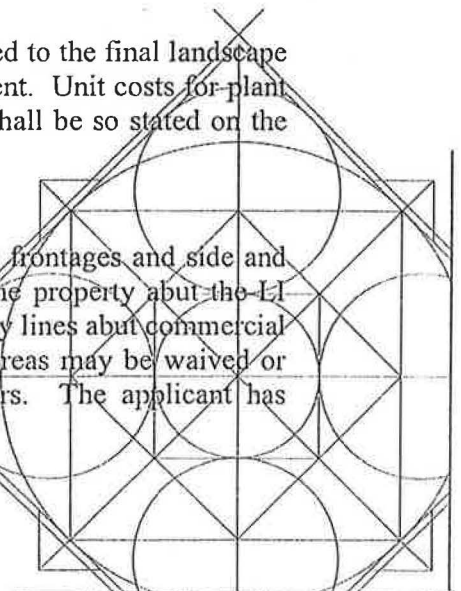
SLDO 205-49.J: The Plant List shall be revised to require that street trees shall be pruned to a clearance height of 8' above the ground.

2. Landscape Plan Requirements

SLDO Section 205-51.A(15): a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. Unit costs for plant material shall include costs for labor, materials, and guaranty, and shall be so stated on the estimate.

3. Planting Requirements

- A. ZO 230-78.A: a 25' planting area is required along all street frontages and side and rear boundary lines. The side and rear boundary lines of the property abut the L1 Limited Industrial Zoning District. If the side or rear boundary lines abut commercial or industrial uses or zoning districts, the required planting areas may be waived or reduced if deemed appropriate by the Board of Supervisors. The applicant has



requested that the Board waive the planting area requirement where the side and rear property boundaries adjoining the LI Limited Industrial district.

- B. SLDO 205-52.A(2)(a): a total of seventeen (17) street trees are required along Bethlehem Pike and Stump Road. Seven (7) existing trees may be counted toward the street tree requirement. The plans propose two (2) street trees, therefore an additional eight (8) street trees are required. A waiver has been requested.
- C. SLDO 205-52.B(2)(a) and (3)(a): softening buffers are required in all zoning districts and for all uses, around the entire property perimeter including rights-of-way. A waiver has been requested to permit the use of existing plant material to count toward the softening buffer requirement. However:
- Softening buffer plantings are required along approximately 2,400 LF of property boundary.
  - Approximately 1,113 LF of wooded area and driveways exist within the required softening buffer areas. Therefore, softening buffers are required along the remaining 1,287 LF of property boundary.
  - Fourteen (14) existing shade trees not being removed and not proposed to be counted toward street tree requirements may be used toward the softening buffer landscape requirement.
  - Shrubs located along the property boundary do not meet minimum height requirements for softening buffer shrubs, and therefore may not be counted toward the requirement.

Therefore, an additional thirty-eight (38) shade trees and one hundred three (103) shrubs are required to meet the ordinance softening buffer requirements. The required landscaping should be provided, or the request should be revised to reflect the full extent of the waiver needed.

- D. SLDO 205-52.D(1)(a) and Table 1: One hundred two (102) shrubs are required to be provided to landscape parking spaces around the parking lot perimeter. A waiver has been requested.
- E. SLDO 205-52.F(6): seven (7) shade trees are required to meet the rain garden landscaping requirements. The plans propose to substitute ornamental trees at a ratio of 1:1. The ordinance permits up to 50% of required shade trees to be substituted with two (2) flowering trees for each one (1) shade tree. A waiver has been requested.

4. Recommended Plant List and Planting Standards and Guidelines

- A. SLDO 205-56: planting types not in the Township Recommended Plant List may be permitted if they meet the requirements of this ordinance section. Vinca minor is included in the DCNR list of invasive plant species. An alternate species should be selected from the Recommended Plant List.
- B. SLDO Appendix C: a note shall be added to the deciduous tree planting detail requiring that the root flare of the tree shall remain exposed.



- C. SLDO Appendix C: the evergreen tree and deciduous tree planting details shall be revised to require brightly colored flagging on the guy wires for safety purposes.
- D. SLDO Appendix C: the evergreen tree planting detail shall be revised to require the same staking method as the deciduous planting detail.
- E. SLDO Appendix C: the evergreen tree and deciduous tree planting details shall be revised to state that leaders are not to be cut.

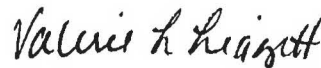
5. General Comments

- A. SLDO 205-55.A: No building permit shall be issued unless a performance bond or other surety approved by the Township solicitor has been filed with the Township in an amount equal to the cost of purchasing, planting, maintaining and replacing all vegetative materials for a period of 18 months after written acceptance of the first landscape installation by the Township.
- B. The Plant List on sheet LP-3 states that three (3) Acer rubrum 'Red Sunset' are to be planted. However, only two (2) are shown on this sheet. The plan should be revised to correct this discrepancy.
- C. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



Judith Stern Goldstein, ASLA, R.L.A.  
Managing Director



Valerie L. Liggett, ASLA, R.L.A.  
ISA Certified Arborist®  
Planner/Landscape Architect

JSG/vll/kam

ec: Board of Supervisors  
Planning Commission  
Bruce Shoupe, Director of Planning and Zoning  
Marita Stoerrle, Development Coordinator  
Marianne McConnell, Deputy Zoning Officer  
James P. Dougherty, P.E., Gilmore & Associates, Inc.  
Kevin Johnson, P.E., Traffic Planning & Design  
Ken Amey, AICP  
Alan Nappen, 309 Automall Properties, LP  
Richard Stoneback, PE, Charles E. Shoemaker, Inc.



**Boucher & James, Inc.**  
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

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Fax 215-345-9401

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Stroudsburg, PA 18360  
570-629-0300  
Fax 570-629-0306

559 Main Street, Suite 230  
Bethlehem, PA 18018  
610-419-9407  
Fax 610-419-9408  
[www.bjengineers.com](http://www.bjengineers.com)

August 30, 2016

Lawrence Gregan, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

**SUBJECT: MONTGOMERYVILLE NISSAN  
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
TOWNSHIP LD/S NO. 691  
PROJECT NO. 1655307R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary/Final Land Development Plans for Montgomeryville Nissan prepared by Charles E. Shoemaker, Inc. and dated July 29, 2016, with Landscape plans prepared by Glackin Thomas Panzak dated July 29, 2016. The site is located at 991 Bethlehem Pike at the intersection of Bethlehem Pike and Stump Road.

The land development plans propose the demolition of two existing sales buildings, the construction of one 15,000 SF two-story sales and showroom building, and a 2,000 SF customer reception addition to the existing service building. Other proposed improvements include additional parking spaces, a vehicle display area, a rain garden, landscaping, and site lighting.

The site is located within the C Commercial Zoning District and HLI Highway Limited Industrial Overlay District.

We offer the following comments for your consideration.

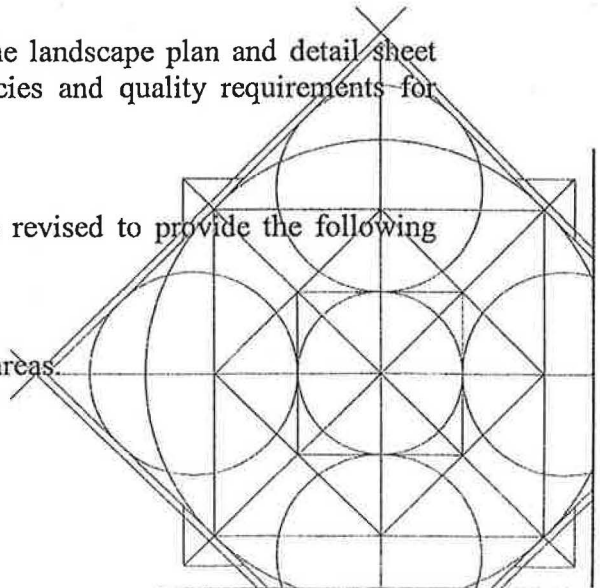
1. General Requirements

- A. SLDO 205-49.C: The Final Landscape Plans and any associated detail sheets shall be signed and sealed by the Registered Landscape Architect responsible for preparation of the plans.
- B. SLDO 205-49.J: notes shall be provided in the landscape plan and detail sheet demonstrating compliance with the size, species and quality requirements for street trees in this ordinance section.

2. Landscape Plan Requirements

SLDO Section 205-51: The Landscape Plan shall be revised to provide the following information:

- A. Section 2: landscape buffer setbacks.
- B. Section 5: outside storage and trash receptacle areas.



- C. Section 8: location of existing and proposed underground, surface, and above grade utilities.
- D. Section 11 and 12: height, spread, and any other size and quality requirements for plant types as indicated in SLDO 205-56 Recommended Plant List shall be included in the Overall and Tree Replacement Landscape Schedules.
- E. Section 15: any existing steep slopes in excess of 15%.
- F. Section 18: a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. Unit costs for plant material shall include costs for labor, materials, and guaranty, and shall be so stated on the estimate.

3. Planting Requirements

- A. ZO 230-78.A: "a planting area no less than 25' in width... shall be planted in accordance with a landscaping and screening plan as provided in Article VI of Chapter 205, the Montgomery Township Subdivision Ordinance... along all street frontages of property, exclusive of driveway and access areas, and along all side and rear boundary lines. If the side or rear boundary lines abut commercial or industrial uses or zoning districts, the required planting areas may be waived or reduced if deemed appropriate by the Board of Supervisors." The plans shall be revised to demonstrate compliance with the buffer requirements, or a variance would be required.
- B. ZO 230-127.A(8)(a): two square feet of landscaped area is required for each square foot of freestanding sign area. Should changes or additions be proposed to the existing business signage on the site, calculations and landscaping demonstrating compliance with the ordinance requirement shall be provided.
- C. SLDO 205-52.A(2)(a): a total of seventeen (17) street trees are required along Bethlehem Pike and Stump Road. The plans propose to count fifteen (15) existing street trees to meet this requirement. However, SLDO 205-52.A(2)(d) requires that existing trees must be located within 10' of the ultimate right-of-way to be counted toward this requirement. As a 30' Water Authority easement is immediately adjacent to the Bethlehem Pike ROW, the trees must be within 10' of the water easement. Therefore, seven (7) of the existing trees may be counted toward the street tree requirement. The plans should be revised to provide the remaining required street trees, or a waiver would be required.
- D. SLDO 205-52.B(2)(a): softening buffers are required in all zoning districts and for all uses. Softening buffers should be provided along all property lines, or a waiver would be required.
- E. SLDO 205-52.D(1)(a) and Table 1: one shade tree is required for each 10 parking spaces. The calculations provided do not include the display and service spaces. The calculations shall be revised to include all spaces within the parking lot and to provide the required number of shade trees, or a waiver would be required.

- F. SLDO 205-52.D(1)(a) and Table 1: six (6) shrubs are required to be provided for each two (2) parking spaces around the parking lot perimeter. The plans shall be revised to provide the required landscaping, or a waiver would be required.
- G. SLDO 205-52.F(6): seven (7) shade trees are required to meet the rain garden landscaping requirements. The plans propose to substitute ornamental trees at a ratio of 1:1. The ordinance permits up to 50% of required shade trees to be substituted with two (2) flowering trees for each one (1) shade tree. A waiver has been requested.

4. Preservation, Protection and Replacement of Trees

- A. SLDO 205-53.B: the plans shall be revised to provide tree protection fencing around all trees to be preserved in the vicinity of the proposed construction, and to provide details for the installation of the tree protection fencing.
- B. SLDO 205-53.B: the sequence of construction notes should be revised to specify that tree protection fencing shall be installed, inspected and approved prior to any site disturbance or tree clearing.

5. Recommended Plant List and Planting Standards and Guidelines

- A. SLDO 205-56: planting types not in the Township Recommended Plant List may be permitted if they meet the requirements of this ordinance section. The following plants do not meet the ordinance requirements: Acer rubrum 'Bowhall' is a columnar form tree and is not of the same growth character as the trees in the shade tree list; Vinca minor is included in the DCNR list of invasive plant species. Alternate species should be selected from the Recommended Plant List.
- B. SLDO Appendix C: the evergreen tree, deciduous tree, and shrub details shall be revised to demonstrate compliance with the tree and shrub details provided in this ordinance section.

6. General Comments

- A. SLDO 205-55.A: No building permit shall be issued unless a performance bond or other surety approved by the Township solicitor has been filed with the Township in an amount equal to the cost of purchasing, planting, maintaining and replacing all vegetative materials for a period of 18 months after written acceptance of the first landscape installation by the Township.
- B. References to the use of anti-desiccants shall be removed from all specifications and details.
- C. A Rain Garden Native Plant List has been included on sheet 11 of 14. As a landscape plan and planting list has been provided for the proposed rain garden in the Landscape Plans, this list should be removed.
- D. The following plant quantity discrepancies within the landscape plan should be corrected:

Mr. Lawrence Gegan, Township Manager  
Montgomeryville Nissan  
August 30, 2016  
Page 4

1. Five (5) ACRR are found in the landscape plan. The Plant List indicates that two (2) are proposed.
  2. Three (3) QUB are found in the landscape plan. The Plant List does not include this plant.
  3. Thirty (30) TCR are found in the rain garden. The Plant List indicates that one hundred and ten (110) are proposed.
- E. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,

*Judith Stern Goldstein/kam*

Judith Stern Goldstein, ASLA, R.L.A.  
Managing Director

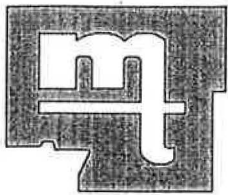
*Valerie L. Liggett/kam*

Valerie L. Liggett, ASLA, R.L.A.  
ISA Certified Arborist®  
Planner/Landscape Architect

JSG/vll/kam

cc: Board of Supervisors  
Planning Commission  
Bruce Shoupe, Director of Planning and Zoning  
Marita Stoerrle, Development Coordinator  
Marianne McConnell, Deputy Zoning Officer  
James P. Dougherty, P.E., Gilmore & Associates, Inc.  
Kevin Johnson, P.E., Traffic Planning & Design  
Ken Amey, AICP  
Alan Nappen, 309 Automall Properties, LP  
Richard Stoneback, PE, Charles E. Shoemaker, Inc.





## ***MEMORANDUM***

TO: Board of Supervisors

FROM: Planning Commission  
Jay Glickman, Chairman

DATE: January 19, 2017

RE: Montgomeryville Nissan (Nappen)  
LDS#691

The Planning Commission has reviewed the above land development plan and would like to recommend to the Board of Supervisors that this plan be approved, subject to satisfactory compliance with all comments of the Township's review agencies.

The motion further stated that the waiver requests would be determined by the Board of Supervisors based upon the recommendations of the Township's consultants.

## AGENDA ITEMS

- Reorganization
- Montgomeryville Nissan (Nappen)

### MONTGOMERY TOWNSHIP PLANNING COMMISSION

January 19, 2017

The January 19, 2017, meeting of the Montgomery Township Planning Commission was called to order by Chairman Jay Glickman at 7:30 p.m. In attendance were Commissioners Michael Lyon, Leon McGuire, James Rall, Ellen Reynolds and Andrew Terrari. Commissioner Steven Krumenacker was absent due to a last minute conflict. Also present were Bruce Shoupe, Director of Planning and Zoning, and Candyce Fluehr Chimera, Supervisor Liaison.

The minutes of November 17, 2016, were approved as submitted.

There were no public comments.

#### REORGANIZATION

Chairman Glickman opened the reorganization meeting. He turned the meeting over to Vice Chairman McGuire who asked for nominations for Chairman. Ms. Reynolds nominated Jay Glickman for Chairman. There were no other nominations. The motion carried unanimously.

Mr. Lyon nominated Jim Rall for Vice Chairman. There were no other nominations. The motion carried unanimously.

Chairman Glickman nominated Ellen Reynolds for Secretary. There were no other nominations. Motion carried unanimously.

The Reorganization Meeting was ended.

#### MONTGOMERYVILLE NISSAN (NAPPEN)

The next item on the agenda was a presentation of the plan for Montgomeryville Nissan. Allan Nappen, property owner, and Gary Tilford, engineer, were present to discuss this plan. Mr. Tilford explained that this was a 6.84 acre site in the C-Commercial District and the HLI – Highway Limited Industrial Overlay District, located at the corner of Stump Road and Bethlehem Pike. This property was the old Irvin Green dealership, which had been approved for a special exception in 1987 to operate an automobile dealership. The applicant proposes to demolish two existing sales buildings, construct a 15,000 square foot, two-story sales and showroom building and a 2,000 square foot customer reception addition to the existing service building. Other improvements include additional parking spaces, a vehicle display area, a rain garden, landscaping and site lighting. Mr. Tilford stated that this was basically an internal change to

this site only; nothing was planned for the perimeter of the site. He advised that they had received review letters from the Township's consultants and with the exception of several waiver requests, they would comply with the comments. Mr. Tilford stated that they would be meeting with the Fire Marshal's office to discuss some outstanding issues, such as the location of fire hydrants. There are three fire hydrants currently on/near the property; however, they are not within the 100 foot requirement. He further advised that they did not believe there was a location on site that would meet this requirement. Therefore, they would be meeting with the Fire Marshal to discuss the situation. It was mentioned that the new buildings would be sprinklered. Also discussed was the turning radius for the fire trucks. Mr. Nappen stated that the concerns noted in the Fire Marshal's review had been addressed. They would now meet this requirement. He will also discuss this with the Fire Marshal at their meeting.

Chairman Glickman advised that the Planning Commission could not address the waiver requests. That was under the purview of the Board of Supervisors. He did state that they would follow the recommendations of the Township's consultants. The waiver requests are as follows:

1. Section 205-17.D & Appendix A – the requirement to provide concrete curb with eight inch reveal along interior parking and driveways. The applicant proposes six inch reveal. This will facilitate ADA access. *(The consultants have no objection to this waiver.)*
2. Section 205-18.D(4) (d) – the requirement to provide a minimum four foot high fence around the top of all basins. The existing stormwater basin is located on commercial property in the rear and remains dry the majority of the time. *(The consultants have no objection to this waiver,)*
3. Section 205-24 & Chapter A237-1 – the requirement that street lighting be installed along each street in each subdivision along each street front abutting a public street, unless waived by the Board of Supervisors. Street lighting is not currently provided along Stump Road and Bethlehem Pike.
4. Section 205-52.A(2)(a) – the requirement for street trees. A partial waiver is requested from providing 8 street trees. Seventeen trees are required, seven existing trees have been utilized toward the street tree requirement and two additional trees have been provided. There are additional eleven existing trees within close proximity to the desirable street tree locations. The proposed and existing street trees present a visually interesting informal arrangement while meeting the intent of the street tree planting requirements. *(The consultants have no objection to this waiver provided the following is completed. Eleven additional trees are within proximity to the desirable street tree locations. However, four of these trees are shown on the demolition plan as to be removed. All 14 existing trees to remain along Stump Road and Bethlehem Pike may be counted toward the street tree requirement, provided one more street tree is proposed in addition to the two shown on the plan (a total of 17 trees) and none of the trees used to meet the street tree requirement are used to meet softening buffer planting requirements.)*
5. Section 205-52.B(2)(a) – the requirement for landscape softening buffer. The proposed land use is consistent with the existing land use. Existing landscape planting beds are located along Stump Road and a variety of existing plant material is located along other property lines. *(The consultants have no objection to this waiver provided that the required plant material is planted elsewhere in the Township or a fee in lieu is provided. If all of the existing trees are counted toward the street tree requirement. An additional 45 shade trees and 103 shrubs would be*

*required to meet the softening buffer requirements. 45 shade trees X \$350 = \$15,750; 103 shrubs X \$65 = \$6,695. Total = \$22,445.*

6. Section 205-52.D(1)(a) & Table 1 – the requirement for parking perimeter shrub plantings. The new or reconfigured parking and display spaces are located toward the interior of the site where minimal planting area is available. *(The consultants have no objection to this waiver provided that the required plant material is planted elsewhere in the Township or a fee in lieu is provided. 102 shrubs X \$65 = \$6,630.)*
7. Section 205-52.F(6) – the requirement for rain garden landscaping. The applicant has requested to use 100% of the shade trees required to meet the rain garden requirements. The rain garden will function better long term with smaller flowering trees due to its proximity to the building and strategic display and sales area. *(The consultants have no objection to this waiver provided that the required plant material is planted elsewhere in the Township or a fee in lieu is provided. As substitution of flowering trees for shade trees is permitted at a ratio of 2:1, the plan is deficient by three and one half shade trees. 3.5 shade trees X \$350 = \$1,225.)*
8. Section 205-78.B(1) – the requirement to show existing features within 400 feet of the site. An aerial photograph has been provided. *(The consultants have no objection to this waiver conditioned upon the applicant providing any information deemed necessary for the review.)*
9. Section 205-78.C(1) – the requirement to show tentative grades to an existing street or to a point 400 feet beyond the boundaries of the tract. *(The consultants have no objection to this waiver.)*
10. Section 205-102.A – the requirement to provide a Traffic Management Study. *(The consultants have no objection to this waiver as the improvements will not result in a significant increase in traffic.)*
11. Section 230-78.A – the requirement for a landscape screening area of not less than 25 feet in width. This may be waived by the Board of Supervisors.

Mr. Nappen advised that they would be discussing the landscaping waivers with Boucher & James and hoped to obtain some relief from the Board of Supervisors as it was an existing site.

The Planning Commission members felt that this was a good plan for the site. It was not felt that it was necessary for the applicant to return to the Planning Commission prior to discussing with the Board of Supervisors. Mr. Shoupe asked what would happen to the sales center while the new construction was being done. Mr. Nappen stated that they hoped to move the sales center into the existing service center until the new sales center was completed. If that was not possible, he stated that they would obtain one or two office trailers for the site. Mr. Nappen further stated that the time line was approximately 10 – 12 months. After some further discussion, a motion was made by Mr. Lyon, seconded by Ms. Reynolds, to recommend to the Board of Supervisors that this plan be approved subject to satisfactory compliance with all comments of the Township's consultants and staff. The waivers requested would be decided by the Board of Supervisors. The motion carried unanimously. Mr. Nappen thanked the Commission for their favorable recommendation.

A copy of the 2017 Meeting Schedule is attached to these minutes.

This meeting was adjourned at 8:10 p.m.

The next meeting of the Planning Commission will be February 16, 2017.

Respectfully submitted:

Marita Stoerrle  
Development Coordinator/  
Recording Secretary



MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS  
JOSH SHAPIRO, CHAIR  
VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR  
JOSEPH C. GALE



MONTGOMERY COUNTY  
PLANNING COMMISSION  
MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

August 31, 2016

Mr. Bruce S. Shoupe, Director of Planning/Zoning  
Montgomery Township  
1001 Stump Road  
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #16-0161-001  
Plan Name: 991 Bethlehem Pike – 309 Automall Properties – Montgomeryville Nissan  
(1 lot comprising 6.84 acres)  
Situates: Bethlehem Pike (E)/Stump Road (S)  
Montgomery Township

Dear Mr. Shoupe:

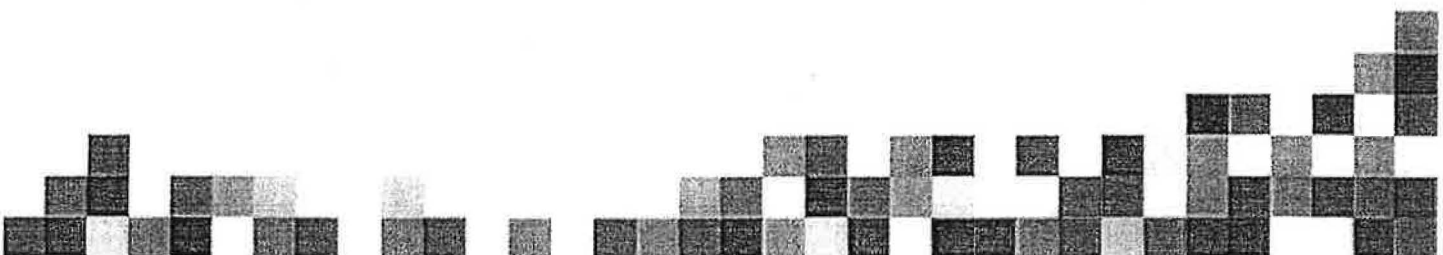
We have reviewed the above-referenced preliminary subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 3, 2016. We forward this letter as a report of our review.

## BACKGROUND

The applicant, 309 Automall Properties, proposes to replace two automobile sales and showroom buildings totaling 10,674 square feet with one new sales building totaling 15,000 square feet, as well as add a 2,000 square foot customer service addition onto an existing automobile service building. The parcel totals approximately 6.84 acres in the C-Commercial zone, and is accessible via driveways off of Pennsylvania Route 309 (Bethlehem Pike) North and Stump Road. Additional proposed site improvements include a stormwater rain garden between the two completed buildings, additional customer parking and automobile display, and landscaping and site lighting. Waivers are being requested for, among other items, lower concrete curbs along interior driveways and substituting shade trees with flowering trees for the stormwater management facilities.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and municipality may wish to consider prior to final plan approval. Our comments are as follows.



**REVIEW COMMENTS****PEDESTRIAN ACCESS**

Montgomeryville Nissan shares access to a bituminous vehicle storage area with Montgomeryville Acura to the south. The vehicle storage area is located in right-of-way owned by PECO Energy underneath electrical transmission towers. While this area of the township generally has an incomplete sidewalk network along its major roads, there are sidewalks along the frontage of both car dealerships, but there is a gap across the PECO right-of-way. We would encourage the applicant and the Township to work with PECO to complete the missing sidewalk connection in the ultimate road right-of-way or through PECO's right-of-way.

**GENERAL NOTES**

Note 7 on the Plan Notes section should be revised to say "The subject property is currently served with public water from North Wales Water Authority and public sanitary sewer by the Montgomery Township Municipal Sewer Authority."

**CONCLUSION**

We wish to reiterate that MCPC supports the applicant's proposal, but we believe that our suggested revisions will better achieve Montgomery Township's planning objectives for the commercial property.

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.

Sincerely,



Matthew Popek, Transportation Planner  
[mpopek@montcopa.org](mailto:mpopek@montcopa.org) – 610-278-3730

c: 309 Automall Properties, LP, c/o Nappen & Associates, Applicant  
Richard Stoneback, Charles E. Shoemaker, Inc., Applicant's Representative  
Lawrence Gegan, Twp. Manager  
Jay Glickman, Chrm., Twp. Planning Commission

Attachments: Aerial Photograph of Site  
Subdivision Record Plan

*Aerial – 991 Bethlehem Pike, Montgomery Township*

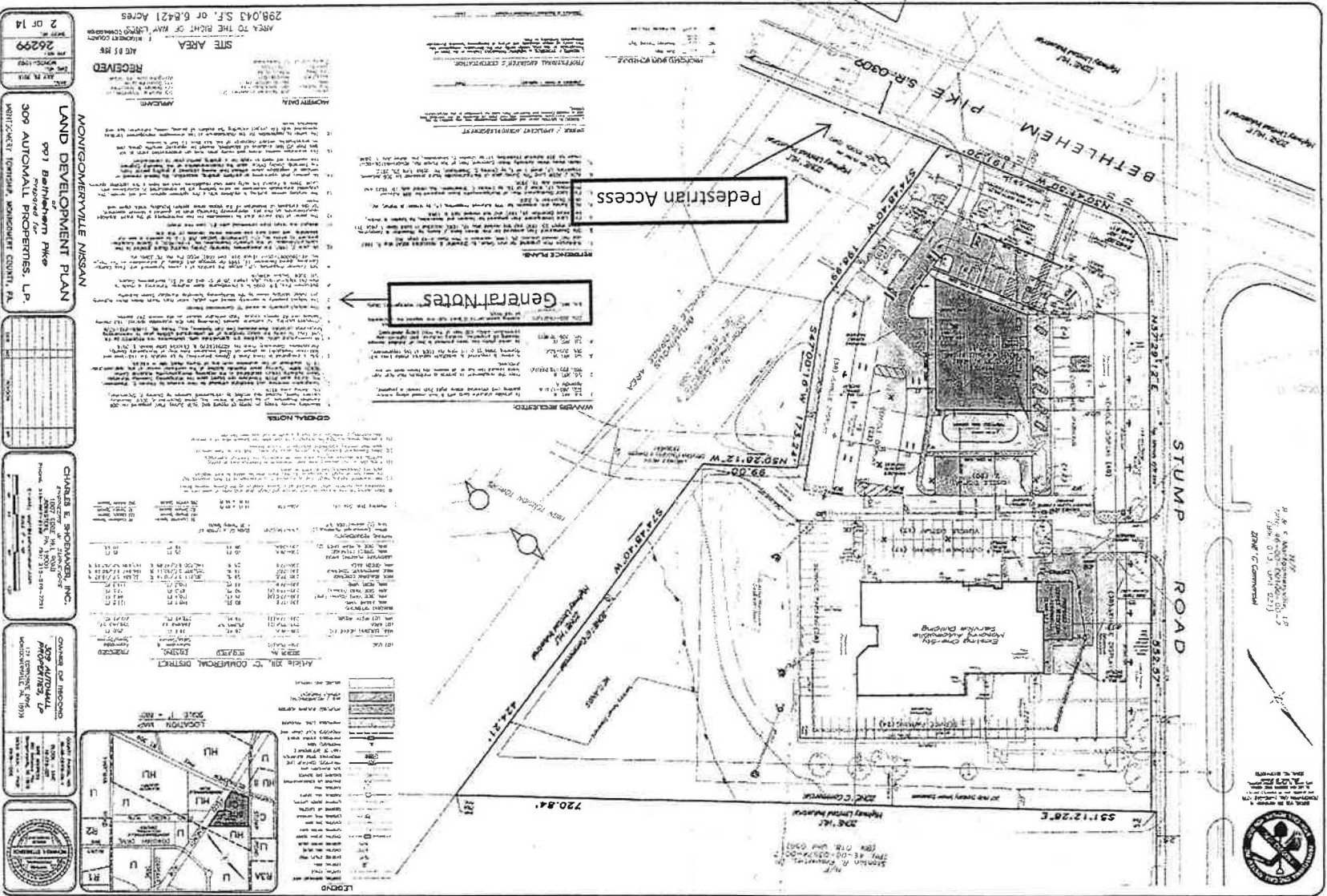


991 Bethlehem Pike  
309 Automall Properties  
Montgomeryville Nissan  
MCPC #160161001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 311 • Norristown, PA 19404-0311  
(610) 278-3722 • (610) 278-3641  
www.montcopa.org/planning  
Year 2015 aerial photography provided by the  
Delaware Valley Regional Planning Commission

0 100 200 400 Feet







TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

December 7, 2016

Mr. Bruce S. Shoupe  
Township Director of Planning and Zoning  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

**RE: Montgomeryville Nissan**  
**Preliminary/Final Land Development Plan Review**  
*Montgomery Township, Montgomery County, PA*  
Montgomery Township LD/S# 691  
TPD No. MOTO-00110

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the following items:

- Preliminary/Final Land Development Plans prepared by Charles E. Shoemaker, Inc., dated July 29, 2016, last revised November 2, 2016;
- Lighting Plans prepared by Glackin Thomas Panzak, dated July 29, 2016, last revised November 2, 2016;
- Response letter prepared by Charles E. Shoemaker, Inc., dated November 2, 2016.

Based on our review, we offer the following comments using the same numbering system as our August 31, 2016 review letter for those comments not yet addressed. Comments that were addressed are not shown.

**Previous Plan Comments**

1. The existing "Stop" sign and stop bar located on the curve on the parking aisle adjacent to the western corner of the proposed two story building should be labeled as "to be removed."
3. There is a potential conflict area with vehicles exiting the northern side of the proposed service reception addition and vehicles traveling northbound on the parking aisle located on the western side of the proposed addition. The response letter indicates that employees will drive the vehicles from the service reception area to the appropriate parking spaces or service bay and "at no time will customers drive vehicles out of the reception area. For this reason the applicant can mitigate any potential conflicts in this area with their employees." While employees may be aware of the sight distance issues, there could still be customers driving or walking in the drive aisle located on the western side of the service building who are not aware of the issue. In addition, it is not clear if the western wall of the service addition will be comprised of glass which will provide visibility or if it will be a solid material



which will restrict visibility. Furthermore, it is unclear where customers will pick-up their vehicles after the service is completed and if the customers will be driving the vehicles out of the reception area.

4. The following comments pertain to the waiver requests relative to pedestrian and vehicular traffic:

- a. *A waiver is requested from Article III, Section 205-17.D & Appendix A to provide concrete curb with a six inch reveal along the interior parking and driveways in lieu of eight inch curb.*

TPD has no objections to this waiver request and will defer to the Montgomery Township Board of Supervisors for the required curb height.

- b. *A waiver is requested from Article XVI, Section 205-102 which requires a Traffic Management Study.*

TPD has no objections to this waiver request because the proposed improvements will not result in a significant increase in traffic. Although the building square footage will increase by approximately 6,300 square feet, the improvements appear to address customer service and showroom areas which do not necessarily correlate to increased traffic. In addition, the improvements do not include the driveways.

5. TPD will defer to the Township Fire Marshal for review of the fire truck templates to ensure that fire trucks can be accommodated where necessary.

#### **Previous Lighting Comments**

7. The Lighting Plan shall be revised to label each proposed lighting fixture in plan view with the corresponding letter designation identified within the "Lighting Legend".
8. The calculation results for "Vehicle Display #6" are not within the IESNA recommended values. The proposed lighting design should be revised to adhere to IESNA recommended values as previously identified.
9. The previously requested information has been added to Note No. 19 on Sheet 2 of 15, however, it should be separated from the ownership and maintenance wording (e.g. create Note No. 20).

#### **New Lighting Comments**

20. The submitted Lighting and Landscaping Plans (6) shall be included within the overall development plan set/document in future submissions.
21. Confirm/Verify the calculation results for the "Trespass" calculation area. The reported values seem quite high for light spill onto adjacent properties and roadways. This should be minimized to the maximum extent feasible.

#### **New Plan Comments**

22. The crosswalk in the vicinity of the western corner of the proposed two-story show room is located where pedestrians may not be visible between parked vehicles, pedestrians in the crosswalk could be

Mr. Bruce S. Shoupe  
December 7, 2016  
Page 3

struck by vehicles backing out of the parking spaces, and there is nowhere to place pedestrian warning signs. The crosswalk should be relocated further to the northwest in the curbed area where pedestrian warning signs and diagonal downward pointing arrows can be provided.

23. Sidewalk should be provided between the front of the two-story showroom building and the proposed customer parking located to the south of the building entrance.
24. An "All Traffic Must Turn Right" sign (R3-7-1R), sized 30" x 30", should be provided below the "Stop" sign located in the vicinity of the southern end of the proposed two-story showroom.
25. The "One Way Do Not Enter" sign detail on Sheet 12 is not a standard sign. A "Do Not Enter" sign (R5-1) should be used in lieu of the "One Way Do Not Enter" sign.

We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Kevin L. Johnson, P.E.

President

[kjohnson@TrafficPD.com](mailto:kjohnson@TrafficPD.com)

cc: Larry Gregan, Township Manager  
Marita Stoerrle, Township Development Coordinator  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Mark D. Jonas, Esq., Eastburn and Gray, PC  
Frank Falzone, P.E., TPD  
Joseph Platt, P.E., TPD  
Eric Hammond, TPD



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

**August 31, 2016**

Mr. Bruce S. Shoupe  
Township Director of Planning and Zoning  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

**RE: Montgomeryville Nissan  
Preliminary/Final Land Development Plan Review**  
*Montgomery Township, Montgomery County, PA*  
Montgomery Township LD/S# 691  
TPD No. MOTO.A.00110

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the following items:

- Preliminary/Final Land Development Plans prepared by Charles E. Shoemaker, Inc., dated July 29, 2016;
- Lighting Plans prepared by Glackin Thomas Panzak, dated July 29, 2016.

Based on our review, we offer the following comments:

**Plan Comments**

1. The "Stop" sign and stop bar located on the curve on the parking aisle adjacent to the western corner of the proposed two story building should be removed.
2. The northernmost customer parking space located along the western side of the proposed two story building should be replaced with a painted island to facilitate turning movements and provide sufficient sight distance.
3. There is a potential conflict area with vehicles exiting the northern side of the proposed service reception addition and vehicles traveling northbound on the parking aisle located on the western side of the proposed addition. A "Do Not Enter" sign should be placed on the southwestern corner of the addition and a striped gore area should be provided along the western side of the addition to provide one-way southbound traffic flow for the parking aisle.

4. The following comments pertain to the waiver requests relative to pedestrian and vehicular traffic:

- a. *A waiver is requested from Article III, Section 205-17.D & Appendix A to provide concrete curb with a six inch reveal along the interior parking and driveways in lieu of eight inch curb.*

TPD has no objections to this waiver request and will defer to the Montgomery Township Board of Supervisors for the required curb height.

- b. *A waiver is requested from Article XVI, Section 205-102 which requires a Traffic Management Study.*

TPD has no objections to this waiver request because the proposed improvements will not result in a significant increase in traffic. Although the building square footage will increase by approximately 6,300 square feet, the improvements appear to address customer service and showroom areas which do not necessarily correlate to increased traffic. In addition, the improvements do not include the driveways.

5. The Township Fire Marshal should review the fire truck templates to ensure that fire trucks can be accommodated where necessary.

6. The following general notes should be included on the plan:

- a. "All proposed pedestrian facilities reflected on these plans shall be constructed to comply with the following standards:
- i. PennDOT Design Manual 2, Chapter 6.
  - ii. PennDOT Standards for Roadway Construction, Publication 72M, RC-67M.
  - iii. U.S. Access Board, Public Right of Way Accessibility Guidelines (PROWAG) and ADA Accessibility Guidelines for Buildings and Facilities (ADAAG)."

#### **Lighting Comments**

7. Since LED fixtures are being proposed, ensure that the resultant light output characteristics (i.e. color temperature) and illumination levels of the lighting are consistent with the existing conditions. Please investigate replacing all existing fixtures within the limits of work with more efficient lighting methods (i.e. LED).
8. Revise the site lighting calculations and statistics summary to include contributions from all on-site lighting fixtures.

- Please note that the proposed site lighting values (within the limits of work for this project) must comply with IESNA Lighting Handbook, 10<sup>th</sup> Edition; Recommended Lighting Values for Outdoor Automotive Sales, Table 34.2.
  - i. Revise the Calculation "Statistics" Summary to include separate calculation areas for all on-site circulation drives, featured vehicles areas, front rows, etc. per Table 34.2.
- 9. Please revise the included lighting plan to indicate or delineate the limits of each calculation area within the Calculation "Statistics" Summary.
- 10. In addition to the proposed "E", "F", "G", and "H" fixtures, please revise the Lighting Plan to label all existing site fixtures that are to remain.
- 11. Revise the Luminaire Schedule to include a column for mounting height. The mounting height callouts can then be removed in the plan view.
- 12. The Luminaire Schedule indicates a single lamp for fixtures "E", "F", "G", and "H", while the displayed icon indicates two, three, and four lamp fixtures. Please verify and revise as needed.
- 13. Please provide the anticipated hours of operation on the plans.
- 14. In Lighting Note No. 11, it is identified that all proposed fixtures will be dimmed to achieve the 50% reduction of lighting at 10:00PM. If this results in a different method for reduction of lighting from the existing site method, please consider revising the existing and/or proposed lighting system to operate in corresponding practices. If extinguishment is proposed, please revise the lighting plan to identify those fixtures to remain on after 10:00 PM until dawn.
- 15. Per Chapter A237-1 Streetlighting (Amended by Ordinance #13-276); "Street Lighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer, unless specifically waived by the Board of Supervisors."
  - TPD would support a waiver of this requirement along Stump Road and Bethlehem Pike (SR 0309), as existing lighting is not currently provided along the project site frontage.
- 16. The Applicant should coordinate with Montgomery Township Public Works to determine if the existing cobra head luminaire mounted on a utility pole at the southeastern corner of Bethlehem Pike (SR 0309) and Stump Road should be replaced with an equivalent LED fixture.
- 17. Revise Luminaire Schedule Note No. 7 to indicate that pole and fixture finishes shall match existing site fixtures.



Mr. Bruce S. Shoupe

August 31, 2016

Page 4

18. Please confirm ownership and maintenance responsibility of the site lighting. Adding a note indicating such will be sufficient.

19. All outside lighting, including sign lighting, shall be arranged, designed and shielded or directed so as to protect the abutting streets and highways and adjoining property from the glare of lights.

We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Kevin L. Johnson, P.E.

President

[kjohnson@TrafficPD.com](mailto:kjohnson@TrafficPD.com)

cc: Larry Gegan, Township Manager  
Marita Stoerrle, Township Development Coordinator  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Mark D. Jonas, Esq., Eastburn and Gray, PC  
Frank Falzone, P.E., TPD  
Joseph Platt, P.E., TPD  
Eric Hammond, TPD

**ZONING ORDINANCE  
PLAN REVIEW  
309 Automall Properties, L.P.  
Montgomeryville Nissan**

DATE: September 8, 2016

PLAN REVIEW – Montgomeryville Nissan – 991 Bethlehem Pike  
LD/S # 691 – Preliminary Approval

---

DEVELOPMENT NAME: 309 Automall Properties, L.P. – Montgomeryville Nissan  
LOCATION: 991 Bethlehem Pike LOT NUMBER & SUBDIVISION: NA  
ZONING DISTRICT: C-Commercial  
PROPOSED USE: Automotive – Sales and Service  
ZONING HEARING BOARD APPROVAL REQUIRED? NO  
CONDITIONAL USE APPROVAL REQUIRED? NA

	Proposed	Required	Approved	Not Approved	WAIVER
USE	Auto Sales and Service		X		
HEIGHT	28.0 ft.	Max 35 ft.			
LOT SIZE	298,043 sf.	25,000+	X		
SETBACKS					
FRONT	126.5 ft.	60.0 ft.	X		
SIDES	80.3 ft.	35.0 ft.	X		
2 <sup>nd</sup> SIDE	77.5 ft.	10.0 ft.			
REAR	110.3 ft.	40.0 ft.	X		
BUFFERS					
SOFTENING	????	20 ft. Perimeter	?		
SCREENING	????	20 ft. Perimeter	?		
BUILDING COVERAGE	10.97%	Max 20%	X		
IMPERVIOUS COVERAGE	52.55%	Min 75%	X		
GREEN AREA	47.45%	Min 25%	X		

Prior ZHB Applications: 5-84-603, 5-84-669, 5-84-675

**ADDITIONAL COMMENTS**

Based on my review the following items do not appear to comply with Township code. Upon further development of the plans, additional comments may become apparent.

- All signage will be reviewed under separate review
- Sheet 12 of 14 shows lighting standards in parking spaces. Please clarify.
- Sheet 14 of 14 shows vehicle display area along Stump Road encroaches into drive path.

- Accessible parking spaces for service center. Please clarify.
- Section 230-78 – If side and rear boundary lines abut commercial or industrial uses or district the required planting areas may be waived or reduced if deemed by the Board of Supervisors. Please clarify?

  
ZONING OFFICER

9.12.16  
DATE



## MONTGOMERY TOWNSHIP POLICE DEPARTMENT

---

J. Scott Bendig  
Chief of Police

1001 Stump Road • P.O. Box 68 • Montgomeryville, PA 18936  
215-362-2301 • Fax 215-362-6383

To: Montgomery Township Board of Supervisors  
Marita Stoerrle, Development Coordinator

From: J. Scott Bendig, Chief of Police

Date: August 18, 2016

Re: LD/S #: 691  
991 Bethlehem Pike *WISSA*  
Date of Plan: 7/29/16

---

A review of the above referenced subdivision/land development has been conducted on this date. There are no areas of concern to the police department at this time.

Thank you for the opportunity to review this subdivision/land development. Please contact me if you have any issues or concerns.

KENNETH AMEY, AICP  
professional land planner

November 23, 2016

(via e-mail)

Lawrence J. Grogan, Township Manager  
MONTGOMERY TOWNSHIP  
1001 Stump Road  
Montgomeryville, PA 18936

Re: Land Development Application  
991 Bethlehem Pike  
Township File #LD/S 691


Dear Mr. Grogan:

I am in receipt of a response letter and revised plans for the 309 Automall property at 991 Bethlehem Pike. Plans were prepared by Charles E. Shoemaker, Inc. and are dated July 29, 2016, last revised November 2, 2016. The property is zoned C Commercial and is also within the HLI Overlay District, is 6.84 acres in area and is located on the eastern corner of North Bethlehem Pike and Stump Road. The application proposes the removal of two buildings totaling 10,674 square feet and the construction of a new 15,000 square foot building along with a 2,000 square foot addition to the service building. Existing ingress/egress will remain unchanged. My comments follow:

1. The applicant's engineer has addressed the comments in my August 31, 2016 review letter. While I understand the response to my second comment, regarding sidewalk along the PECO property, I still think it would be worth considering a connection between the two dealerships.

Please let me know if there are any questions.

Very truly yours,

  
Kenneth Amey

1122 Old Bethlehem Pike  
Lower Gwynedd, PA 19002



phone: 215.283.9619

fax: 215.646.3458

kenamey@aol.com

cc: Bruce S. Shoupe, Township Director of Planning and Zoning  
Marita Stoerle, Development Coordinator  
Marianne McConnell, Deputy Zoning Officer  
James P. Dougherty, PE, Township Engineer  
Frank Bartle, Esq., Township Solicitor  
Kevin Johnson, PE, Township Traffic Engineer  
Judith Stern Goldstein, ASLA, Township Landscape Architect  
Richard Stoneback, PE, Charles E. Shoemaker, Inc.



KENNETH AMEY, AICP  
professional land planner

August 31, 2016

(via e-mail)

Lawrence J. Gegan, Township Manager  
MONTGOMERY TOWNSHIP  
1001 Stump Road  
Montgomeryville, PA 18936

Re: Land Development Application  
991 Bethlehem Pike  
Township File #LD/S 691

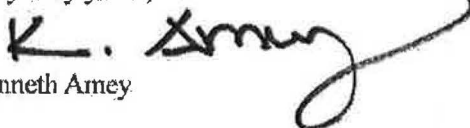
Dear Mr. Gegan:

I am in receipt of a land development application dated August 3, 2016 for the 309 Automall property at 991 Bethlehem Pike. Plans submitted with the application were prepared by Charles E. Shoemaker, Inc. and are dated July 29, 2016, with no revisions noted. The property is zoned C Commercial and is also within the HLI Overlay District, is 6.84 acres in area and is located on the eastern corner of North Bethlehem Pike and Stump Road. The application proposes the removal of two buildings totaling 10,674 square feet and the construction of a new 15,000 square foot building along with a 2,000 square foot addition to the service building. Existing ingress/egress will remain unchanged. My comments follow:

1. The building envelope shown on sheet 2 of 14 should be revised so as not to include the area within the sanitary sewer easement or the designated wetland area.
2. The Board of Supervisors may want to consider asking the applicant to work with PECO to install sidewalks along the Bethlehem Pike frontage between the Nissan and Acura dealerships.
3. Any proposed new signs will require separate permits and approvals from Montgomery Township.

Please let me know if there are any questions.

Very truly yours,

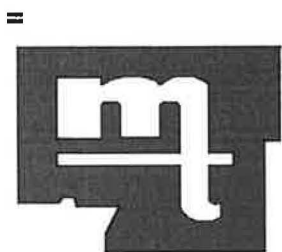
  
Kenneth Amey

1122 Old Bethlehem Pike  
Lower Gwynedd, PA 19002



phone: 215.283.9619  
fax: 215.646.3458  
kenamey@aol.com

cc: Bruce S. Shoupe, Township Director of Planning and Zoning  
Marita Stoerrle, Development Coordinator  
Marianne McConnell, Deputy Zoning Officer  
James P. Dougherty, PE, Township Engineer  
Frank Bartle, Esq., Township Solicitor  
Kevin Johnson, PE, Township Traffic Engineer  
Judith Stern Goldstein, ASLA, Township Landscape Architect  
Richard Stoneback, PE, Charles E. Shoemaker, Inc.



**MONTGOMERY TOWNSHIP**  
**DEPARTMENT OF FIRE SERVICES**  
1001 STUMP ROAD  
MONTGOMERYVILLE, PA 1 18936-9605  
Telephone: 215-393-6935 • Fax: 215-699-1560  
email: rlesniak@montgomerytwp.org  
www.montgomerytwp.org

**RICHARD M. LESNIAK**  
DIRECTOR OF FIRE SERVICES  
FIRE MARSHAL  
EMERGENCY MANAGEMENT  
COORDINATOR

**FIRE MARSHALS OFFICE:**  
215-393-6936

March 21, 2017

Bruce Shoupe  
Director of Planning and Zoning  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Re: Montgomeryville Nissan

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed renovations of the Montgomeryville Nissan.

Using the 2009 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

1. **503.1.1 Buildings and facilities.** *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet (45720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

**Exception:** The *fire code official* is authorized to increase the dimensions of 150 feet (45720 mm) where:

1. The building is equipped throughout with an *approved* automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group-U occupancies.

**COMMENT:** This section has been addressed on revision letter dated 11-2-16 on page 5 under this section.

2. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

**COMMENT:** This section has been addressed on Sheet 2 of 14 on plans dated 7/29/16

3. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.

**COMMENT:** This section has been addressed on Sheet 12 of 15 on plans dated 11-2-16

Bruce Shoupe

4. **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. “NO PARKING FIRE LANE” signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal’s Office.

- Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
- Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

**COMMENT: This section has been addressed on sheet 12 of 14 on plans dated 7/29/16**

5. **505.1 Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 05. Inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.

**Comment: This section has been addressed on sheet 12 of 15 on plans dated 11-2-16**

6. **912.0 Fire Department Connection(s).** Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. A fire hydrant shall be located within 100 feet of Fire Department Connection.

**Comment: This section has been addressed on the Charles Shoemaker letter dated 2-28-17**

7. **B105.2 Buildings other than one-and two-family dwellings.** The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

**Exception:** A reduction in required fire-flow of up to 75 percent, as *approved*, allowed when the building is provided with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

**COMMENT: This section has been noted on revision letter dated 11-2-16 on page 7 under this section and will be waiting a revised letter.**

8. **D105.1 Where required.** Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with *approved* fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility power lines shall not be located within the aerial fire apparatus access roadway.

**COMMENT: This section has been noted on revision letter dated 11-2-16 on page 7 under this section.**

9. **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height.

**COMMENT: This section has been noted on revision letter dated 11-2-16 on page 7 under this section. The building height is noted as 28.0 ft.**

#### **GENERAL COMMENTS**

10. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.

**COMMENT: This section has been noted on revision letter dated 11-2-16 on page 7 under this section.**

11. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted in regards to placement of truss placard.

**Comment: This section has been addressed on sheet 12 of 15 on plans dated 11-2-16**

12. Fire Department key boxes (Knox Box) SHALL be provided on buildings at an approved location. Knox Box forms are available through the Fire Marshals or Code Enforcement Office.

**Comment: This section has been addressed on sheet 12 of 15 on plans dated 11-2-16**

13. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13.

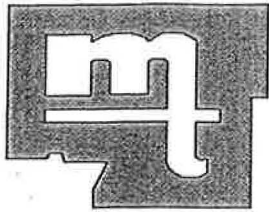
**Comment: This section has been addressed on sheet 12 of 15 on plans dated 11-2-16**

The Fire Marshal's Office recommends that the proposed development be approved as submitted.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Richard M. Lesniak  
Director of Fire Services



**MONTGOMERY TOWNSHIP**  
**DEPARTMENT OF FIRE SERVICES**  
1001 STUMP ROAD  
MONTGOMERYVILLE, PA 1 18936-9605  
Telephone: 215-393-6935 • Fax: 215-699-1560  
email: rlesniak@montgomerytp.org  
www.montgomerytp.org

**RICHARD M. LESNIAK**  
DIRECTOR OF FIRE SERVICES  
FIRE MARSHAL  
EMERGENCY MANAGEMENT  
COORDINATOR

**FIRE MARSHALS OFFICE:**  
215-393-6936

November 1, 2016

Bruce Shoupe  
Director of Planning and Zoning  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

RECEIVED  
NOV 10 2016  
MONTGOMERY TOWNSHIP

Re: Montgomeryville Nissan

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed renovations of the Montgomeryville Nissan.

Using the 2009 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

1. **503.1.1 Buildings and facilities.** *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet (45720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.  
**Exception:** The *fire code official* is authorized to increase the dimensions of 150 feet (45720 mm) where:
  1. The building is equipped throughout with an *approved* automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
  2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
  3. There are not more than two Group R-3 or Group-U occupancies.
2. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.  
**Comment:** The following concerns have been noted related to the turning radius plan provided on Sheet 12 of 14:
  - Our ladder truck will not be able to maneuver around portions of the service building. It appears that the truck will strike the building, run over curbing, and drive through the security fencing.
  - The turning radius plan indicates unobstructed driving lanes throughout the site. Below are photos showing actual conditions on Friday, October 28, 2016. Due to the parking of vehicles in either prohibited areas or along the driving lanes, our apparatus will not be able to maneuver through the site.

The applicant should review and modify the proposed plans.





3. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

**Comment:** This section has been addressed on Sheet 2 of 14 on plans dated 7/29/16

4. **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. “NO PARKING FIRE LANE” signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal’s Office.

- Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
- Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

**Comment:** While “No Parking – Fire Lane” signs have been added on sheet 12 of 14, dated 7/29/16, they should be installed perpendicular to the roadway so motorists can clearly read the sign. In addition, due to the parking conditions that were observed on October 28, 2016, additional signage should be added to prevent parking that would impede fire apparatus movement throughout the site.

5. **505.1 Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.

**Comment:** Street address numbers shall be provided if they are not currently posted on the building as directed by the Fire Marshal’s Office.

6. **912.0 Fire Department Connection(s).** Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6.

**Comment:** Applicant shall provide a fire hydrant within 100 feet of the Fire Department Connection.

7. **B105.2 Buildings other than one-and two-family dwellings.** The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

**Exception:** A reduction in required fire-flow of up to 75 percent, as *approved*, allowed when the building is provided with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

**Comment:** Applicant should provide the construction type to determine the minimum fire-flow and flow duration. This information will also be used to determine the number of fire hydrants and required spacing between same.

8. **C103.1 Fire hydrants available.** The minimum number of hydrants available to a building shall not be less than that listed in Table C105.1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

9. **C105.1 Hydrant spacing.** The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

**Exception:** The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

10. **D105.1 Where required.** Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with *approved* fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility power lines shall not be located within the aerial fire apparatus access roadway.

**Comment: Applicant should confirm that the height of the building is less than 30 feet.**

11. **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height.

#### GENERAL COMMENTS

12. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.
13. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted in regards to placement of truss placard.

**Comment: In the event the truss placard should be relocated due to construction.**

14. Fire Department key boxes (Knox Box) SHALL be provided on buildings at an approved location. Knox Box forms are available through the Fire Marshals or Code Enforcement Office.

**Comment: In the event the Knox Box should be relocated due to construction.**

15. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13.

The Fire Marshal's Office recommends that the proposed plans need to be revised and reviewed by the Fire Marshal prior to the development being approved.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Richard M. Lesniak  
Director of Fire Services

**CHARLES E. SHOEMAKER, INC.**

ENGINEERS AND SURVEYORS  
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS  
1007 EDGE HILL ROAD  
ABINGTON, PENNSYLVANIA 19001

RECEIVED  
MAR 03 2017  
MONTGOMERY TOWNSHIP

February 28, 2017

Richard M. Lesniak, Director of Fire Services  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

**RE: MONTGOMERYVILLE NISSAN – FIRE SERVICES RESPONSE**  
309 Automall Properties, L.P. c/o Nappen & Associates  
991 Bethlehem Pike  
TPN: 46-00-00106-00-1 (Block 018, Unit 027)

Dear Mr. Lesniak:

In response to your review of the Montgomery Nissan service reception addition and sales building, we have prepared a Public Safety and Signage Plan to address your concerns as outlined in your review and subsequent meeting on January 23, 2017.

Please find the below responses to your letter dated November 1, 2016. Your comments are in *italics* and my responses in **bold type**.

*1. 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet (45720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.*

*Exception: The fire code official is authorized to increase the dimensions of 150 feet (45720 mm) where:*

- 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1. 903.3.1.2 or 903.3.1.3.*
- 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.*
- 3. There are not more than two Group R-3 or Group-U occupancies.*

**Fire truck turning template has been provided on the plan showing circulation around both building structures and all points of access from Stump Road and Bethlehem Pike. Larger turning radii is proposed on either side of the entrance from Stump Road by enlarging the stripped areas on both sides of the entry.**

*2. 503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.*

*Comment: The following concerns have been noted related to the turning radius plan provided on Sheet 12 of 14:*



**CHARLES E. SHOEMAKER, INC.**ENGINEERS AND SURVEYORS  
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS

- *Our ladder truck will not be able to maneuver around portions of the service building. It appears that the truck will strike the building, run over curbing, and drive through the security fencing.*

**New fire truck turning template is provided through the site taking into account the location of the existing sliding gates at both ends of the rear storage area behind the service building.**

- *The turning radius plan indicates unobstructed driving lanes throughout the site. Below are photos showing actual conditions on Friday, October 28, 2016. Due to the parking of vehicles in either prohibited areas or along the driving lanes, our apparatus will not be able to maneuver through the site.*

**The applicant acknowledged vehicle parking in restricted areas during the inspection and has emphasize no parking shall occur by customers or sales vehicles to the manager and staff. Note #6 was added to the plans on sheet 12.**

**3. 503.2.1 Dimensions.** *Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).*

*Comment: This section has been addressed on Sheet 2 of 14 on plans dated 7/29/16*

**4. 503.3 Marking.** *Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. "NO PARKING FIRE LANE" signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office.*

- *Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.*
- *Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.*

*Comment: While "No Parking - Fire Lane" signs have been added on sheet 12 of 14, dated 7/29/16, they should be installed perpendicular to the roadway so motorists can clearly read the sign. In addition, due to the parking conditions that were observed on October 28, 2016, additional signage should be added to prevent parking that would impede fire apparatus movement throughout the site.*

**Eight perpendicular double sided and eight wall mounted "No Parking Fire Lane" signs are illustrated on sheet 12 of 15. Pavement markings adjacent to buildings and no parking areas were added to the plan in addition to pole or building mounted signage. See plan.**

**5. 505.1 Address identification.** *New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 05. Inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.*

*Comment: Street address numbers shall be provided if they are not currently posted on the building as directed by the Fire Marshal's Office.*



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The applicant to provide street number identification as directed by the Fire Marshal's office. See note #2 on sheet 12 of 15.

6. 912.0 Fire Department Connection(s). Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6.

*Comment: Applicant shall provide a fire hydrant within 100 feet of the Fire Department Connection.*

**A new fire department connection is proposed along Stump Road in vicinity of existing fire hydrant #M-108. The connection shall be to standards providing one 5" Storz connection with 30 degree turned down elbow. See sheet 12 for location and notes.**

7. B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B 1 05.1.

*Exception: A reduction in required fire-flow of up to 75 percent, as approved, allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B 1 05.1.*

*Comment: Applicant should provide the construction type to determine the minimum fire-flow and flow duration. This information will also be used to determine the number of fire hydrants and required spacing between same.*

**The architect indicates the proposed sales building, new service reception area and existing service facility are classified as Type II-B construction. See note # 7 on sheet 12 of 15. The North Wales Water Authority provided flow data that indicates available water flow at this location exceeds 2,500 GPM. See note # 8 on sheet 12 of 15.**

8. C103.1 Fire hydrants available. The minimum number of hydrants available to a building shall not be less than that listed in Table C105.1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C 1 05.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted. **Three existing fire hydrants are situated within 225 feet or less from the subject property. See note # 8 on sheet 12 of 15.**

9. C105.1 Hydrant spacing. The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

*Exception: The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.*

*Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C 1 05.1.*

**See plan for location of two existing hydrants along Stump Road and one along Bethlehem Pike.**

10. D105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility power lines shall not be located within the aerial fire apparatus access roadway.

*Comment: Applicant should confirm that the height of the building is less than 30 feet.*

**The maximum building height for both existing and proposed structures is 28 feet.**

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SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS

*11 D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height.*

**Building height does not exceed 28 feet.**

**GENERAL COMMENTS**

*12. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.*

**Gas service enters the property from Stump Road to the rear of the service building. The meter is protected behind steel bollards. The existing automotive sales buildings are serviced from the same source with a line under the pavement between the service building and sales buildings. The new sales building will utilize the existing gas lines and enter the new building on the north side facing the proposed rain garden.**

*13. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188.*

*Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted in regards to placement of truss placard.*

*Comment: In the event the truss placard should be relocated due to construction.*

**The owner acknowledges the requirement for truss placard. See note 3 on sheet 12 of 15.**

*14. Fire Department key boxes (Knox Box) SHALL be provided on buildings at an approved location.*

*Knox Box forms are available through the Fire Marshals or Code Enforcement Office.*

*Comment: In the event the Knox Box should be relocated due to construction.*

**The owner acknowledges the requirement to provide key box for emergency use. See note 4 on sheet 12 of 15.**

*15. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13.*

**The owner acknowledges the requirement for notification. See note 5 on sheet 12 of 15.**

Thank you for your assistance. Should you have any further question or additional comments, please do not hesitate to contact me.

Sincerely,

Gary A. Tilford, PLS  
Charles E. Shoemaker, Inc.

cc: Robert W. Nappen, Nappen & Associates  
Allan I. Nappen, Nappen & Associates  
Marc D. Jonas, Esq., Eastburn and Gray, PC  
Bruce S. Shoupe, Montgomery Twp. Director of Planning and Zoning  
CES File 26299

**CHARLES E. SHOEMAKER, INC.**

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SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS  
1007 EDGE HILL ROAD  
ABINGTON, PENNSYLVANIA 19001

RECEIVED

MAR 06 2017

MONTGOMERY TOWNSHIP

February 27, 2017

Bruce S. Shoupe, Director of Planning and Zoning  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

**RE: MONTGOMERYVILLE NISSAN –SUPPLEMENTAL WAIVER/EXCEPTION LIST**

309 Automall Properties, L.P. c/o Nappen & Associates  
991 Bethlehem Pike  
TPN: 46-00-00106-00-1 (Block 018, Unit 027)

Dear Mr. Shoupe:

In addition to the waivers/exceptions previously requested (restated below), the applicant is requesting waiver of the sidewalk requirement along the PECO Energy property.

The waiver is from the following section of the Montgomery Township Land Subdivision Ordinance:

Section 205-22.A. Where required. Sidewalks shall be required at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience.

In this instance, sidewalks are not necessary for public safety or convenience.

This new section of sidewalk would be located on property owned by PECO Energy and would cross the 250 foot wide PECO right-of-way along Bethlehem Pike between the driveway entrance to the Nissan Dealership and the present walk terminus at the westerly property line of the Montgomeryville Acura dealership.

There are numerous compelling reasons justifying the grant of this waiver:

- The sidewalk at the east end of the Acura property ends at a stream culvert and the quarry property. There is no sidewalk from that point farther east past Hartman Road.
- There is no current or likely future need for the sidewalk to serve the walking public. The owner of the property has never observed pedestrians on the existing sidewalk in front of the Nissan dealership.
- Bethlehem Pike is a state highway. There is no curb along this section of highway to provide separation between pedestrians and vehicles. The slope of the shoulder is very significant and would require extensive grading to construct a walk within the PennDOT right-of-way.
- PECO has leased the property to the applicant for the limited purpose of automobile storage. Construction of a sidewalk is not within the scope and terms of the lease..

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- The Nissan project as proposed limits the earth disturbance to slightly less than one acre. An extension of the sidewalk would subject the application to additional permitting by the County Conservation District for NPDES monitoring of earth disturbance activities. This would cause a substantial and unnecessary delay to the applicant.

Based on these notable concerns, the benefits to the public do not outweigh the additional delays associated with negotiations with PECO Energy, highway occupancy permitting by PennDOT, and issuance of NPDES permit.

The following waivers were previously requested:

1. **Art. III, Sec. 205-17.D & Appendix A** – To provide concrete curb with six (6) inch reveal along interior parking and driveways where eight inch reveal is required. This will facilitate ADA access;
2. **Art. III, Sec. 205-18.D.(4)(d)** - From the requirement to provide a minimum four foot high fence around the top of all basins. The existing stormwater basin is located on commercial property in the rear and remains dry the majority of the time;
3. **Art. III, Sec 205-24 & Chapter A237-1** – Street lighting shall be installed along each street in each subdivision along each street front abutting a public street in each land development by the developer and at the expense of the developer, unless specifically waived by the Board of Supervisors. Street lighting is not currently provided along Stump Road and Bethlehem Pike (SR 0309);
4. **Art. VI, Sec 205-52.A.(2)(a)** – A partial waiver is requested from providing eight (8) street trees. Seventeen (17) trees are required, seven (7) existing trees have been utilized towards the street tree requirement and two (2) additional trees have been provided. There are an additional eleven (11) existing trees within close proximity to the desirable street tree locations. The proposed and existing street trees present a visually interesting informal arrangement while meeting the intent of the street tree planting requirements;
5. **Art. VI, Sec 205-52.B.(2)(a)** – A waiver is requested from providing landscape softening buffer requirements. The proposed land use is consistent with the existing land use. Existing landscape planting beds are located along Stump Road and a variety of existing plant material is located along other property lines;
6. **Art. VI, Sec. 205-52.D(1)(a) & Table 1.** – A waiver is requested from providing parking perimeter shrub plantings. The new or reconfigured parking and display spaces are located towards the interior of the site where minimal planting area is available;
7. **Art. VI, Sec. 205-52.F.(6)** – A waiver is requested to allow for 100% of the shade trees required to meet the rain garden landscaping requirements. The plans propose to substitute flowering trees at a ratio of 1:1. We believe the rain garden will function better

**CHARLES E. SHOEMAKER, INC.**

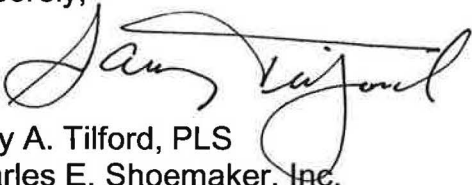
ENGINEERS AND SURVEYORS  
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS

long term with smaller flowering trees due to its proximity to the building and strategic display and sales area;

8. **Art. IX, Sec. 205-78.B.(1)** – An aerial photo has been provided in lieu of detailed surveys showing all properties, existing features, and right-of-way information within 400 feet of the tract being developed;
9. **Art. IX, Sec. 205-78.C.(1)** – From the requirement to provide tentative grades to an existing street or to a point 400 feet beyond the boundaries of the tract;
10. **Art. XVI, Sec. 205-102.A.** - From the requirement to provide a Traffic Management Study;
11. **Z.O. Sec. 230-78.A.** – Landscape screening area no less than 25 feet in width and plantings may be waived by the Board of Supervisors "if the side and rear boundary lines abut commercial or industrial uses or zoning districts".

We respectfully submit that the waiver requests are both warranted and supported by the standards for the grant of exceptions set forth in sections 205-7 and 205-49.A of the Township ordinance. The grant of these exceptions will not be contrary to the public interest and they will permit reasonable utilization of the applicant's property while securing substantial conformance with the objectives of the Township's regulations.

Sincerely,



Gary A. Tilford, PLS  
Charles E. Shoemaker, Inc.

cc: Robert W. Nappen, Nappen & Associates  
Allan I. Nappen, Nappen & Associates  
Marc D. Jonas, Esq., Eastburn and Gray, PC  
Bernard S. Panzak, Jr., RLA, Glackin, Thomas, Panzak, Inc.  
CES File 26299



**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY**

**SUBJECT:** Consider Acceptance of the Start of Maintenance Period and Escrow Release #5- LD/S# 677  
- Narayan Guest House – 1630 County Line Road

**MEETING DATE** March 27, 2017

**ITEM NUMBER:** #13.

**MEETING/AGENDA:** WORK SESSION      ACTION XX      NONE

**REASON FOR CONSIDERATION:** Operational: XX    Information:    Discussion:    Policy:

**INITIATED BY:** Bruce Shoupe      **BOARD LIAISON:** Candyce Fluehr Chimera  
Director of Planning and Zoning      Chairman

**BACKGROUND:**

Nand and Sashi Todi, have requested that the eighteen month maintenance period for the Narayan Guest House begin, therefore, the Board needs to publicly accept the start of the maintenance period. They have also requested an escrow release in the amount of \$40,727.93, which was held as a Cash Escrow. The developer has provided a Cash Escrow in the amount of \$40,592.52, which is 15% of the original total escrow. This will be held for a period of 18 months until September 27, 2018. The Township Engineer recommends that this release #5 be made and the maintenance period begin.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:**    None

**PREVIOUS BOARD ACTION:**    None

**ALTERNATIVES/OPTIONS:**

Accept the start of the maintenance period for this project and release the balance of the escrow account.

**BUDGET IMPACT:**    None.

**RECOMMENDATION:**

That the start of the maintenance period for this project be accepted and the escrow be released.

**MOTION/RESOLUTION:**

The Resolution is attached. The Board of Supervisors hereby authorize a construction escrow release in the amount of \$40,727.93 and the start of the maintenance period as recommended by the Township Engineer for the Narayan Guest House. This release is contingent upon payment of all Township Consultant fees and posting of security for Maintenance Period.

**MOTION** \_\_\_\_\_      **SECOND** \_\_\_\_\_

**ROLL CALL:**

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

**DISTRIBUTION:** Board of Supervisors, Frank R. Bartle, Esq.

Resolution #

WHEREAS, a request for the start of the maintenance period and release of escrow was received from Nand and Sashi Todi, for the Narayan Guest House project (LDS#677), on the representation that work set forth in the land development agreement to that extent has been completed; and

WHEREAS, said land development agreement states that the Township is entitled to retain fifteen percent of escrow to serve as an eighteen month completion guaranty, upon final inspection by the Township Engineer. The maintenance guaranty should be in the amount of \$40,592.52, which is 15% of the original escrow amount; and

WHEREAS, the developer has requested the release of the original Cash Escrow, in the amount of \$40,727.93. And, the developer has provided a new Cash Escrow in the amount of \$40,592.52. All Township Consultant fees must be paid prior to the release of this Letter of Credit.

WHEREAS, all public improvements have been completed, but will need to be inspected at the end of the eighteen month maintenance period, prior to the release of the 15% maintenance guaranty. The developer shall contact the Township in writing to request a final inspection for acceptance at the end of the guaranty period. These inspections will be performed when plant materials are in full leaf only (May 1 through November 15). All guaranty escrow funds will be released upon acceptance at the end of the guaranty period. The guaranty will be extended until 30 days after receipt of the request letter following May 1. Should the end of the guaranty period occur after November 15, the guaranty period shall be extended to May 15.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby acknowledge that the start of the maintenance period is March 27, 2017, and will continue for a time of eighteen months or until September 27, 2018.

BE IT ALSO RESOLVED, that we hereby authorize Escrow Release #5 of \$40,727.93, from the applicant's construction escrow account once all bills have been paid.

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: Applicant, F. Bartle, J. Dougherty, B. Shoupe, M. Stoerrie, Finance Department, Minute Book, Resolution File. File

Released By Department Director \_\_\_\_\_

## Bruce S. Shoupe

---

**From:** David J Caracausa <davidc@cbpremierproperties.com>  
**Sent:** Tuesday, March 14, 2017 11:56 AM  
**To:** 'Jim Dougherty'; Larry Gregan  
**Cc:** Bruce S. Shoupe; Marianne J. McConnell; Marita A. Stoerrle; 'Johnson, Kevin'; 'Platt, Joe'; 'Judy Stern Goldstein'; 'Valerie L Liggett ASLA, R.L.A.'; ntodi@pennmfg.com; 'Russ Dunlevy'; 'Brian Dusault'  
**Subject:** RE: Narayan Guest House LDS677 - escrow release #5

Jim,  
With reference to the Narayan Guest house and the 5th release I would like to confirm the following:

- Please start the 18 month maintenance period
- The maintenance period funding will be cash so the final release you just authorized should be used to fund the maintenance period.
- Please send a confirming letter that the maintenance period has commenced and funded.

Thank you for your assistance on this matter.

Best Regards,

**David J. Caracausa**  
**REALTOR, BROKER ASSOCIATE & DEVELOPER**  
**CERTIFIED COUNSELOR OF REAL ESTATE**

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---

**From:** Jim Dougherty [mailto:JDOUGHERTY@gilmore-assoc.com]  
**Sent:** Tuesday, March 14, 2017 11:37 AM  
**To:** Lawrence J. Gregan (lgregan@montgomerytwp.org) <lgregan@montgomerytwp.org>

**Cc:** Bruce S. Shoupe (bshoupe@montgomerytwp.org) <bshoupe@montgomerytwp.org>; Marianne J. McConnell (MMcconnell@montgomerytwp.org) <MMcconnell@montgomerytwp.org>; Marita A. Stoerrle <mstoerrle@montgomerytwp.org>; Johnson, Kevin <kjohnson@trafficpd.com>; 'Platt, Joe' <jplatt@trafficpd.com>; Judy Stern Goldstein <JGoldstein@bjengineers.com>; Valerie L Liggett ASLA, R.L.A. (vliggett@bjengineers.com) <vliggett@bjengineers.com>; ntodi@pennmfg.com; David J. Caracausa (davidc@cbpremierproperties.com) <davidc@cbpremierproperties.com>; Russ Dunlevy <rdunlevy@gilmore-assoc.com>; Brian Dusault <BDUSAULT@gilmore-assoc.com>

**Subject:** RE: Narayan Guest House LDS677 - escrow release #5

Larry,  
Please refer to attached escrow release #5. This is the final release prior to the start of the maintenance period. We recommend this final release be contingent upon submission of maintenance security in the amount of \$40,592.52.  
Thanks,  
Jim

---

**From:** Jim Dougherty  
**Sent:** Thursday, November 17, 2016 11:08 AM  
**To:** Lawrence J. Gegan (lgegan@montgomerytwp.org)  
**Cc:** Bruce S. Shoupe (bshoupe@montgomerytwp.org); Marianne J. McConnell (MMcconnell@montgomerytwp.org); Marita A. Stoerrle; Johnson, Kevin; Platt, Joe; Judy Stern Goldstein; Valerie L Liggett ASLA, R.L.A. (vliggett@bjengineers.com); ntodi@pennmfg.com; David J. Caracausa (davidc@cbpremierproperties.com); Russ Dunlevy; Brian Dusault  
**Subject:** Narayan Guest House LDS677 - escrow release #4

Larry,  
  
Please refer to attached.

Note submission, review and approval of the revised as-built plan, completion of the punch list items and receipt of maintenance security in the amount of \$40,592.52 are required prior to any future releases. It is our understanding the developer intends to provide maintenance security in the form of a cash escrow.

Thanks,  
Jim



**James P. Dougherty, P.E., Senior Project Manager**  
**Gilmore & Associates, Inc.**

65 E. Butler Avenue, Suite 100, New Britain, PA 18901  
Main: 215-345-4330 x343 | Fax: 215-345-8606 | Cell: 267-718-9614

[www.gilmore-assoc.com](http://www.gilmore-assoc.com) | BUILDING ON A FOUNDATION OF EXCELLENCE

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# GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

VIA EMAIL

March 14, 2017

File No. 2014-06055

Mr. Lawrence Gregan, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Reference: Financial Security Release 5 – Final Release  
Narayan Guest House Preliminary/Final Land Development – LD/S #677  
1630 County Line Road  
Tax Parcel #46-00-00556-00-1; Block 16A, Unit 177

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements indicated on the enclosed Escrow Status Report in the amount of \$40,727.93 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that this is the final release prior to the start of the maintenance period. We recommend this final release be contingent upon submission of maintenance security in the amount of \$40,592.52.

These improvements will be subject to a final inspection at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,

James P. Dougherty, P.E.  
Gilmore & Associates, Inc.  
Senior Project Manager

JPD/

Enclosure: as referenced

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marita A. Stoerrle, Development Coordinator – Montgomery Township  
Marianne McConnnell, Deputy Zoning Officer – Montgomery Township  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Nand and Shashi Todi  
David J. Caracausa, Broker/President – Coldwell Banker Premier Properties  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
Brian Dusault, Construction Services Manager – Gilmore & Associates, Inc.

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Phone: 215-345-4330 | Fax: 215-345-8606  
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**RELEASE OF ESCROW FORM**

Russell S. Dunlevy, P.E.  
Senior Executive Vice President  
Gilmore & Associates, Inc.  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901  
215-345-4330

Date: 03/14/2017

Development: Narayan Guest House Project - LD/S #677

G&A Project #: 2014-06055

Release #: 5

Dear Mr. Dunlevy:

This is an escrow release request in the amount of \$40,727.93. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

**ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.**

Mr. Lawrence Gegan  
Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Date: 03/14/2017

Dear Mr. Gegan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$40,727.93 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Daugherty For RSA  
Russell S. Dunlevy, P.E., Senior Executive VP, Gilmore & Associates, Inc.

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from Nand and Sashi Todi for Narayan Guest House Project - LD/S #677, in the amount of \$40,727.93, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$40,727.93; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$40,727.93; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.  
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Cash with Montgomery Township in total sum of \$297,678.47 pursuant to a signed Land Development Agreement and that \$256,950.54 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$0.00 in escrow.

MOTION BY \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

DATED: \_\_\_\_\_

RELEASED BY: \_\_\_\_\_

Department Director



## ESCROW STATUS REPORT

### SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 5  
RELEASE DATE: 03-Mar-2017

PROJECT NAME: Narayan Guest House Project  
PROJECT NO.: 2014-06055  
TOWNSHIP NO.: LD/S #677  
PROJECT OWNER: Nand and Sashi Todi

TOTAL CONSTRUCTION: \$ 270,616.79  
TOTAL CONSTRUCTION CONTINGENCY (10%): \$ 27,061.68  
TOTAL CONSTRUCTION ESCROW POSTED: \$ 297,678.47

ORIGINAL CONSTRUCTION AMOUNT: \$ 297,678.47

AMOUNT OF THIS RELEASE: \$ 40,727.93

MUNICIPALITY: Montgomery Township  
ESCROW AGENT: Montgomery Township  
TYPE OF SECURITY: Cash  
AGREEMENT DATE: 25-Nov-2015

TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 27,100.00  
TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 2,700.00

PRIOR CONSTRUCTION RELEASED: \$ 256,950.54  
TOTAL CONSTRUCTION RELEASED TO DATE: \$ 297,678.47

BALANCE AFTER CURRENT RELEASE: \$ -

MAINTENANCE BOND AMOUNT (15%): \$ 40,592.52

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 6
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
A. <u>EARTHWORK &amp; DEMOLITION</u>											
1. Strip Topsoil Stockpile	CY	1,600	\$ 2.53	\$ 4,048.00		\$ -	1,600.00	\$ 4,048.00		\$ -	
2. Site Cut/Fill	CY	1,071	\$ 3.00	\$ 3,213.00		\$ -	1,071.00	\$ 3,213.00		\$ -	
3. Rough Grade Site	SF	37,972	\$ 0.03	\$ 1,139.16		\$ -	37,972.00	\$ 1,139.16		\$ -	
4. Respread 8" Topsoil and 3" Amended Soil, Grade and Seed	CY	375	\$ 73.00	\$ 27,375.00		\$ -	375.00	\$ 27,375.00		\$ -	
5. Curb- Excavation/Backfill	LF	646	\$ 1.50	\$ 969.00		\$ -	646.00	\$ 969.00		\$ -	
6. Fine Grade for Paving	SY	1,474	\$ 1.20	\$ 1,768.80		\$ -	1,474.00	\$ 1,768.80		\$ -	
7. Clearing/Grubbing	LS	1	\$ 14,850.00	\$ 14,850.00		\$ -	1.00	\$ 14,850.00		\$ -	
B. <u>EROSION &amp; SEDIMENT CONTROL</u>											
1. Tire Cleaner	SY	144	\$ 18.00	\$ 2,592.00		\$ -	144.00	\$ 2,592.00		\$ -	
2. 12" Compost Filter Sock	LF	1,027	\$ 2.36	\$ 2,423.72		\$ -	1,027.00	\$ 2,423.72		\$ -	
3. 30" Tree Protection Fence	LF	1,157	\$ 0.22	\$ 254.54		\$ -	1,157.00	\$ 254.54		\$ -	
4. Temp. Seeding/Stabilization	SF	42,683	\$ 0.04	\$ 1,707.32		\$ -	42,683.00	\$ 1,707.32		\$ -	
5. E&S Maintenance During Construction	LS	1	\$ 750.00	\$ 750.00		\$ -	1.00	\$ 750.00		\$ -	
C. <u>STORM SEWER</u>											
1. HDPE 15" Dia.	LF	15	\$ 35.00	\$ 525.00		\$ -	15.00	\$ 525.00		\$ -	
2. HDPE 18" Dia.	LF	167	\$ 35.00	\$ 5,845.00		\$ -	167.00	\$ 5,845.00		\$ -	
3. HDPE 12" Dia.	LF	100	\$ 35.00	\$ 3,500.00		\$ -	100.00	\$ 3,500.00		\$ -	
4. HDPE 6" Dia.	LF	35	\$ 25.00	\$ 875.00		\$ -	35.00	\$ 875.00		\$ -	
5. HDPE 4" Dia. - Roof Drain Leaders	EA	5	\$ 500.00	\$ 2,500.00		\$ -	5.00	\$ 2,500.00		\$ -	
6. Underground Detention Basin 'A'	LS	1	\$ 45,000.00	\$ 45,000.00		\$ -	1.00	\$ 45,000.00		\$ -	
7. Underground Detention Basin 'B'	LS	1	\$ 13,000.00	\$ 13,000.00		\$ -	1.00	\$ 13,000.00		\$ -	
8. End Wall	EA	2	\$ 2,500.00	\$ 5,000.00		\$ -	2.00	\$ 5,000.00		\$ -	
9. Earthen Level Spreader (incl. TRM)	EA	2	\$ 1,750.00	\$ 3,500.00		\$ -	2.00	\$ 3,500.00		\$ -	
10. R-3 Rip Rap	SY	13	\$ 55.00	\$ 715.00		\$ -	13.00	\$ 715.00		\$ -	
11. River Rock Outlet Protection	SY	75	\$ 55.00	\$ 4,125.00		\$ -	75.00	\$ 4,125.00		\$ -	



## ESCROW STATUS REPORT

### SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 5  
RELEASE DATE: 03-Mar-2017

PROJECT NAME:	Narayan Guest House Project	TOTAL CONSTRUCTION:	\$ 270,616.79	ORIGINAL CONSTRUCTION AMOUNT:	\$ 297,678.47
PROJECT NO.:	2014-06055	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 27,061.68		
TOWNSHIP NO.:	LD/S #677	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 297,678.47	AMOUNT OF THIS RELEASE:	\$ 40,727.93
PROJECT OWNER:	Nand and Sashi Todi				
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 27,100.00	PRIOR CONSTRUCTION RELEASED:	\$ 256,950.54
ESCROW AGENT:	Montgomery Township	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 2,700.00	TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 297,678.47
TYPE OF SECURITY:	Cash			BALANCE AFTER CURRENT RELEASE:	\$ -
AGREEMENT DATE:	25-Nov-2015	MAINTENANCE BOND AMOUNT (15%):	\$ 40,592.52		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 6	
CONSTRUCTION ITEMS		UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
E. <u>ONSITE CONCRETE/STONE/PAVING</u>												
1.	Concrete Curb - 18"	LF	651	\$ 30.00	\$ 19,530.00		\$ -	651.00	\$ 19,530.00		\$ -	
2.	4" Concrete Sidewalk	SY	138	\$ 60.00	\$ 8,280.00		\$ -	138.00	\$ 8,280.00		\$ -	
3.	8" 2A Stone Subbase	SY	1,255	\$ 6.50	\$ 8,157.50		\$ -	1,255.00	\$ 8,157.50		\$ -	
4.	2" Superpave Asphalt Binder Course (25 MM)	SY	1,255	\$ 12.50	\$ 15,687.50		\$ -	1,255.00	\$ 15,687.50		\$ -	
5.	Sweep and Tack	SY	1,255	\$ 0.75	\$ 941.25	1,255.00	\$ 941.25	1,255.00	\$ 941.25		\$ -	
6.	1-1/2" Superpave Asphalt Wearing Course (9.5 MM)	SY	1,255	\$ 12.50	\$ 15,687.50	430.00	\$ 5,375.00	1,255.00	\$ 15,687.50		\$ -	
7.	Pavement Markings	LS	1	\$ 2,100.00	\$ 2,100.00		\$ -	1.00	\$ 2,100.00		\$ -	
F. <u>COUNTY LINE RD CONCRETE/STONE/PAVING</u>												
1.	Saw Cut	LF	80	\$ 15.00	\$ 1,200.00		\$ -	80.00	\$ 1,200.00		\$ -	
2.	Box Out	LS	1	\$ 700.00	\$ 700.00		\$ -	1.00	\$ 700.00		\$ -	
3.	6" 2A Stone Subbase to Safety Shoulder	SY	231	\$ 6.00	\$ 1,386.00		\$ -	231.00	\$ 1,386.00		\$ -	
4.	8" 25 MM Base Course	SY	231	\$ 27.00	\$ 6,237.00		\$ -	231.00	\$ 6,237.00		\$ -	
5.	2.5" 19 MM Binder Course	SY	231	\$ 14.50	\$ 3,349.50		\$ -	231.00	\$ 3,349.50		\$ -	
6.	1' Transition Mill	LF	80	\$ 18.00	\$ 1,440.00		\$ -	80.00	\$ 1,440.00		\$ -	
7.	Sweep and Tack Coat	SY	240	\$ 0.75	\$ 180.00		\$ -	240.00	\$ 180.00		\$ -	
8.	1.5" 9.5 MM Wearing Course SRL-H	SY	240	\$ 12.50	\$ 3,000.00		\$ -	240.00	\$ 3,000.00		\$ -	
9.	Joint Seal	LF	80	\$ 0.50	\$ 40.00		\$ -	80.00	\$ 40.00		\$ -	
10.	Traffic Maintenance and Protection	LS	1	\$ 1,200.00	\$ 1,200.00		\$ -	1.00	\$ 1,200.00		\$ -	



## ESCROW STATUS REPORT

### SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 5  
RELEASE DATE: 03-Mar-2017

PROJECT NAME:	Narayan Guest House Project	TOTAL CONSTRUCTION:	\$ 270,616.79	ORIGINAL CONSTRUCTION AMOUNT:	\$ 297,678.47
PROJECT NO.:	2014-06055	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 27,061.68		
TOWNSHIP NO.:	LD/S #677	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 297,678.47	AMOUNT OF THIS RELEASE:	\$ 40,727.93
PROJECT OWNER:	Nand and Sashi Todi				
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 27,100.00	PRIOR CONSTRUCTION RELEASED:	\$ 256,950.54
ESCROW AGENT:	Montgomery Township	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 2,700.00	TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 297,678.47
TYPE OF SECURITY:	Cash			BALANCE AFTER CURRENT RELEASE:	\$ -
AGREEMENT DATE:	25-Nov-2015	MAINTENANCE BOND AMOUNT (15%):	\$ 40,592.52		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 6

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

SUBJECT: Consider Construction Escrow Release #1 – 1390 Welsh Road – Nappen & Associates –  
LDS#681

MEETING DATE: March 27, 2017

ITEM NUMBER: # 14.

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe BOARD LIAISON: Candyce Fluehr Chimera  
Director of Planning and Zoning Chairman

BACKGROUND:

Attached is a construction escrow release requested by Nappen & Associates for 1390 Welsh Road, as recommended by the Township Engineer. The original amount of the escrow was \$290,163.94, held as a Letter of Credit. This is the first escrow release for this project. The current release is in the amount of \$82,082.75, which would leave a balance of \$208,081.19.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT: None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$82,082.75, as recommended by the Township Engineer for Nappen & Associates, 1390 Welsh Road.

MOTION \_\_\_\_\_

SECOND \_\_\_\_\_

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



## RELEASE OF ESCROW FORM

Russell S. Dunlevy, P.E.  
Senior Executive Vice President  
Gilmore & Associates, Inc.  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901  
215-345-4330

Date: 03/08/2017

Development: 1390 Welsh Road - LD/S #681

G&A Project #: 2015-01064

Release #: 1

Dear Mr. Dunlevy:

This is an escrow release request in the amount of \$94,470.25. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

**ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.**

Mr. Lawrence Gegan  
Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Date: 03/17/2017

Dear Mr. Gegan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$82,082.75 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

 FOR RSD  
Russell S. Dunlevy, P.E., Senior Executive VP, Gilmore & Associates, Inc.

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from Nappen & Associates for 1390 Welsh Road - LD/S #681, in the amount of \$94,470.25, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$82,082.75; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$82,082.75; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$290,163.94 pursuant to a signed Land Development Agreement and that \$0.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$208,081.19 in escrow.

MOTION BY \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

DATED: \_\_\_\_\_

RELEASED BY: \_\_\_\_\_

Department Director



# GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

## VIA EMAIL

March 17, 2017

File No. 2015-01064

Mr. Lawrence Gegan, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Reference: Financial Security Release 1  
Nappen & Associates Preliminary/Final Land Development – LD/S #681  
1390 Welsh Road  
Tax Parcel #46-00-04250-03-3; Block 019, Unit 069

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$82,082.75 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/SW/sl

Enclosure: as referenced

cc: Lawrence J. Gegan, Manager – Montgomery Township  
Marita A. Stoerrle, Development Coordinator – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Valerie L. Liggett, ASLA, R.L.A. – Boucher & James, Inc.  
Allan I. Nappen – Nappen & Associates  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
Brian Dusault, Construction Services Manager – Gilmore & Associates, Inc.

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## ESCROW STATUS REPORT

### SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	1390 Welsh Road	TOTAL CONSTRUCTION:	\$263,785.40	RELEASE NO.:	1
PROJECT NO.:	2015-01064	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 26,378.54	RELEASE DATE:	17-Mar-2017
TOWNSHIP NO.:	LD/S #681	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 290,163.94	ORIGINAL CONSTRUCTION AMOUNT:	\$ 290,163.94
PROJECT OWNER:	Nappen & Associates			AMOUNT OF THIS RELEASE:	\$ 82,082.75
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 26,400.00	PRIOR CONSTRUCTION RELEASED:	\$ -
ESCROW AGENT:	Univest National Bank	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 2,600.00	TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 82,082.75
TYPE OF SECURITY:	Letter of Credit			BALANCE AFTER CURRENT RELEASE:	\$ 208,081.19
AGREEMENT DATE:	4-Aug-2016	MAINTENANCE BOND AMOUNT (15%):	\$ 39,567.81		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 2
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
A. <u>SITE PREPARATION / DEMOLITION</u>											
1. Mobilization	LS	1	2000.00	\$ 2,000.00	1.00	\$ 2,000.00	1.00	\$ 2,000.00	\$	-	
2. Orange Construction Fence	LF	200	\$ 2.20	\$ 440.00	200.00	\$ 440.00	200.00	\$ 440.00	\$	-	
B. <u>EROSION AND SEDMIENT CONTROL</u>											
1. Construction Entrance	LS	1	\$ 1,650.00	\$ 1,650.00	1.00	\$ 1,650.00	1.00	\$ 1,650.00	\$	-	
2. Inlet Protection	EA	2	\$ 110.00	\$ 220.00	2.00	\$ 220.00	2.00	\$ 220.00	\$	-	
3. 18" Silt Fence	LF	120	\$ 5.00	\$ 600.00	120.00	\$ 600.00	120.00	\$ 600.00	\$	-	
4. Concrete Wash area	LS	1	\$ 500.00	\$ 500.00		\$ -		\$ -	1.00	\$ 500.00	
5. Waterbar	LS	1	\$ 375.00	\$ 375.00		\$ -		\$ -	1.00	\$ 375.00	
6. Slope Erosion Blanket	SY	880	\$ 6.25	\$ 5,500.00		\$ -		\$ -	880.00	\$ 5,500.00	
7. Pumped Water Filter Bag	LS	1	\$ 500.00	\$ 500.00		\$ -		\$ -	1.00	\$ 500.00	
8. Temp Seed Stockpile	LS	1	\$ 500.00	\$ 500.00	1.00	\$ 500.00	1.00	\$ 500.00	\$	-	
9. E&S Maintenance and removal	LS	1	\$ 1,000.00	\$ 1,000.00		\$ -		\$ -	1.00	\$ 1,000.00	
C. <u>EARTHWORK</u>											
1. Topsoil cut & Stockpile	CY	1025	\$ 3.00	\$ 3,075.00	1,025.00	\$ 3,075.00	1,025.00	\$ 3,075.00	\$	-	
2. Earthwork - Cut/Fill	CY	980	\$ 5.50	\$ 5,390.00	980.00	\$ 5,390.00	980.00	\$ 5,390.00	\$	-	
3. Import Fill	CY	770	\$ 22.00	\$ 16,940.00	770.00	\$ 16,940.00	770.00	\$ 16,940.00	\$	-	
4. Return Topsoil	CY	271	\$ 3.75	\$ 1,016.25		\$ -		\$ -	271.00	\$ 1,016.25	
D. <u>STORM SEWER</u>											
1. 18" HDPE	LF	232	\$ 47.00	\$ 10,904.00	232.00	\$ 10,904.00	232.00	\$ 10,904.00	\$	-	
2. Inlets	EA	2	\$ 1,775.00	\$ 3,550.00	2.00	\$ 3,550.00	2.00	\$ 3,550.00	\$	-	
3. Type "DW" Endwall	EA	1	\$ 1,600.00	\$ 1,600.00	1.00	\$ 1,600.00	1.00	\$ 1,600.00	\$	-	
4. Roof Drains, 8" PVC	LF	370	\$ 11.00	\$ 4,070.00	370.00	\$ 4,070.00	370.00	\$ 4,070.00	\$	-	
5. Roof Drains, 10" PVC (incl. connection to 8in PVC)	LF	50	\$ 13.00	\$ 650.00	50.00	\$ 650.00	50.00	\$ 650.00	\$	-	
7. 8"x18" HDPE Tee	EA	2	\$ 50.00	\$ 100.00	2.00	\$ 100.00	2.00	\$ 100.00	\$	-	
8. Rip Rap Apron	TN	10	\$ 75.00	\$ 750.00	10.00	\$ 750.00	10.00	\$ 750.00	\$	-	
9. 24" Silt Sock Compost Berm	LF	80	\$ 11.50	\$ 920.00	80.00	\$ 920.00	80.00	\$ 920.00	\$	-	
10. Forebay Preparation for Planting	SF	2,600	\$ 0.50	\$ 1,300.00		\$ -		\$ -	2,600.00	\$ 1,300.00	



## ESCROW STATUS REPORT

### SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	1390 Welsh Road	TOTAL CONSTRUCTION:	\$263,785.40	ORIGINAL CONSTRUCTION AMOUNT:	\$ 290,163.94
PROJECT NO.:	2015-01064	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 26,378.54	AMOUNT OF THIS RELEASE:	\$ 82,082.75
TOWNSHIP NO.:	LD/S #681	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 290,163.94	PRIOR CONSTRUCTION RELEASED:	\$ -
PROJECT OWNER:	Nappen & Associates			TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 82,082.75
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 26,400.00	BALANCE AFTER CURRENT RELEASE:	\$ 208,081.19
ESCROW AGENT:	Univest National Bank	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 2,600.00		
TYPE OF SECURITY:	Letter of Credit				
AGREEMENT DATE:	4-Aug-2016	MAINTENANCE BOND AMOUNT (15%):	\$ 39,567.81		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 2
CONSTRUCTION ITEMS			UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
E. <u>SITE WORK</u>											
1.	1.5" 9.5mm SP WC (PG 64-22, 0-0.3M ESALs, SRL H)	SY	2,840	\$	7.50	\$ 21,300.00		\$ -		\$ -	2,840.00 \$ 21,300.00
2.	5" 25mm SP BC (PG 64-22, 0-0.3M ESALs)	SY	2,840	\$	15.50	\$ 44,020.00		\$ -		\$ -	2,840.00 \$ 44,020.00
3.	3" 2A Modified Stone	SY	2,840	\$	5.25	\$ 14,910.00		\$ -		\$ -	2,840.00 \$ 14,910.00
4.	Sweep & Tack Coat	SY	3,315	\$	1.05	\$ 3,480.75		\$ -		\$ -	3,315.00 \$ 3,480.75
5.	Milling	SY	475	\$	3.75	\$ 1,781.25	475.00	\$ 1,781.25	475.00	\$ 1,781.25	\$ -
6.	1.5" 9.5mm SP Overlay (PG 64-22, 0-0.3M ESALs, SRL H)	SY	475	\$	7.50	\$ 3,562.50		\$ -		\$ -	475.00 \$ 3,562.50
7.	Concrete Curb	LF	420	\$	18.00	\$ 7,560.00	420.00	\$ 7,560.00	420.00	\$ 7,560.00	\$ -
8.	Curb Joint Seal	LF	420	\$	0.30	\$ 126.00		\$ -		\$ -	420.00 \$ 126.00
9.	Concrete Walk	SF	110	\$	6.00	\$ 660.00		\$ -		\$ -	110.00 \$ 660.00
10.	Trash Pad (6in 2A, 6in 4000psi concrete w/ 2xWWF)	SF	500	\$	9.50	\$ 4,750.00		\$ -		\$ -	500.00 \$ 4,750.00
11.	Trash Enclosure	LS	1	\$	3,000.00	\$ 3,000.00		\$ -		\$ -	1.00 \$ 3,000.00
12.	Accessible Ramp at Entrance	LS	1	\$	4,000.00	\$ 4,000.00		\$ -		\$ -	1.00 \$ 4,000.00
13.	Bollards	EA	11	\$	375.00	\$ 4,125.00	3.00	\$ 1,125.00	3.00	\$ 1,125.00	8.00 \$ 3,000.00
F. <u>LANDSCAPING</u>											
<u>Deciduous Trees</u>											
1.	Acer Rubrum 'Red Sunset' (3" - 3.5" cal.)	EA	5	\$	475.00	\$ 2,375.00	5.00	\$ 2,375.00	5.00	\$ 2,375.00	\$ -
2.	Platanus x Acerifolia 'Bloodgood' (3" - 3.5" cal.)	EA	15	\$	475.00	\$ 7,125.00	13.00	\$ 6,175.00	13.00	\$ 6,175.00	2.00 \$ 950.00
3.	Quercus bicolor (3" - 3.5" cal.)	EA	6	\$	550.00	\$ 3,300.00	6.00	\$ 3,300.00	6.00	\$ 3,300.00	\$ -
4.	Zelkova a serrata 'Green Vase' (3" - 3.5" cal.)	EA	11	\$	462.50	\$ 5,087.50	11.00	\$ 5,087.50	11.00	\$ 5,087.50	\$ -
<u>Deciduous Shrubs</u>											
1.	Itea Virginica 'Henry's Gamet' (30" ht.)	EA	19	\$	75.00	\$ 1,425.00		\$ -		\$ -	19.00 \$ 1,425.00
2.	Physocarpus Opulifolius 'Diabolo' (30" ht.)	EA	18	\$	80.00	\$ 1,440.00		\$ -		\$ -	18.00 \$ 1,440.00
3.	Spiraea x Bumalda 'Anthony's Waterer' (30" ht.)	EA	29	\$	80.00	\$ 2,320.00		\$ -		\$ -	29.00 \$ 2,320.00
<u>Evergreen Shrubs</u>											
1.	Prunus Laurocerasus 'Otto Luyken' (24" - 30" ht.)	EA	29	\$	112.50	\$ 3,262.50		\$ -		\$ -	29.00 \$ 3,262.50
<u>Ground Covers</u>											
1.	Rhus Amoratica 'Gro-Low' (10" - 24" spd.)	EA	275	\$	51.25	\$ 14,093.75		\$ -		\$ -	275.00 \$ 14,093.75
2.	Juniperus Conferta 'Blue Pacific' (3 gal.)	EA	115	\$	30.00	\$ 3,450.00		\$ -		\$ -	115.00 \$ 3,450.00
3.	Herbaceous Plugs (LP 50)	EA	3,002	\$	1.70	\$ 5,103.40		\$ -		\$ -	3,002.00 \$ 5,103.40

# ESCROW STATUS REPORT



Gilmore & Associates, Inc.  
Engineering and Consulting Services

## SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	1390 Welsh Road	TOTAL CONSTRUCTION:	\$263,785.40	RELEASE NO.:	1
PROJECT NO.:	2015-01064	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 26,378.54	RELEASE DATE:	17-Mar-2017
TOWNSHIP NO.:	LD/S #681	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 290,163.94	ORIGINAL CONSTRUCTION AMOUNT:	\$ 290,163.94
PROJECT OWNER:	Nappen & Associates			AMOUNT OF THIS RELEASE:	\$ 82,082.75
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 26,400.00	PRIOR CONSTRUCTION RELEASED:	\$ -
ESCROW AGENT:	Univest National Bank	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 2,600.00	TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 82,082.75
TYPE OF SECURITY:	Letter of Credit			BALANCE AFTER CURRENT RELEASE:	\$ 208,081.19
AGREEMENT DATE:	4-Aug-2016	MAINTENANCE BOND AMOUNT (15%):	\$ 39,567.81		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 2
					TOTAL		TOTAL		TOTAL		
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
<b><i>Soil Amenities &amp; Tree Protection Fence</i></b>											
1. Topsoil Dressing	SY	54	\$ 60.00	\$ 3,240.00		\$ -		\$ -	54.00	\$ 3,240.00	
2. Topsoil and Seed	SF	24,000	\$ 0.20	\$ 4,800.00		\$ -		\$ -	24,000.00	\$ 4,800.00	
3. Mulch	SY	97	\$ 50.00	\$ 4,850.00		\$ -		\$ -	97.00	\$ 4,850.00	
4. Tree Protection Fence	LF	600	2.20	\$ 1,320.00	600.00	\$ 1,320.00	600.00	\$ 1,320.00		\$ -	
<b>G. MISCELLANEOUS</b>											
1. Site Pavement Markings	LS	1	\$ 2,000.00	\$ 2,000.00		\$ -		\$ -	1.00	\$ 2,000.00	
2. ADA Parking Signs	EA	4	\$ 250.00	\$ 1,000.00		\$ -		\$ -	4.00	\$ 1,000.00	
3. ADA Building Signs	EA	5	\$ 150.00	\$ 750.00		\$ -		\$ -	5.00	\$ 750.00	
4. Traffic Signs	EA	13	\$ 200.00	\$ 2,600.00		\$ -		\$ -	13.00	\$ 2,600.00	
5. Wall Sconces	EA	11	\$ 392.50	\$ 4,317.50		\$ -		\$ -	11.00	\$ 4,317.50	
6. Light Poles (Foundations, conduit, wire, poles, luminaries)	EA	4	\$ 2,400.00	\$ 9,600.00		\$ -		\$ -	4.00	\$ 9,600.00	
7. As Built Drawings	LS	1	\$ 3,500.00	\$ 3,500.00		\$ -		\$ -	1.00	\$ 3,500.00	
<b>J. CONTINGENCY</b>											
1. 10% Contingency	LS	1	\$ 26,378.54	\$ 26,378.54		\$ -		\$ -	1.00	\$ 26,378.54	
(Released upon certification of completion and receipt of Maintenance Bond)											





**Boucher & James, Inc.**  
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY  
INNOVATIVE ENGINEERING

Fountainville Professional Building  
1456 Ferry Road, Building 500  
Doylestown, PA 18901  
215-345-9400  
Fax 215-345-9401

2738 Rimrock Drive  
Stroudsburg, PA 18360  
570-629-0300  
Fax 570-629-0306

559 Main Street, Suite 230  
Bethlehem, PA 18018  
610-419-9407  
Fax 610-419-9408  
[www.bjengineers.com](http://www.bjengineers.com)

March 14, 2017

Mr. James P. Dougherty, P.E.  
Gilmore & Associates, Inc.  
65 East Butler Avenue Suite 100  
New Britain, PA 18901

**SUBJECT: 1390 WELSH ROAD – NAPPEN ASSOCIATES  
ESCROW RELEASE INSPECTION 01  
TOWNSHIP LD/S NO. 681  
PROJECT NO. 1555287R**

Dear Mr. Dougherty:

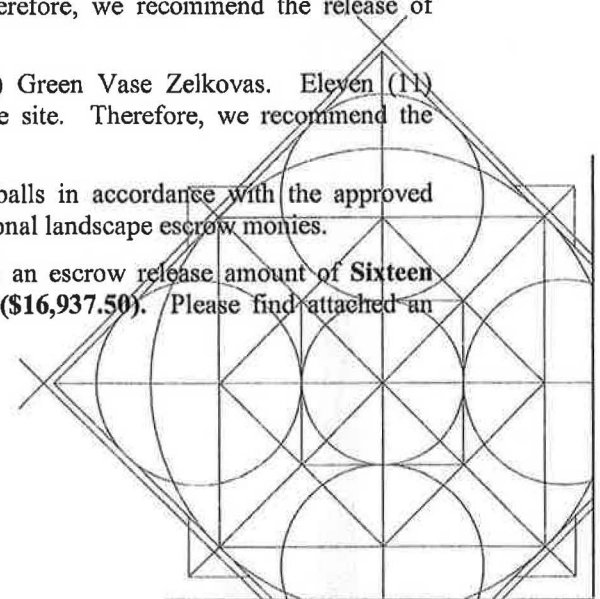
Please be advised that on March 13, 2017, I conducted an inspection of landscaping installed at 1390 Welsh Road in accordance with the approved landscape plans, prepared by Glackin Thomas Panzak, dated December 17, 2014 and last revised December 1, 2015.

This inspection was conducted based on the escrow release request from Allan Nappen received on March 8, 2017. The inspection of plant material is limited to the release of escrow funds for size, species, general health, correct installation, and location. Plant material determined to be acceptable for the release of escrow funds meets these aforementioned conditions.

We offer the following comments for your consideration.

1. Shade Trees
  - a. Escrow release has been requested for five (5) Karpick Maples. Five (5) acceptable Karpick Maples were found on the site. Therefore, we recommend the release of **\$2,375.00** for these trees.
  - b. Escrow release has been requested for fifteen (15) Bloodgood London Plane Trees. Thirteen (13) acceptable Bloodgood London Plane Trees were found on the site. Therefore, we recommend the release of **\$6,175.00** for these trees.
  - c. Escrow release has been requested for six (6) Kentucky Coffeetrees. Six (6) acceptable Kentucky Coffeetrees were found on the site. Therefore, we recommend the release of **\$3,300.00** for these trees.
  - d. Escrow release has been requested for eleven (11) Green Vase Zelkovas. Eleven (11) acceptable Green Vase Zelkovas were found on the site. Therefore, we recommend the release of **\$5,087.50** for these trees.
2. Bindings must be removed from the tops of all tree root balls in accordance with the approved deciduous tree planting detail prior to the release of any additional landscape escrow monies.

Based on our review of this escrow release request, we recommend an escrow release amount of **Sixteen Thousand Nine Hundred Thirty-Seven Dollars and Fifty Cents (\$16,937.50)**. Please find attached an updated escrow tabulation for your reference.



Mr. James P. Dougherty  
1390 Welsh Road – Nappen Associates  
March 14, 2017  
Page 2

Please note, authorization of this release should not be construed as Final Approval or Acceptance of the improvements installed to date.

Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,

  
Valerie L. Liggett, ASLA, R.L.A.  
Planner/Landscape Architect

VLL/bpa

Enclosure(s)

cc: Board of Supervisors  
Bruce Shoupe, Director of Planning and Zoning  
Marita Stoerrle, Development Coordinator  
Marianne McConnell, Shade Tree Commission  
Allan I. Nappen, Nappen Associates  
Vincent Pileggi, Vince Pileggi Landscaping

**1390 WELSH ROAD - NAPPEN  
MONTGOMERY TOWNSHIP (5/23/16 UPDATED 3/13/17)**

PROJECT #15 55 187R LD/S # 681

ITEM DESCRIPTION	SIZE	UNIT PRICE	QTY.	TOTAL	PREVIOUS ESCROW RELEASED		CURRENT ESCROW RECOMMENDED FOR RELEASE		REMAINING ESCROW	
					QTY.	AMOUNT	QTY.	AMOUNT	QTY.	AMOUNT
<b>1.0 Shade Trees</b>										
Acer rubrum 'Red Sunset'										
(Sub Acer rubrum 'Karpick')	3-3.5" cal.	\$ 475.00	5	\$ 2,375.00	0	\$ -	5	\$ 2,375.00	0	\$ -
Platanus x acerifolia 'Bloodgood'	3-3.5" cal.	\$ 475.00	15	\$ 7,125.00	0	\$ -	13	\$ 6,175.00	2	\$ 950.00
Quercus bicolor										
(Sub Gymnocladus dioicus)	3-3.5" cal.	\$ 550.00	6	\$ 3,300.00	0	\$ -	6	\$ 3,300.00	0	\$ -
Zelkova serrata 'Green Vase'	3-3.5" cal.	\$ 462.50	11	\$ 5,087.50	0	\$ -	11	\$ 5,087.50	0	\$ -
<b>SUBTOTAL</b>				\$ 17,887.50	0	\$ -	35	\$ 16,937.50	2	\$ 950.00
<b>2.0 Deciduous Shrubs</b>										
Itea virginica 'Henry's Garnet'	30" ht.	\$ 75.00	19	\$ 1,425.00	0	\$ -	0	\$ -	19	\$ 1,425.00
Physocarpus opulifolius 'Diablo'	30" ht.	\$ 80.00	18	\$ 1,440.00	0	\$ -	0	\$ -	18	\$ 1,440.00
Spiraea x bumalda 'Anthony Waterer'	30" ht.	\$ 80.00	29	\$ 2,320.00	0	\$ -	0	\$ -	29	\$ 2,320.00
<b>SUBTOTAL</b>				\$ 5,185.00	0	\$ -	0	\$ -	66	\$ 5,185.00
<b>3.0 Evergreen Shrubs</b>										
Prunus laurocerasus 'Otto Luyken'	24"-30" ht.	\$ 112.50	29	\$ 3,262.50	0	\$ -	0	\$ -	29	\$ 3,262.50
<b>SUBTOTAL</b>				\$ 3,262.50	0	\$ -	0	\$ -	29	\$ 3,262.50
<b>4.0 Ground Covers and Plugs</b>										
Rhus aromatica 'Gro Low'	10"-24" spd.	\$ 51.25	275	\$ 14,093.75	0	\$ -	0	\$ -	275	\$ 14,093.75
Juniperus conferta 'Blue Pacific'	3 gal.	\$ 30.00	115	\$ 3,450.00	0	\$ -	0	\$ -	115	\$ 3,450.00
Herbaceous Plugs	LP 50	\$ 1.70	3002	\$ 5,103.40	0	\$ -	0	\$ -	3002	\$ 5,103.40
<b>SUBTOTAL</b>				\$ 22,647.15	0	\$ -	0	\$ -	3392	\$ 22,647.15
<b>5.0 Soil Amenities, Seeding and Tree Protection Fencing</b>										
Topsoil Dressing	SY	\$ 60.00	54	\$ 3,240.00	0	\$ -	0	\$ -	54	\$ 3,240.00
Topsoil and Seed	SF	\$ 0.20	24000	\$ 4,800.00	0	\$ -	0	\$ -	24000	\$ 4,800.00
Mulch	SY	\$ 50.00	97	\$ 4,850.00	0	\$ -	0	\$ -	97	\$ 4,850.00
Tree Protection Fencing	LF	\$ 2.20	600	\$ 1,320.00	0	\$ -	0	\$ -	600	\$ 1,320.00
				\$ 14,210.00	0	\$ -	0	\$ -	24751	\$ 14,210.00
<b>6.0 TOTAL OF ALL PLANTINGS</b>				\$ 63,192.15		\$ -		\$ 16,937.50		\$ 46,254.65



**Boucher & James, Inc.**  
ASSOCIATED LANDSCAPE ARCHITECTS

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Resolution Amending 2017 Fee Schedule – Non-Residential Roofing Permits

MEETING DATE: March 27, 2017 ITEM NUMBER: # 15

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: Policy: Discussion: xx Information:

INITIATED BY: Bruce S. Shoupe BOARD LIAISON: Candyce Fluehr Chimera, Chairman  
Director Planning and Zoning Board of Supervisors

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BACKGROUND:

In the 2017 Fee Schedule adopted on January 3, 2017, the Non-residential roofing permits fee was inadvertently increased from the 2016 permit fee amount of \$200 base fee plus \$.05/sf to a fee amount of \$200 base fee plus \$.25/sf. The fee structure in effect in 2016 more accurately reflects the inspection requirements for this type of work.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: Adoption of 2017 Fee Schedule.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None.

RECOMMENDATION: Accept the amended Non-Residential Roofing Permit fee change as attached.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby amend the 2017 Fee Schedule reducing the non-residential roofing permit fee from \$200 base fee plus \$.25/sf to a permit fee of \$200 base fee plus \$.05/sf, effective immediately.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

## **BUILDING RELATED PERMIT**

### **COMMERCIAL, INDUSTRIAL, OFFICE**

**BUILDING PERMIT** applications required (per *Chapter 69 of the Code of Montgomery Township* - unless otherwise noted). A plan review and administrative fee shall be assessed at 10% of the total permit fee, with a minimum of \$50 in the event a permit is withdrawn.

#### ***New Non-Residential Construction***

Building square footage x BVD cost per sq. ft x permit fee multiplier

Permit Fee Multiplier = .0075

BVD – see attached August 2015 Building Valuation Data

\$4 fee shall be assessed per Act 13 of 2004 from Commonwealth of PA  
\$25 minimum fee or \$10 + \$1/page of plan set if not providing pdf format on CD, identifying each page of plan set

#### ***Alterations***

\$300 first \$10,000 cost  
\$20 each \$1,000 or fraction, thereafter  
\$4 fee shall be assessed per Act 13 of 2004 from Commonwealth of PA  
\$25 minimum fee or \$10 + \$1/page of plan set if not providing pdf format on CD, identifying each page of plan set

#### ***Interior Demolition***

\$150 + \$0.25/sf of total area affected.

#### ***Roofing***

\$200 + \$0.05/sf of total roof area work being done-must follow 2009 Energy Code  
\$4 fee shall be assessed per Act 13 of 2004 from Commonwealth of PA

### **ELECTRICAL**

**ELECTRICAL PERMIT** application required (per *Chapter 69 and 80 of the Code of Montgomery Township* unless otherwise noted). A plan review and administrative fee shall be assessed at 10% of the total permit fee, with a minimum of \$45 in the event a permit is withdrawn.

#### ***Base Fee***

\$45 for the first \$3,000 of electrical work  
\$15 for each additional \$1,000 or fraction thereof  
\$4 fee shall be assessed per Act 13 of 2004 from Commonwealth of PA

#### ***Alarms & Special Hazard Systems***

\$120 (min) For 1<sup>st</sup> \$9,000 estimated cost  
\$15 For each additional \$1,000, thereof



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Payment of Bills

MEETING DATE: March 27, 2017 ITEM NUMBER: #16

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan  
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman of the Board of Supervisors



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BACKGROUND:

Please find attached a list of bills for your review.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approval all bills as presented.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

03/24/2017 11:04 AM  
 User: msanders  
 DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP  
 CHECK DATE FROM 03/14/2017 - 03/27/2017

Page: 1/2

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 01 UNIVEST CHECKING					
03/24/2017	01	13(S)	00000043	BERGEY'S	0.00
03/24/2017	01	14(S)	00000102	INTERSTATE BATTERY SYSTEMS OF	0.00
03/16/2017	01	67647	00000412	PINECREST GOLF CLUB, INC	3,600.00
03/24/2017	01	67648	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	366.32
03/24/2017	01	67649	MISC	ACADEMY TELECOM LLC	1,705.14
03/24/2017	01	67650	00000006	ACME UNIFORMS FOR INDUSTRY	211.00
03/24/2017	01	67651	MISC-FIRE	ADAM WEBSTER	40.00
03/24/2017	01	67652	00000340	ADVENT SECURITY CORPORATION	111.00
03/24/2017	01	67653	00002032	ALBURTIS AUTO INC.	240.50
03/24/2017	01	67654	MISC-FIRE	ALEXANDER J DEANGELIS	30.00
03/24/2017	01	67655	100000360	ALLIED 100	54.68
03/24/2017	01	67656	MISC-FIRE	ANDREW WEINER	75.00
03/24/2017	01	67657	MISC-FIRE	ANDREW WEINER	30.00
03/24/2017	01	67658	100000169	ANTHONY F. VISCO, JR	8,600.00
03/24/2017	01	67659	MISC-FIRE	AUSTIN NEDWICK	15.00
03/24/2017	01	67660	MISC	BARNES & NOBLE BOOKSELLERS, INC.	141.72
03/24/2017	01	67661	MISC	BERTUCCI'S	117.35
03/24/2017	01	67662	MISC-FIRE	BILL WIEGMAN	120.00
03/24/2017	01	67663	00000209	BOUCHER & JAMES, INC.	15,032.89
03/24/2017	01	67664	MISC	C. ANDREW KREPPS, JR.	952.06
03/24/2017	01	67665	00000071	CANON SOLUTIONS AMERICA, INC.	934.37
03/24/2017	01	67666	MISC-FIRE	CARL HERR	15.00
03/24/2017	01	67667	00001601	CDW GOVERNMENT, INC.	107.67
03/24/2017	01	67668	00091234	CENERO, LLC	171.25
03/24/2017	01	67669	MISC	CHILI'S RESTAURANT #68	25.00
03/24/2017	01	67670	00000363	COMCAST	486.11
03/24/2017	01	67671	00000335	COMCAST CORPORATION	1,205.08
03/24/2017	01	67672	MISC	COUNSELING NETWORK FOR LOSS/TRANSIT	6.90
03/24/2017	01	67673	00001891	CREATIVE PRODUCT SOURCING, INC.	110.00
03/24/2017	01	67674	MISC-FIRE	DAVID P BENNETT	30.00
03/24/2017	01	67675	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	9.48
03/24/2017	01	67676	00001172	DETLAN EQUIPMENT, INC.	262.29
03/24/2017	01	67677	00000125	DISCHELL, BARTLE DOOLEY	9,310.83
03/24/2017	01	67678	00000125	VOID	0.00 V
03/24/2017	01	67679	100000213	DOG TOWN	309.96
03/24/2017	01	67680	00000967	DVHT - DELAWARE VALLEY HEALTH TRUST	183,084.66
03/24/2017	01	67681	00001332	EAGLE POWER & EQUIPMENT CORP	1,000.94
03/24/2017	01	67682	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	4,240.00
03/24/2017	01	67683	00001837	ESI EQUIPMENT, INC.	35.00
03/24/2017	01	67684	00903110	ESTABLISHED TRAFFIC CONTROL	84.36
03/24/2017	01	67685	00000161	EUREKA STONE QUARRY, INC.	124.96
03/24/2017	01	67686	MISC	FAST TEKS ON SITE COMPUTER SERVICES	69.92
03/24/2017	01	67687	00001034	FASTENAL	285.27
03/24/2017	01	67688	00000169	FEDEX	21.51
03/24/2017	01	67689	00001669	FIRST HOSPITAL LABORATORIES, INC.	94.25
03/24/2017	01	67690	03214568	FULTON CARDMEMBER SERVICES	3,148.81
03/24/2017	01	67691	00001852	G.L. SAYRE, INC.	93.19
03/24/2017	01	67692	00000192	GENERAL RECREATION, INC.	425.00
03/24/2017	01	67693	00000817	GILMORE & ASSOCIATES, INC.	29,507.01
03/24/2017	01	67694	00000817	VOID	0.00 V
03/24/2017	01	67695	00000817	GILMORE & ASSOCIATES, INC.	136.50
03/24/2017	01	67696	00000198	GLASGOW, INC.	51.94
03/24/2017	01	67697	MISC-FIRE	GLEN ROETMAN	15.00
03/24/2017	01	67698	00000219	GLOBAL EQUIPMENT COMPANY	146.00
03/24/2017	01	67699	100000162	HERMAN GOLDNER COMPANY, INC.	1,342.78
03/24/2017	01	67700	100000364	HERSHEY'S CHOCOLATE WORLD	584.00
03/24/2017	01	67701	100000364	HERSHEY'S CHOCOLATE WORLD	350.00
03/24/2017	01	67702	00001793	HILLTOWN TOWNSHIP	275.48
03/24/2017	01	67703	00000903	HOME DEPOT CREDIT SERVICES	325.04
03/24/2017	01	67704	00441122	HORSHAM CAR WASH	189.00
03/24/2017	01	67705	MISC	HOT TOPIC, INC. #38	984.00
03/24/2017	01	67706	MISC-FIRE	JOHN H. MOGENSEN	60.00
03/24/2017	01	67707	MISC-FIRE	JON WASHINGTON	15.00
03/24/2017	01	67708	00000740	K.J. DOOR SERVICES INC.	1,511.25
03/24/2017	01	67709	00000377	KATHY'S JUST DESSERTS, INC.	375.00
03/24/2017	01	67710	00000264	KENCO HYDRAULICS, INC.	295.40
03/24/2017	01	67711	00000572	KEVIN COSTELLO	143.99
03/24/2017	01	67712	00000057	LAWN AND GOLF SUPPLY COMPANY, INC.	215.29
03/24/2017	01	67713	00000571	LEE WAGNER	1,232.75
03/24/2017	01	67714	00001065	MAILLIE LLP	2,100.00
03/24/2017	01	67715	100000332	MARCY LYNCH FITNESS	560.00
03/24/2017	01	67716	MISC-FIRE	MARY NEWELL	20.00
03/24/2017	01	67717	MISC-FIRE	MARY NEWELL	15.00
03/24/2017	01	67718	MISC-FIRE	MICHAEL D. SHINTON	15.00
03/24/2017	01	67719	MISC-FIRE	MICHAEL SHEARER	15.00
03/24/2017	01	67720	MISC-FIRE	MIKE BEAN	15.00
03/24/2017	01	67721	00001225	MONTGOMERY TOWNSHIP MUNICIPAL	2,938.66
03/24/2017	01	67722	00002073	MORTON SALT INC	6,941.22

03/24/2017 11:04 AM  
 User: msanders  
 DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP  
 CHECK DATE FROM 03/14/2017 - 03/27/2017

Page: 2/2

Check Date	Bank	Check	Vendor	Vendor Name	Amount
03/24/2017	01	67723	00000540	MYSTIC PIZZA	47.00
03/24/2017	01	67724	00000356	NORTH WALES WATER AUTHORITY	128.00
03/24/2017	01	67725	00000356	NORTH WALES WATER AUTHORITY	15.40
03/24/2017	01	67726	00000356	NORTH WALES WATER AUTHORITY	252.55
03/24/2017	01	67727	00000356	NORTH WALES WATER AUTHORITY	183.20
03/24/2017	01	67728	00000356	NORTH WALES WATER AUTHORITY	174.50
03/24/2017	01	67729	00000356	NORTH WALES WATER AUTHORITY	18.80
03/24/2017	01	67730	00000356	NORTH WALES WATER AUTHORITY	155.35
03/24/2017	01	67731	00000356	NORTH WALES WATER AUTHORITY	12.00
03/24/2017	01	67732	MISC-FIRE	PAUL R. MOGENSEN	80.00
03/24/2017	01	67733	00000397	PECO ENERGY	13,444.91
03/24/2017	01	67734	00000399	PECO ENERGY	9,596.97
03/24/2017	01	67735	00000595	PENN VALLEY CHEMICAL COMPANY	954.00
03/24/2017	01	67736	00001358	PENNSYLVANIA RECREATION AND PARK	714.00
03/24/2017	01	67737	100000100	PERFORMANCE TIRE INC.	772.15
03/24/2017	01	67738	00000009	PETTY CASH	34.45
03/24/2017	01	67739	00000009	PETTY CASH	93.87
03/24/2017	01	67740	00000009	PETTY CASH	16.62
03/24/2017	01	67741	MISC-FIRE	PHIL STUMP	15.00
03/24/2017	01	67742	MISC-FIRE	PHIL STUMP	30.00
03/24/2017	01	67743	00000345	PRINTWORKS & COMPANY, INC.	70.47
03/24/2017	01	67744	100000362	PUBLIC AGENCY TRAINING COUNCIL	650.00
03/24/2017	01	67745	MISC-FIRE	RACHEL GIBSON	45.00
03/24/2017	01	67746	MISC-FIRE	RACHEL GIBSON	30.00
03/24/2017	01	67747	MISC-FIRE	RACHEL TROUTMAN	20.00
03/24/2017	01	67748	MISC-FIRE	RACHEL TROUTMAN	60.00
03/24/2017	01	67749	00000430	REM-ARK ALLOYS, INC.	694.70
03/24/2017	01	67750	00000278	RICHARD LESNIAK	102.67
03/24/2017	01	67751	00000117	RIGGINS INC	926.52
03/24/2017	01	67752	00000115	RIGGINS, INC	994.10
03/24/2017	01	67753	MISC-FIRE	ROBERT MCMONAGLE	15.00
03/24/2017	01	67754	MISC	ROMERO RENTALS	7.22
03/24/2017	01	67755	MISC-FIRE	RYAN CROUTHAMEL	30.00
03/24/2017	01	67756	MISC	SANDRA A. BERNSTEIN, M.S.N.	22.75
03/24/2017	01	67757	00000653	SCATTON'S HEATING & COOLING, INC.	188.00
03/24/2017	01	67758	MISC	SCHWANS CONSUMER BRANDS, INC.	34.29
03/24/2017	01	67759	00001939	SERVICE TIRE TRUCK CENTERS	459.50
03/24/2017	01	67760	00000467	SNAP-ON INDUSTRIAL	556.56
03/24/2017	01	67761	00001656	SOSMETAL PRODUCTS INC.	147.63
03/24/2017	01	67762	MISC	SPENCER GIFTS, LLC #02181	636.79
03/24/2017	01	67763	00000015	SPRINT	447.27
03/24/2017	01	67764	00001847	STAPLES CONTRACT & COMMERCIAL, INC.	251.64
03/24/2017	01	67765	00000636	STAPLES CREDIT PLAN	89.82
03/24/2017	01	67766	MISC-FIRE	STEVE SPLENDIDO	30.00
03/24/2017	01	67767	MISC	TESTING AND LEARNING SYSTEMS	63.14
03/24/2017	01	67768	100000263	THE VINEYARD AT GRANDVIEW	60.00
03/24/2017	01	67769	00001771	TIMAC AGRO USA	960.00
03/24/2017	01	67770	MISC-FIRE	TOM HUGUENIN	30.00
03/24/2017	01	67771	00000720	TRAIL ELECTRICAL SERVICE, INC.	3,200.00
03/24/2017	01	67772	MISC-FIRE	TREVOR DALTON	15.00
03/24/2017	01	67773	00000520	VALLEY POWER, INC.	67.50
03/24/2017	01	67774	00000040	VERIZON	139.99
03/24/2017	01	67775	00000038	VERIZON WIRELESS SERVICES, LLC	1,343.85
03/24/2017	01	67776	MISC-FIRE	VINAY SETTY	180.00
03/24/2017	01	67777	MISC-FIRE	VINCE ZIRPOLI	120.00
03/24/2017	01	67778	00001329	WELDON AUTO PARTS	824.24
03/24/2017	01	67779	00001084	WITMER ASSOCIATES, INC.	358.00

01 TOTALS:

(2 Checks Voided)

Total of 133 Disbursements:

328,120.20

03/24/2017

Check List  
For Check Dates 03/14/2017 to 03/27/2017

Check

Date	Name	Amount
03/15/2017	STATE OF PA	State Tax Payment \$ 9,533.66
03/23/2017	BCG 401	401 Payment \$ 17,664.24
03/23/2017	BCG 457	457 Payment \$ 11,298.59
03/23/2017	PA SCDU	Withholding Payment \$ 1,406.43
03/23/2017	PBA	PBA Payment \$ 767.11
03/23/2017	UNITED STATES TREASURY	941 Tax Payment \$ 88,748.32
Total Checks: 6		\$ 129,418.35