

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
June 23, 2014

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Joseph P. Walsh
Robert J. Birch
Candyce Fluehr Chimera
Michael J. Fox
Jeffrey W. McDonnell

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 the June 9, 2014 Meeting
6. Consider Board/Commission Appointment
7. Acknowledge Donation from Macy's Heart Your Park for Windlestrae Park
8. Consider Revised Final Land Development Plan LDS # 630 – Fire Fox
9. Consider Revised Final Land Development Plan LDS #639 Fire Fox - Crystal Road Section
10. Consider Final Land Development LDS # 672 Quaker Steak and Lube Restaurant
11. Consider Escrow Release # 6 for LDS #653A Montgomery Preserve Phase 1
12. Consider Transfer of Area between the Legal and Ultimate Right-of-Way along Cowpath Road and Bethlehem Pike for the BJ's Wholesale
13. Consider Approval to Award Contract for the Purchase of Fuel from the Southeastern PA Counties Cooperative Purchasing Board
14. Consider Authorization to Advertise for Bids – Replacement of Handicap Accessible Curb Ramps – Stump Road
15. Consider Payment of Bills
16. Other Business
17. Adjournment

Future Public Hearings/Meetings:

06-24-2014 @ 7:00pm – Environmental Advisory Committee
07-01-2014 @ 7:30pm – Zoning Hearing Board
07-07-2014 @ 7:00pm – 300th Committee
07-08-2014 @ 7:30pm – Open Space Committee
07-08-2014 @ 7:00pm – 300th Community Day Committee
07-09-2014 @ 7:30pm – Park and Recreation Board
07-14-2014 @ 8:00pm – Board of Supervisors

NOTICE: Please be advised that all regular and special meetings of the Board of Supervisors are recorded for replay on the Township cable channels, Comcast 22 and Verizon 34.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Public Comment

MEETING DATE: June 23, 2014

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: Joseph P. Walsh, Chairman



BACKGROUND:

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

The Board 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.


MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Announcement of Executive Session

MEETING DATE: June 23, 2014 ITEM NUMBER: #4

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan BOARD LIAISON: Joseph P. Walsh, Chairman
Township Manager 

BACKGROUND:

Frank Bartle will announce that the Board of Supervisors met in Executive Session and will summarize the matters discussed.

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.

TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Minutes for June 9, 2014

MEETING DATE: June 23, 2014 ITEM NUMBER: #5

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan BOARD LIAISON: Joseph P. Walsh, Chairman
Township Manager



BACKGROUND:

Just a reminder – Please call Deb Rivas on Monday, June 23, 2014 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.

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
JUNE 9, 2014**

Chairman Joseph Walsh called the action meeting to order at 8:00 p.m. In attendance were Supervisors Robert Birch, Candyce Fluehr Chimera, Michael Fox and Jeffrey McDonnell. Also in attendance were Robert Iannozzi, Esquire, Lawrence Gregan, Chief J. Scott Bendig, Rick Lesniak, Shannon Drosnock, Ann Shade, Stacy Crandell, Kevin Costello, Bruce Shoupe, Richard Grier, Kelsey McMeans and Deb Rivas.

Following the Pledge of Allegiance, Chairman Joseph Walsh called for public comment from the audience and there was none.

Chairman Joseph Walsh made a motion and Supervisor Michael Fox seconded the motion to approve the minutes of the May 27, 2014 Board meeting. The minutes of the meeting were unanimously approved as submitted.

Director of Finance Shannon Drosnock reported that the Township has received a letter of resignation from Finance Committee member, Joseph Kobulsky. Mr. Kobulsky has served on the Finance Committee since 2012 and was an integral part of the Committee's recommendations for consultant services such as investment management and audit of the Township's financial statements. He will be greatly missed. Resolution #1 made by Supervisor Michael Fox, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, accepted the letter of resignation from Finance Committee member Joseph Kobulsky.

Police Chief Scott Bendig introduced new employee Jessica Christie who joined the Montgomery Township Police Department as a Police Dispatcher on May 30, 2014. Jessica comes to the Township with a solid communications and customer service background. She previously served as a dispatcher with the Montgomery County Department of Public Safety and as a sales manager with Lowe's Home Improvement. Resolution #2 made by Supervisor Michael Fox, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously,

welcomed new employee Jessica Christie to the Township in her new role as a Police Dispatcher.

Chief Scott Bendig announced the retirements of Officer Mark Webster and Detective Edward Davies from the Montgomery Township Police Department. Officer Webster began his 36 year career with the Montgomery Township Police Department as a police dispatcher in June of 1978. In June of 1979, Mark Webster was appointed to the position of police officer. During his career, Officer Webster has served many positions within the Department and has received twenty-three departmental commendations for his actions as an officer. Detective Edward Davies began his 29 year career with the Montgomery Township Police Department in July, 1985. Detective Davies was assigned to the Detective Division shortly after his arrival to the Police Department and has served many positions within the Department. During his career, Detective Davies has received sixteen departmental commendations for the numerous robberies, burglaries and other crimes he has investigated throughout his career. Chief Bendig stated that Officer Webster and Detective Davies have shown exemplary dedication and professionalism in their service to the residents, businesses and coworkers of our community. Their expertise, hard work and leadership will be sorely missed. Resolution #3 made by Supervisor Robert Birch, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, recognized Officer Mark Webster and Detective Edward Davies and expressed gratitude to them for their dedication and faithful service to the Montgomery Township Police Department and the residents of our community.

Director of Planning Bruce Shoupe introduced land development plan LDS #674 for the construction of an influent flow equalization tank system by the Montgomery Township Municipal Sewer Authority at its Eureka Sewage Treatment Plant at 1485 Lower State Road. The Municipal Sewer Authority's Engineer, Tom Zarko, P.E., presented the plan which proposes the construction of the system at the plant, which will be used to store excess sewage influent

during significant rainfall events. The plan proposes the construction of the 23.4 ft. high by 140 ft. diameter tank to be located in the area of the existing stormwater detention basin. Mr. Zarko stated that the stormwater runoff that was previously discharged through the basin will be redirected toward the Little Neshaminy Creek. Township staff and consultants have reviewed the plan for compliance with Township codes. Resolution #4 made by Chairman Joseph Walsh, seconded by Supervisor Michael Fox and adopted unanimously, approved LDS #674 Preliminary/Final Land Development Plan for the Montgomery Township Municipal Sewer Authority Influent Flow Equalization Tank System, subject to conditions and waivers detailed in the resolution.

Township Manager Lawrence Gregan reported that the Montgomery Township Baseball Softball Association (MTBSA) is requesting permission to install and operate a public address system on the Connie Mack Field at Windlestrae Park. This matter was first discussed at the Park and Recreation Board meeting on April 23, 2014 at which time the MTBSA was asked to submit a proposal on the use of the system. At a subsequent Park and Recreation meeting on May 28, 2014, concern was raised by a resident from the adjoining neighborhood regarding the use of the system and level of sound from the system. Mr. Gregan stated that the matter was being brought before the Board of Supervisors for discussion on the request and policy for its use. Sandra Watson of 672 Boxwood Terrace stated that she has lived in Montgomery Township for 17 years and that she loves living in the Township. Ms. Watson said that she is against the use of the sound system and does not understand why it needs to be used at the park. She finds it to be intrusive not only to herself, but others who use the park or live nearby. Ms. Watson is also upset about the music that is being played and she stated that the park rules indicate that there should be no disturbing of the peace. In her opinion, the sound system does disturb the peace in the park and the neighborhood and she does not understand why a group of teenagers gets to dictate what happens in the park.

Chairman Walsh thanked Ms. Watson for her comments and explained that after speaking to the leadership of the MTBSA, he understands that the intent of the sound system is to enhance the experience for the older ball players. Mr. Walsh further stated that Windlestrae Park and the Connie Mack Field are the flagship park and field for the Township and many kids would love to be able to play on a field of that caliber. In his opinion, the sound system enhances the experience, allowing the players to feel like they are playing in the big leagues. He noted that Park Board member Tony Ruggeri had visited Ms. Watson's home and listened to the sound system and music and Mr. Ruggeri did indicate that the sound does carry to Ms. Watson's home.

Supervisors Fox, Chimera, Birch and McDonnell also indicated that they were in favor of having the sound system for the ball players, but agreed that specific guidelines should be put in place to reduce any disruption to the neighborhood surrounding the ball field. All parties agreed that it was a personal thing, a matter of perception as to whether or not the sounds of summer baseball were intrusive. Ms. Watson repeated that it was the sound system and the music that bothered her. In addition, Ms. Watson said that there was music being blasted from the snack stand.

Park and Recreation Board Member Tony Ruggeri stated that the music would be played between innings, not after every play, and that he did visit Ms. Watson's home and he could hear music and announcing coming from the ball field, but he did not find it personally to be intrusive. Mr. Ruggeri stated that the MTBSA is working on moving the speakers to try to make the sound less intrusive and that the system would be tested after the speakers are moved. James Earley, 122 Claremont Drive, a member of the Park and Recreation Board commented that in his opinion the public address system does enhance the player experience by having your name announced as you come up to bat. He also stated that listening to music between innings is a fun experience for the players and audience. Mr. Earley also said that he

thought Ms. Watson had a very good point and that it should be considered that she does live across the street from the field, and that there should be some type of compromise position. Mr. Earley suggested that the system should be put in place, with guidelines, for a period of one year and that the Park and Recreation Board revisit the situation next year. This would provide the Township and the neighbors the opportunity to hear the announcements and music for a year and then reconsider next year if the use is disturbing the peace. The consensus of the Board was that the sound system should be allowed for a period of one year, on a trial basis, and that it should be re-evaluated in the Spring of 2015. The Park and Recreation Board should place the review of the sound system on their agenda for a Spring 2015 meeting. Chairman Walsh asked Mr. Ruggeri and Mr. Earley to visit during games and to provide feedback to the Board. Chairman Walsh made a motion to approve the use of a public address system on the Connie Mack Field at Windlestrae Park with the following rules to be put in place:

- The public address system may only be used for MTBSA on the Connie Mack Field for opening day ceremonies, tournaments, home run derby and regular season games on Monday through Saturday.
- The public address system may not be used on Sundays.
- Use of other public address systems shall not be permitted without Township approval.
- Use of the public address system by groups and organizations other than MTBSA will require approval by the Township. A written request must be received from the group and at least 7 days prior to the event.
- Announcers will only announce the player coming to bat, the pitcher, and the score between innings.
- Announcers may do play-by-play or make comments.
- Broadcasting of music is permitted between innings and includes the National Anthem.

- The public address system must be turned off at the conclusion of the last game or no later than 9:00 p.m.
- The public address system may not be used before 9:00 a.m.
- The public address system shall only be operated by an adult.
- The public address system speakers shall not be directed out towards the adjoining Village of Neshaminy Falls residential neighborhood.
- The volume of the system will be set to level XX, so that it does not extend beyond the outfield fence line. Volume level XX will be determined after the speakers are adjusted away from the residential neighborhood.

Supervisor Michael Fox seconded the motion and it was approved unanimously. Ms. Watson asked Police Chief Scott Bendig if he has a definition for disturbing the peace. Chief Bendig indicated that it would be in the Township's ordinance and that is what the Police would refer to. Ms. Watson concluded her comments by stating that she is an activist and has been one her whole life. She said she cleared baseball fields in Philadelphia growing up so she could play and she went to Connie Mack with her Dad. She loves baseball. However, if the sound system disturbs her peace, she advised that she will call Action News. Ms. Watson said she would go all out if this continues to disturb her and she cannot sit on her deck and have the peace that she pays her taxes for because her mental health is more important than a 14 year old.

Director of Planning Bruce Shoupe presented the written Decision and Order for the conditional use application of Integral Development Associates for a change in the retail use permitted at 976 Bethlehem Pike. On April 28, 2014, the applicant was granted conditional use approval to convert the former Lane Furniture Store to "The Tile Shop". Pursuant to the Municipal Planning Code, the Solicitor has prepared a formal decision and order memorializing the Board's approval of the requested conditional use. Resolution #5 made by Supervisor

Michael Fox, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, approved the Memorandum, Findings of Fact, Opinion and Order regarding the Conditional Use application of Integral Development Associates, for 976 Bethlehem Pike for the leasing of a specialty retail store, The Tile Shop.

Director of Planning Bruce Shoupe reported that the Township/Township Sewer Authority is required to comply with the "Categorical Pre-Treatment Standards" established by the Borough of Ambler for industrial sewage discharged to the Ambler Plant. Mr. Shoupe explained that sewage from some properties in the Township discharge to the Ambler Borough Wastewater Treatment Plant. The Township has been advised by Ambler Borough that it has been required by the EPA to adopt more stringent standards and as such is required to amend its Sewer Ordinance to adopt these updated limits on specific Toxic Pollutants being discharged to their Treatment Plant. In order to comply, the Township Solicitor has prepared a proposed Ordinance #14-280 amending the Township Code to adopt the updated local discharge limits for the Ambler Treatment Plant. Resolution #6 made by Supervisor Michael Fox, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, authorized the advertisement of the proposed Ordinance for consideration for adoption at the Board of Supervisors meeting on July 14, 2014.

Chairman Joseph Walsh reported that both the Bucks County and Montgomery County Planning Commissions have undertaken an effort to have the former U.S. Route 202 (Doylestown Road/Butler Avenue) designated as "U.S. Business Route 202" to help improve or maintain commerce and industry for businesses that abut and are in the vicinity of these roads. Resolution #7 made by Supervisor Michael Fox, seconded by Supervisor Robert Birch and adopted unanimously, adopted the formal resolution to designate Doylestown Road/Butler Avenue as "U.S. Business Route 202".

Resolution #8 made by Chairman Joseph Walsh, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, approved the escrow release #4 in the amount of \$149,155.50 for LDS#660 Simon Property – Wegmans Development.

Resolution #9 made by Chairman Joseph Walsh, seconded by Supervisor Michael Fox and adopted unanimously, approved the waiver of a permit fee for a special event for Mary, Mother of the Redeemer Catholic Church 5K Run.

Supervisor Robert Birch made a motion to approve the payment of bills. Supervisor Candyce Fluehr Chimera seconded the motion. The payment of bills was unanimously approved as submitted.

There being no further business to come before the Board, the meeting adjourned at 9:03 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Announce Board/Commission Appointment

MEETING DATE: June 23, 2014

ITEM NUMBER: # 6

MEETING/AGENDA:

ACTION

NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Joseph P. Walsh, Chairman

BACKGROUND:

A vacancy currently exists on the Finance Committee. Mary Griffith-Alfarano has expressed an interest in becoming a member of the Montgomery Township Finance Committee. Ms. Griffith-Alfarano has a degree in Business Management and has extensive experience in the fields of business and finance.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Consider the appointment of Mary Griffith-Alfarano to the Finance Committee.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby appoint Mary Griffith-Alfarano to serve as a member of the Montgomery Township Finance Committee with a term to expire on January 1, 2015.

MOTION: _____

SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Acknowledge Donation from Macy's for Heart Your Park – Windlestrae Park

MEETING DATE: June 23, 2014 ITEM NUMBER: #7

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Sharon Tucker BOARD LIAISON: Michael J. Fox
Park Board Liaison

BACKGROUND:

In March 2014, Macy's, in conjunction with the National Recreation and Park Association, instituted a new program to help raise awareness and funds for local parks across the country. The employees at the Montgomery Mall Macy's asked customers to donate \$1 or more at the time of purchase to be used for Windlestrae Park.

The Montgomeryville Macy's matched customer funds and they recently sent a check in the amount of \$250 to Montgomery Township. That money will be applied to our Capital Reserve Fund for Park Improvements. The Park and Recreation Board will discuss how that money can best be applied to improvements at Windlestrae Park.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

It is recommended that the Board of Supervisors recognize Macy's and National Recreation and Park Association for their contribution to Montgomery Township's Windlestrae Park.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we recognize and thank Macy's and the National Recreation and Park Association for the funds donated as a result of the Macy's Heart Your Park Campaign.

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
Joseph P. Walsh	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

SUBJECT: Consideration - Preliminary/Final Land Development Plan – Firefox Revised Plan – LDS#630

MEETING DATE: June 23, 2014

ITEM NUMBER: #8

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: Joseph P. Walsh
Chairman



BACKGROUND:

This property is located at the Line Street and Bethlehem Pike intersection. It lies within Montgomery and Hatfield Townships. There are proposed 115 townhouses to be constructed in Montgomery Township. This development was originally conditionally approved by the Board of Supervisors, by Resolution #3, dated October 22, 2007, which the applicant must still satisfy the conditions of this approval. Nothing had occurred since that time. This revised plan, dated May 19, 2014, amends the approved plan as follows:

- Subdivision of the open space area to allow for phased construction of the north and south villages.
- Revised several storm water management details to use HDPE pipe in place of reinforced concrete pipe in certain locations.
- All units are now proposed to have 2 car garages.
- Driveways have been widened to accommodate the larger garages.

An additional waiver has also been requested for the use of Belgian Block curbing. The Township Engineer has recommended that the waiver be approved.

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:

Plan was originally approved in October 2007.

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
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent

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

RESOLUTION #

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

**A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF
THE APPLICATION FOR LAND DEVELOPMENT FOR FIREFOX SUBDIVISION
REVISED PLAN – LDS#630**

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, granted conditional preliminary/final approval of the application for land development for the Firefox Subdivision on October 22, 2007, by Resolution #3. The development was not constructed and the applicant has now submitted revised final plans.

Therefore, the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary/final approval of the revised land development application and plan for the **Firefox Subdivision Revised Plan**, 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 **Gilmore & Associates, Inc.** letters dated June 16, 2014, April 28, 2014; **Boucher & James, Inc.** letters dated June 12, 2014, April 15, 2014; **Montgomery Township Planning Commission** comments dated May 15, 2014; **Montgomery County Planning Commission** comments dated April 28, 2014; **Montgomery Township Zoning Review** dated May 9, 2014; **Traffic Planning and Design, Inc.** letter dated June 16, 2014..
2. 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. 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 fees related to this project.

5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.
7. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
8. The Applicant will plant 27 of the required replacement trees on site and will submit a fee in lieu of the 611 remaining replacement trees in the amount of **\$213,850.00** prior to recording of plans and agreements.
9. The applicant must further satisfy all conditions of the original approval Resolution #3, dated October 22, 2007.

BE IT FURTHER RESOLVED that in addition to the waivers approved previously, the following **waiver is hereby granted to the extent that it concurs with the recommendation of the consultants:**

1. Section 205-17.D – the requirement for concrete curbing. The applicant proposes to install Belgian Block curbing on all private roadways within the development. *(The consultants have no objection to this waiver.)*

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 Preliminary/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 23rd day of June, 2014.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by the applicant this _____

day of _____, 2014.

Applicant Signature

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

EXHIBIT "A"

PLANS-STUDIES

SHEET NO.	PLAN TITLE	DATE	REVISED
1 of 40	Overall Land Development Record Plan (1 of 5)	3/30/2006	5/19/14
2 of 40	Land Development Record Plan (2 of 5) Southern Village	3/30/2006	5/19/14
3 of 40	Land Development Record Plan (3 of 5) Northern Village	3/30/2006	5/19/14
4 of 40	Lot Location Record Plan (4 of 5) Southern Village	3/30/2006	5/19/14
5 of 40	Lot Location Record Plan (5 of 5) Northern Village	3/30/2006	5/19/14
5A of 40	Overall Phase Plan	4/17/2014	5/19/14
6 of 40	Overall Open Space Plan	3/30/2006	5/19/14
7 of 40	Open Space Plan Southern Village	3/30/2006	5/19/14
8 of 40	Open Space Plan Northern Village	3/30/2006	5/19/14
9 of 40	Existing Features Plan	3/30/2006	5/19/14
10 of 40	Grading and Drainage Plan Southern Village	3/30/2006	5/19/14
11 of 40	Grading and Drainage Plan Northern Village	3/30/2006	5/19/14
12 of 40	Erosion & Sediment Control Plan Southern Village	12/1/2006	5/19/14
13 of 40	Erosion & Sediment Control Plan Northern Village	12/1/2006	5/19/14
14 of 40	Erosion & Sediment Control Plan Northern Village	12/1/2006	5/19/14
15 of 40	Erosion and Sediment Control Details	12/1/2006	5/19/14
16 of 40	Erosion and Sediment Control Details	12/1/2006	5/19/14
17 of 40	Erosion and Sediment Control Details	12/1/2006	5/19/14
18 of 40	Landscape and Lighting Plan Southern Village	3/30/2006	5/19/14
19 of 40	Landscape and Lighting Plan Northern Village	3/30/2006	5/19/14
20 of 40	Tree Replacement Calculation Plan	4/30/2007	5/19/14

SHEET No.		PLAN TITLE	DATE	REVISED
21	of 40	Water Supply Plan Southern Village	4/30/2007	5/19/14
22	of 40	Water Supply Plan Southern Village	4/30/2007	5/19/14
23	of 40	Plan and Profile of Fox Meadow Drive	3/30/2006	5/19/14
24	of 40	Plan and Profile of Fox Meadow Drive	3/30/2006	5/19/14
25	of 40	Plan and Profile of Wynstone Court	3/30/2006	5/19/14
26	of 40	Plan and Profile of Wynstone Court	3/30/2006	5/19/14
27	of 40	Plan and Profile of Brentwood Court & Wyndham Lane	3/30/2006	5/19/14
28	of 40	Plan and Profile of Briarwood Lane A Sterling Court	3/30/2006	5/19/14
29	of 40	Plan and Profile of Bethlehem Pike, S.R. 0309	5/21/2006	5/19/14
29A	of 40	Construction Detail Sheet	11/12/2009	5/19/14
30	of 40	Profiles of Storm Sewer	3/30/2006	5/19/14
31	of 40	Profiles of Storm Sewer	3/30/2006	5/19/14
32	of 40	Plan and Profile of Sanitary Sewer	9/7/2012	5/19/14
33	of 40	Construction Detail Sheet	3/30/2006	5/19/14
34	of 40	PCSM and Construction Detail Sheet	3/30/2006	5/19/14
35	of 40	PCSM and Construction Detail Sheet	3/30/2006	5/19/14
36	of 40	PCSM and Construction Detail Sheet	3/30/2006	5/19/14
37	of 40	Construction Detail Sheet	7/24/2007	5/19/14
38	of 40	Standard Construction Details	3/1/1994	5/19/14
39	of 40	PCSM Plan	12/1/2006	5/19/14
40	of 40	PCSM Plan	12/1/2006	5/19/14

S T A
Engineering, Inc.
Civil Engineers • Land Surveyors

March 31, 2014

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Attn: Bruce Shoupe, Zoning Officer

**Re: ADDITIONAL WAIVER REQUEST
FireFox I, L.P.
Route 309 at Line Street
STA Project #3576**

Dear Bruce:

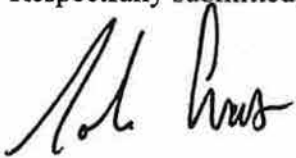
With regard to the above-captioned plan, and on behalf of my client FireFox I, L.P., I respectfully request an additional waiver from the Subdivision and Land Development Ordinance as follows:

1. From S.L.D.O. Section 205-17.D, which requires that all curbing be installed in accordance with PADOT Form 408, (i.e. Plain Cement Concrete Curb).

Explanation: Belgian Block Curb is proposed on all interior roadways outside of the PADOT right-of-way, as all such roadways are to be private.

It should be noted that this waiver request also appears on the current Record Plan.

Respectfully submitted,



John W. Evarts, P.E.
S.T.A. Engineering, Inc.

Encl.

cc: Clay Chandler, Klein Company,
Clifford T. Stout, P.E., P.L.S., S.T.A. Engineering, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 16, 2014

File No. 2012-09009

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

Reference: Firefox I – Townhome Community – LD/S #630
Tax Parcel #46-00-00256-00-4
Block/Unit # 001/042

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised final land development plans for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

The following were received by our office.

- A. Land Development Plans for a Townhome Community, prepared for Firefox I L.P, prepared by S.T.A. Engineering, Inc.

SHEET No.	PLAN TITLE	DATE	LAST REVISED
1 of 40	Overall Land Development Record Plan (1 of 5)	3/30/2006	5/19/2014
2 of 40	Land Development Record Plan (2 of 5) Southern Village	3/30/2006	5/19/2014
3 of 40	Land Development Record Plan (3 of 5) Northern Village	3/30/2006	5/19/2014
4 of 40	Lot Location Record Plan (4 of 5) Southern Village	3/30/2006	5/19/2014
5 of 40	Lot Location Record Plan (5 of 5) Northern Village	3/30/2006	5/19/2014
5A of 40	Overall Phase Plan	3/17/2014	5/19/2014
6 of 40	Overall Open Space Plan	3/30/2006	5/19/2014
7 of 40	Open Space Plan Southern Village	3/30/2006	5/19/2014
8 of 40	Open Space Plan Northern Village	3/30/2006	5/19/2014
9 of 40	Existing Features Plan	3/30/2006	5/19/2014
10 of 40	Grading and Drainage Plan Southern Village	3/30/2006	5/19/2014
11 of 40	Grading and Drainage Plan Northern Village	3/30/2006	5/19/2014
11A of 40	Phase 1 Temporary Grading & Improvements Plan	3/30/2006	5/19/2014
12 of 40	Erosion & Sediment Control Plan Southern Village	12/1/2006	5/19/2014
13 of 40	Erosion & Sediment Control Plan Northern Village	12/1/2006	5/19/2014
14 of 40	Erosion & Sediment Control Plan Northern Village	12/1/2006	5/19/2014
15 of 40	Erosion and Sediment Control Details	12/1/2006	5/19/2014
16 of 40	Erosion and Sediment Control Details	12/1/2006	5/19/2014
17 of 40	Erosion and Sediment Control Details	12/1/2006	5/19/2014
18 of 40	Landscape and Lighting Plan Southern Village	3/30/2006	5/19/2014
19 of 40	Landscape and Lighting Plan Northern Village	3/30/2006	5/19/2014

BUILDING ON A FOUNDATION OF EXCELLENCE

SHEET No.	PLAN TITLE	DATE	LAST REVISED
20 of 40	Tree Replacement Calculation Plan	4/30/2007	5/19/2014
21 of 40	Water Supply Plan Southern Village	4/30/2007	5/19/2014
22 of 40	Water Supply Plan Southern Village	4/30/2007	5/19/2014
23 of 40	Plan and Profile of Fox Meadow Drive	3/30/2006	5/19/2014
24 of 40	Plan and Profile of Fox Meadow Drive	3/30/2006	5/19/2014
25 of 40	Plan and Profile of Wynstone Court	3/30/2006	5/19/2014
26 of 40	Plan and Profile of Wynstone Court	3/30/2006	5/19/2014
27 of 40	Plan and Profile of Brentwood Court & Wyndham Lane	3/30/2006	5/19/2014
28 of 40	Plan and Profile of Briarwood Lane & Sterling Court	3/30/2006	5/19/2014
29 of 40	Plan and Profile of Bethlehem Pike, S.R. 0309	5/21/2009	5/19/2014
29A of 40	Pedestrian Bridge Detail Sheet	5/12/2014	-
29B of 40	Construction Detail Plan	11/12/2009	5/19/2014
30 of 40	Profiles of Storm Sewer	3/30/2006	5/19/2014
31 of 40	Profiles of Storm Sewer	3/30/2006	5/19/2014
32 of 40	Plan and Profile of Sanitary Sewer	9/7/2011	5/19/2014
33 of 40	Construction Detail Sheet	3/30/2006	5/19/2014
34 of 40	PCSM and Construction Detail Sheet	3/30/2006	5/19/2014
35 of 40	PCSM and Construction Detail Sheet	3/30/2006	5/19/2014
36 of 40	PCSM and Construction Detail Sheet	3/30/2006	5/19/2014
37 of 40	Construction Detail Sheet	7/24/2007	5/19/2014
38 of 40	NWWA Standard Construction Details	3/1/1994	4/22/2003
39 of 40	PCSM Plan – Southern Village	12/1/2006	5/19/2014
40 of 40	PCSM Plan	12/1/2006	5/19/2014

- B. S.T.A. Engineering, Inc. response letter dated May 22, 2014.
- C. S.T.A. Engineering, Inc. Legal Description – Sanitary Sewer Easement, Lands of Firefox I, L.P. Pages 1 to 3 of 3, Dated August 10, 2011 last revised May 22, 2014
- D. S.T.A. Engineering, Inc. Sanitary Sewer Easement Plan as part of Firefox I, L.P. Sheets 1 and 2 of 2, Dated August 10, 2011 last revised May 19, 2014
- E. S.T.A. Engineering, Inc. Legal Descriptions – Conservation Areas I to IV, Lands of Firefox I, L.P. Pages 1 to 8 of 8, Undated
- F. S.T.A. Engineering, Inc. Exhibit B (Conservation Area Plan) as part of Firefox I, L.P. Sheet 1 of 1, Dated March 5, 2013
- G. S.T.A. Engineering, Inc. Access Easement Plan as part of Firefox I, L.P., prepared for North Penn Water Authority, Sheet 1 of 1, Dated September 19, 2012

II. GENERAL

The subject land development is located at the Line Street (T-380) and Bethlehem Pike (S.R. 0309) intersection. The subject property is approximately 42 acres and lies within Montgomery and Hatfield Townships. The development consists of 148 townhome dwelling units. 115 dwelling units are within Montgomery Township. The development was granted variances from the Montgomery Township Zoning Ordinance regarding impervious material coverage. The development was granted conditional final approval by the Montgomery Township Board of Supervisors at the public meeting held October 22, 2007. The conditions of final approval are listed in Township Resolution #3. Several waivers were granted at the time of final approval. The previously granted variances and waivers are noted on the plans. The applicant is requesting an additional waiver, which is noted below.

The applicant has submitted amended plans. Notable amendments include:

- subdivision of the open space area to allow for phased construction of the north and south villages
- revised several stormwater management details to use HDPE pipe in place of reinforced concrete pipe in certain locations
- all units are now proposed to have 2-car garages
- driveways have been widened to accommodate the larger garages.

Our review pertains to the outstanding issues from the 2007 approval and the changes associated with the plan amendment noted above. We have not reviewed information that was previously approved and has not been revised since the 2007 approval, such as the stormwater management system.

III. REVIEW COMMENTS

A. Conditional Final Approval, Resolution #3 – October 22, 2007

The following outstanding items must be satisfied to comply with the conditions of the final approval:

1. The applicant will enter into a land development agreement and post financial security for all improvements to the satisfaction of the Township Solicitor and Township Engineer.
2. The applicant will provide documentation of permits from the North Wales Water Authority and Montgomery Township Municipal Authority before final plan recording.
3. The applicant will provide the fee-in-lieu of recreational improvements in an amount of \$1,540.00 per unit. This will be paid prior to final plan recording.
4. The applicant has indicated that the Declaration of the Homeowner's Association is currently being finalized with the Township Solicitor.
5. The applicant has indicated that coordination with the Township Solicitor regarding the post construction stormwater management operation and maintenance agreement is ongoing and that the approved post construction stormwater management plans and details shall be included with the agreement.
6. The applicant has provided legal descriptions and exhibits for the conservation area, sanitary sewer and water access easements. Review will be provided under separate cover.

B. Subdivision and Land Development Ordinance

The Applicant has requested an additional waiver that was not included in the previous approval.

1. §205-17.D. This section requires vertical concrete curb in accordance with PENNDOT standards. The Applicant is requesting relief to allow Belgian block curb with 7 inch reveal along all interior roadways. We support this waiver.

Based on our review, the following items do not appear to comply with the Subdivision and Land Development Ordinance (SALDO).

1. §205-78.B(2)(e) – Evidence that the plans are in accordance with the Township Ordinances and regulations shall be included on the plans. The applicant shall clearly identify the individual parcels for Phase I and Phase II of this development in the Zoning Data tables.

C. General

1. Intermediate grading for Phase I (Southern Village) indicating the manner in which Fox Meadow Drive east of Briarwood Drive will be temporarily terminated has been provided.

We note Fox Meadow Drive will be terminated short of the proposed lot/phase line to avoid a partially constructed retaining wall. Additional agreements and/or easements may be required to ensure access is provided and available for the Northern Village. We defer review of this issue to the Township Solicitor.

2. It is our understanding proposed roads within the development will not be dedicated to the Township. Permanent access easements along Fox Meadow Dr. and Briarwood Ln, within Phase 1 in favor of Phase 2 and the Heckler tract should be provided. We defer review of this issue to the Township Solicitor.

In order to facilitate the review process, the Applicant should provide a response letter addressing each of the above comments when submitting revised plans or reports. 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. If you have any questions regarding the above, please contact this office.

Sincerely,



Russell S. Dunlevy, P.E.
Executive Vice President
Township Engineers



James P. Dougherty, P.E.
Gilmore & Associates, Inc.
Township Engineers

RSD/jpd/

- 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.
Firefox I, L.P. c/o Clay Chandler
John W. Evarts, P.E. – S.T.A. Engineering, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 28, 2014

File No. 2012-09009

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

Reference: Firefox I – Townhome Community – LD/S #630
Tax Parcel #46-00-00256-00-4
Block/Unit # 001/042

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised final land development plans for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

The following were received by our office.

- A. Land Development Plans for a Townhome Community, prepared for Firefox I L.P, prepared by S.T.A. Engineering, Inc.

SHEET No.	PLAN TITLE	DATE	LAST REVISED
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BUILDING ON A FOUNDATION OF EXCELLENCE

SHEET No.	PLAN TITLE	DATE	LAST REVISED
21 of 40	Water Supply Plan Southern Village	4/30/2007	4/17/2014
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36 of 40	PCSM and Construction Detail Sheet	3/30/2006	5/13/2013
37 of 40	Construction Detail Sheet	7/24/2007	9/26/2013
38 of 40	Standard Construction Details	3/1/1994	4/22/2003
39 of 40	PCSM Plan	12/1/2006	5/13/2013
40 of 40	PCSM Plan	12/1/2006	5/13/2013

- B. S.T.A. Engineering, Inc. response letter dated March 31, 2014.
- C. S.T.A. Engineering, Inc. Additional Waiver Request letter dated March 31, 2014.
- D. HOP issued March 23, 2014.
- E. PADEP State Water Obstruction and Encroachment Permit issued December 2, 2013.
- F. USACOE letter dated December 17, 2013 indicating authorization under Pennsylvania State Programmatic General Permit (PASPGP-4).
- G. FEMA CLOMR dated November 20, 2013.

II. GENERAL

The subject land development is located at the Line Street (T-380) and Bethlehem Pike (S.R. 0309) intersection. The subject property is approximately 42 acres and lies within Montgomery and Hatfield Townships. The development consists of 148 townhome dwelling units. 115 dwelling units are within Montgomery Township. The development was granted variances from the Montgomery Township Zoning Ordinance regarding impervious material coverage. The development was granted conditional final approval by the Montgomery Township Board of Supervisors at the public meeting held October 22, 2007. The conditions of final approval are listed in Township Resolution #3. Several waivers were granted at the time of final approval. The previously granted variances and waivers are noted on the plans. The applicant is requesting an additional waiver, which is noted below.

The applicant has submitted amended plans. Notable amendments include:

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- revised several stormwater management details to use HDPE pipe in place of reinforced concrete pipe in certain locations
- all units are now proposed to have 2-car garages

- driveways have been widened to accommodate the larger garages.

Our review pertains to the outstanding issues from the 2007 approval and the changes associated with the plan amendment noted above. We have not reviewed information that was previously approved and has not been revised since the 2007 approval, such as the stormwater management system.

III. REVIEW COMMENTS

A. Conditional Final Approval, Resolution #3 – October 22, 2007

Based on our review, the following items do not appear to comply with the conditions of the final approval.

1. The applicant intends to enter into a land development agreement and post financial security for all improvements to the satisfaction of the Township Solicitor and Township Engineer.
2. The applicant intends to provide documentation of permits from the water and sewer authorities.
3. If the applicant has not already done so, the fee-in-lieu of recreational improvements in an amount of \$1,540.00 per unit must be paid prior to the submission of building permits.
4. The applicant has indicated that coordination with the Township Solicitor regarding the Declaration of the Homeowner's Association is ongoing.
5. The applicant has indicated that coordination with the Township Solicitor regarding the post construction stormwater management operation and maintenance agreement is ongoing. We note the approved post construction stormwater management plans and details shall be included with the agreement.
6. The applicant has provided legal descriptions and exhibits for the conservation easement. Review will be provided under separate cover. The applicant shall provide legal descriptions and exhibits for all other proposed easements (sanitary easement) to the Township Engineer for review and approval. All proposed easements shall be provided to the Township Solicitor for review and approval prior to recording.

B. Subdivision and Land Development Ordinance

The Applicant has requested an additional waiver that was not included in the previous approval.

1. §205-17.D. This section requires vertical concrete curb in accordance with PADOT standards. The Applicant is requesting relief to allow Belgian block curb with 7 inch reveal along all interior roadways. We support this waiver request provided the construction detail is revised to indicate the following:
 - a. Top width of granite blocks shall be 4 inches.
 - b. Joints between blocks shall not exceed ¾ inch.
 - c. Expansion joints shall be provided every 50 feet, at the PC and PT of curves and at driveway depressions.

Based on our review, the following items do not appear to comply with the Subdivision and Land Development Ordinance (SALDO).

1. §205-18.A.3.b.2. HDPE pipe is proposed in certain locations. The trench details on Sheet 29A shall specify the stone bedding and backfill as either PADOT 2A, PADOT 2B or AASHTO No. 57 when HDPE is used.

C. General

1. The Zoning Data Table for Montgomery Township should indicate the variances granted. The variances are noted on Sheet 1 but should also be noted on all other sheets that present the Zoning Data Table, such as Sheets 2, 4, etc.
2. The waivers granted and requested are listed on Sheet 1. We recommend that a note be added to the other plans to be recorded referencing the waivers noted on Sheet 1.
3. The 50-foot setback from the proposed subdivision line should be depicted on the plans (e.g. from unit 35).
4. Intermediate grading for Phase I indicating the manner in which Fox Meadow Drive and the proposed retaining wall will be temporarily terminated shall be provided.
5. The optional sunrooms for units 15 and 18 extend beyond the tree protection fence into areas of existing significant and/or mature vegetation and potentially into waters of the U.S. The sunrooms should be relocated to avoid disturbance of these areas.
6. The typical driveway label on Sheet 2 indicates 1-car garages and driveway widths for interior units. This should be revised to indicate the proposed 2-car garages at all units.

In order to facilitate the review process, the Applicant should provide a response letter addressing each of the above comments when submitting revised plans or reports. 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. If you have any questions regarding the above, please contact this office.

Sincerely,



Russell S. Dunlevy, P.E.
Executive Vice President
Township Engineers



James P. Dougherty, P.E.
Gilmore & Associates, Inc.
Township Engineers

RSD/jpd/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township
Marita A. Stoerle, Development Coordinator – 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.
Firefox I, L.P. c/o Clay Chandler
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215-345-9400
Fax 215-345-9401

2738 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

www.bjengineers.com

June 12, 2014

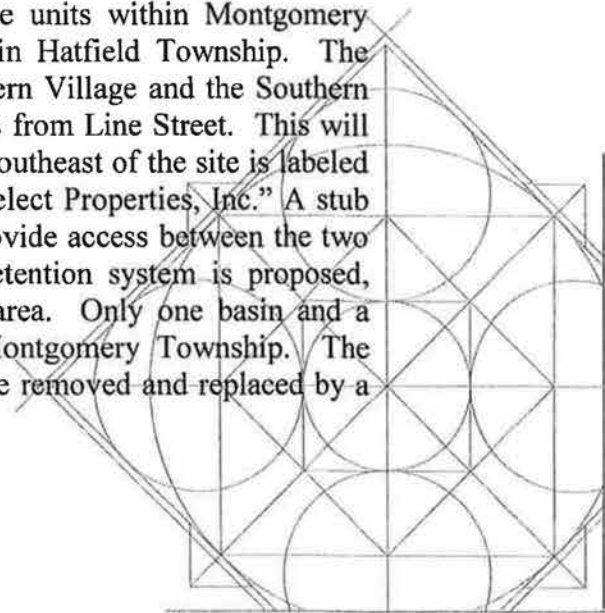
Mr. Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

**SUBJECT: FIREFOX LAND DEVELOPMENT
REVISED FINAL LAND DEVELOPMENT PLANS
TOWNSHIP LD/S NO. 630
PROJECT NO. 0655227R**

Dear Mr. Gregan:

Please be advised that we have reviewed the plans for the Firefox Land Development, prepared by S.T.A. Engineering, Inc., dated March 30, 2006, and last revised May 19, 2014. The site is located on the east side of Route 309, across from the intersection with Line Street, within the R-3 Zoning District. A portion of the 42 +/- acre site exists within Hatfield Township. The property is bounded on the west by Route 309, to the north by the Pennsylvania Railroad line, to the east by Crystal Road and to the south by Maple Drive. The site is heavily wooded and contains numerous wetlands. The Colmar Branch of the Neshaminy Creek crosses the northern portion of the site. A sanitary sewer line and 15' wide easement also traverse the northern portion of the site, almost parallel to the creek. A North Penn Water Authority building sits on an adjacent property. A driveway across the site provides the Water Authority building with access to Crystal Road.

The plans propose one hundred fifteen (115) townhouse units within Montgomery Township and an additional thirty-three (33) units within Hatfield Township. The development is divided into two areas, labeled the Northern Village and the Southern Village. A road is proposed to intersect Route 309 across from Line Street. This will provide the primary access to the site. A property to the southeast of the site is labeled as "Future Townhouse Community to be developed by Select Properties, Inc." A stub street has been proposed at the shared property line to provide access between the two communities. An extensive underground stormwater detention system is proposed, along with two aboveground basins and a bioretention area. Only one basin and a portion of the bioretention area are proposed within Montgomery Township. The majority of the existing Water Authority driveway is to be removed and replaced by a shorter driveway accessing one of the proposed streets.



Conditional Final Approval was granted by the Board of Supervisors on October 22, 2007.

We offer the following comments for your review.

1. General and Plan Requirements

- A. SLDO Section 205-49.C: the final landscape plan must be signed and sealed by a landscape architect registered within the Commonwealth of Pennsylvania.
- B. SLDO Section 205-51.A(18): a detailed cost estimate must be attached to the final landscape plan submission for the preparation of the land development agreement.

2. Preservation, Protection and Replacement of Existing Trees

SLDO Section 205-53.C states the requirements for tree preservation and replacement. The plans correctly state that **six hundred thirty-eight (638) 2½” caliper trees** are required to be provided as replacement trees, twenty-seven of which are to be provided on the site.

Per the requirements for conditional final approval, approximately 300 trees were proposed to be planted at the Pine Crest Golf Course and a fee in lieu of the remainder of the trees were to be provided at a cost of \$350.00 per tree at submission of the first building permit.

However, it is our understanding that the Applicant now wishes to provide a fee-in-lieu for all remaining **six hundred and eleven (611)** replacement trees. Approval and a plan for fee-in-lieu payment should be solidified prior to submission of the first building permit.

3. General Comments

- A. SLDO Section 205-65.B requires that evergreen trees be provided at a minimum size of eight feet in height. The screening buffer plantings have been revised to provide four (4) species of evergreen tree instead of two (2). The Eastern Red Cedar and Douglas Fir trees should be shown in the Montgomery Township Plant Schedule at the required size.
- B. One tree on Lot No. 86 is shown in conflict with a utility line. The plans should be revised to relocate the tree a minimum of 5' from underground utilities.

Mr. Lawrence Gregan, Township Manager
Firefox Subdivision
June 12, 2014
Page 3

Please do not hesitate to contact me if you have any questions or require further information.

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

cc: Board Of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Jim Dougherty, P.E., Gilmore & Associates
Kevin Johnson, P.E., Traffic Planning and Design
Clay Chandler, Firefox I, L.P.,
John W. Evarts, P.E., S.T.A. Engineering, Inc.



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www.bjengineers.com

April 15, 2014

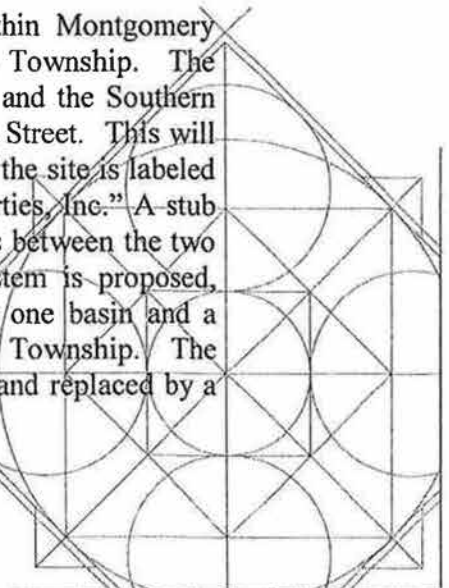
Mr. Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

**SUBJECT: FIREFOX LAND DEVELOPMENT
REVISED FINAL LAND DEVELOPMENT PLANS
TOWNSHIP LD/S NO. 630
PROJECT NO. 0655227R**

Dear Mr. Gregan:

Please be advised that we have reviewed the plans for the Firefox Land Development, prepared by S.T.A. Engineering, Inc., dated March 30, 2006, and last revised March 17, 2014. The site is located on the east side of Route 309, across from the intersection with Line Street, within the R-3 Zoning District. A portion of the 42 +/- acre site exists within Hatfield Township. The property is bounded on the west by Route 309, to the north by the Pennsylvania Railroad line, to the east by Crystal Road and to the south by Maple Drive. The site is heavily wooded and contains numerous wetlands. The Colmar Branch of the Neshaminy Creek crosses the northern portion of the site. A sanitary sewer line and 15' wide easement also traverse the northern portion of the site, almost parallel to the creek. A North Penn Water Authority building sits on an adjacent property. A driveway across the site provides the Water Authority building with access to Crystal Road.

The plans propose one hundred fifteen (115) townhouse units within Montgomery Township and an additional thirty-three (33) units within Hatfield Township. The development is divided into two areas, labeled the Northern Village and the Southern Village. A road is proposed to intersect Route 309 across from Line Street. This will provide the primary access to the site. A property to the southeast of the site is labeled as "Future Townhouse Community to be developed by Select Properties, Inc." A stub street has been proposed at the shared property line to provide access between the two communities. An extensive underground stormwater detention system is proposed, along with two aboveground basins and a bioretention area. Only one basin and a portion of the bioretention area are proposed within Montgomery Township. The majority of the existing Water Authority driveway is to be removed and replaced by a shorter driveway accessing one of the proposed streets.



Conditional Final Approval was granted by the Board of Supervisors on October 22, 2007.

We offer the following comments for your review.

1. General and Plan Requirements

- A. SLDO Section 205-49.C: the final landscape plan must be signed and sealed by a landscape architect registered within the Commonwealth of Pennsylvania.
- B. SLDO Section 205-51.A(18): a detailed cost estimate must be attached to the final landscape plan submission for the preparation of the land development agreement.

2. Planting Requirements

- A. SLDO Section 205-52.A requires the provision of street trees for any subdivision or land development where suitable street trees do not exist as part of the design and construction of new streets. The proposed unit layout and driveway widths have been revised. Driveways are proposed to be widened significantly, leaving many street trees with as little as 1' of ground on either side of the trunk. This amount of growing space is inadequate, and will not provide sufficient moisture, oxygen, or soil surface for the trees. This close proximity of the driveways will also increase the likelihood of physical damage. It is unlikely that these trees will survive under such conditions. The plans should be revised to provide an adequate amount of growing space for the street trees, or a waiver for the number of street trees that have not been provided with sufficient growing space would be required.
- B. SLDO Section 205-52.A(2)(a): in no instance shall street trees be placed further than 50 feet on center for each side of the street. Street trees have been relocated from Brentwood Court, leaving a gap of approximately 140 LF. The plans should be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.

3. Preservation, Protection and Replacement of Existing Trees

SLDO Section 205-53.C states the requirements for tree preservation and replacement. The plans correctly state that **six hundred thirty-eight (638) 2½" caliper trees** are required to be provided as replacement trees.

Per the requirements for conditional final approval, approximately 300 trees were proposed to be planted at the Pine Crest Golf Course and a fee in lieu of

the remainder of the trees were to be provided at a cost of \$350.00 per tree at submission of the first building permit.

However, it is unclear if the replacement trees will be permitted to be planted at Pine Crest Golf Course. If the trees are no longer proposed to be planted at Pine Crest, then an alternative location for the required trees should be found, or fee-in-lieu must be provided for all remaining required replacement trees.

If replacement trees are proposed to be planted in an alternative location, in accordance with the resolution granting Conditional Final Approval:

- A planting plan must be submitted indicating the size, location, and species of all replacement plantings, for review by the Township's Landscape Architect and the Shade Tree Commission.
- These trees are subject to the escrow, quality standards and the typical 18-month maintenance period requirements as detailed in the approved plan set. These requirements should be detailed in the replacement tree planting plan.
- Furthermore, notes should be added to the Final Plan which clearly state the quantity of replacement trees to be provided, the location at which they are to be provided, and the quantity of trees for which a fee will be offered in lieu of planting.

The March 31, 2014 response letter from S.T.A. Engineering, Inc., states that "the applicant is working with the Township to determine the appropriate "fee-in-lieu of" for the landscaping plantings." However, this agreement has not yet been confirmed. Therefore, this comment will remain in effect until replacement tree plans or a plan for fee-in-lieu payment has been solidified.

4. General Comments

- A. Beech trees located on top of the fill section of the spillway and berm between the two bioretention areas should be relocated to a non-fill section of the bio-retention area.
- B. Street trees along the south side of Fox Meadow Drive are shown in conflict with a gas line, and shade trees throughout the site are shown in conflict with laterals, driveways and sidewalks. The plans should be revised to eliminate conflicts between proposed trees, proposed and existing utility lines, curbs, driveways, and other structures. The plans should provide a minimum of 10 horizontal feet between all proposed trees and underground utility lines, and a minimum of 5' horizontal feet from all curbs and driveways.
- C. The plant schedule indicates that three (3) Ginkgo biloba 'Sentry' are proposed within the Montgomery Township portion of the site.

However, four (4) are shown on the plan set within Montgomery Township. The plans should be revised to correct this discrepancy.

- D. The new unit layouts show interior units as having flights of stairs from the rear yards. A number of the units show proposed shade trees at the bottom of these stairs. The landscape plan should be adjusted to locate the shade trees away from the bottoms of the stairs.
- E. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,



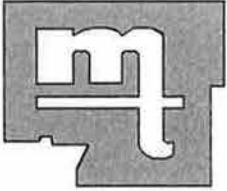
Judith Stern Goldstein, ASLA, R.L.A.
Managing Director



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

JSG/vll/kam

cc: Board Of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Jim Dougherty, P.E., Gilmore & Associates
Kevin Johnson, P.E., Traffic Planning and Design
Clay Chandler, Firefox I, L.P.,
John W. Evarts, P.E., S.T.A. Engineering, Inc.



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jonathan Trump, Chairman

DATE: May 15, 2014

RE: Firefox Subdivision

The Planning Commission has reviewed the Subdivision and Land Development plan for Firefox and would like to recommend to the Board of Supervisors that the plan be approved, subject to satisfactory compliance with all comments of the Township review agencies.

The motion further recommended that the requested waiver be approved.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JOSH D. SHAPIRO, CHAIR

LESLIE S. RICHARDS, VICE CHAIR

BRUCE L. CASTOR, JR., COMMISSIONER



**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/PLANNING

JODY HOLTON, AICP
EXECUTIVE DIRECTOR

April 28, 2014

Mr. Larry Gregan, Manager
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936

Re: MCPC #14-0074-001
Plan Name: FireFox I, L.P.
(148 lots/148 dus comprising 41.60 acres)
Situate: Bethlehem Pike (north)
at Line Street
Montgomery & Hatfield Townships

Applicant's Name and Address
FireFox, L.P.
Mellon Bank Center
1735 Market Street—Suite 4010
Philadelphia PA 19103

Contact: Clay Chandler
cchand@thekleincompany.com
Phone: 215-751-9600

Dear Mr. Gregan:

We have reviewed the above referenced subdivision and land development application in accordance with Section 502 of Act 247, "the Pennsylvania Municipalities Planning Code", as requested by the township in a letter received in this office on March 31, 2014. We forward this letter as a report of our review and recommendations.

Background

The application is a revision of a previously approved subdivision and land development plan which proposed the construction of 148 townhouses in two distinct areas of a 41.6 acre development tract situated in both Montgomery and Hatfield Townships. The previously submitted development plan was granted conditional final approval by the Montgomery Township Supervisors at a public meeting held October 22, 2007. The development would consist of 115 dwelling units in Montgomery Township and 33 dwelling units in Hatfield Township. The first area is described as "Southern Village" and the other is "Northern Village". A new boulevard is proposed to connect the two villages to Bethlehem Pike and Line Street. The applicant's tract is Tax Parcel #46-00-00256-004 and the portion of the tract in Montgomery Township is located in the R-3 Residential Zoning District. The portion in Hatfield Township is located in the TH-Townhouse Zoning District.

The existing land uses surrounding the development tract are to the north(east), located in Hatfield Township the LI-Light Industrial and Montgomery's LI-Limited Industrial Zoning Districts. Located southeast of the tract in Montgomery Township is the R-3A Residential District and to the south-west along Bethlehem Pike are properties in Montgomery's BP-Business Professional Zoning District. Surrounding the tract to the northwest in Hatfield Township along Bethlehem Pike is the LI-Light

Industrial District and townhouses in the TH-District. The property is largely woodlands of varying degrees of canopy coverage. The Colmar tributary of the West Branch of the Neshaminy Creek- and its riparian corridor with environmentally constrained resources bisects the tract.

The site plan shows two phases of development. The first area comprises 57 dwelling units and is known as "Southern Village". The plan states that the townhouse community to be developed by Select Properties and that Briarwood Lane will be extended to the adjacent tract to provide a secondary access to a public street. The second area to be developed, Northern Village, comprises 91 dwelling units- 58 units in Montgomery and 33 units in Hatfield Townships.

The proposal includes an Open Space Plan (Sheet #6/40) which shows 9.21 acres of open space will be dedicated in Montgomery Township and 7.186 acres of open space will be preserved in Hatfield Township. Plan notes state that trails within the development will be publicly accessible subject to the homeowners association rules.

The Planning Commission provided review comments to the townships on this proposal in various stages of review over the past several years including reviews of preliminary subdivision and land development. These include letters dated: August 3, 2006, July 19, 2006, and previous to these review letters, June 19, 2006 and February 25, 2006 review letters. The previously submitted development plan was granted conditional final approval by the Montgomery Township Supervisors at a public meeting held October 22, 2007. It is our understanding that conditions placed on the development at this approval are grand-fathered into this plan.

Comments

1. Revised Plan. After discussions with Township officials, we understand the primary purpose of the re-submission is to subdivide the development tract into two parcels that represent the distinct development phases that are proposed as Southern Village - Phase I and the connecting Phase II - Northern Village. The Township in its review should insure that the record plan clearly identifies the subdivision and a summary table is included with the lots identified and lot area delineated for recording with the Recorder of Deeds.
2. Treatment Of Stormwater Discharge. The revised site plan shows that pre-treatment stormwater quality issues and concerns previously expressed are being addressed with various measures. It appears there are several areas with stormwater discharge directly from roadways to the stream corridors and wetlands. We recommend that direct discharge areas along Fox Meadow Drive be examined by the township in its review.
3. Landscape Plan:
 - a. *Southern Village - Evergreen Screening along Maple Drive* - The landscape plan (sheets #18 & #19 /40) proposes an extensive evergreen screen planting approximately +/- 880 ft. in length along the Maple Drive property boundary. The planting consist of a double row of evergreen trees—composed with only two evergreen tree species—135 White Pine (*Pinus strobus*) and 118 Norway spruce (*Picea abies*).

For landscape health and performance reasons we recommend that this extensive planting be modified to incorporate greater diversity in both species and structure. This would assist in insuring a more effective long term improvement as a multi-species screen/buffer. Many urban foresters use a rule-of-thumb- to limit a single species to no more than 25%- of the total in a planting area. In this planting, each evergreen species comprises roughly 50% of the total

evergreen screen. One of the reasons to diversify is to help insure greater resilience of the planting should a devastating pest or disease impact a particular species. We suggest that many other evergreen/conifer species can be included in this planting for greater diversity. With greater diversity in size and species the screen will become a more effective natural part of the landscape. Recommended species include:

- Eastern Red Cedar (*Juniperus virginiana*); American Holly (*Ilex opaca*); Concolor Fir (*Abies concolor*); Douglas Fir (*Pseudotsuga menziesii*); Japanese Cryptomeria (*Cryptomeria japonica*); and American Arborvitae (*Thuja occidentalis*).

Recommendation

We recommend approval of this proposal provided that the above mentioned review comments are addressed to the satisfaction of the township and the proposed plan complies with your municipal land use regulations and all other appropriate regulations.

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,

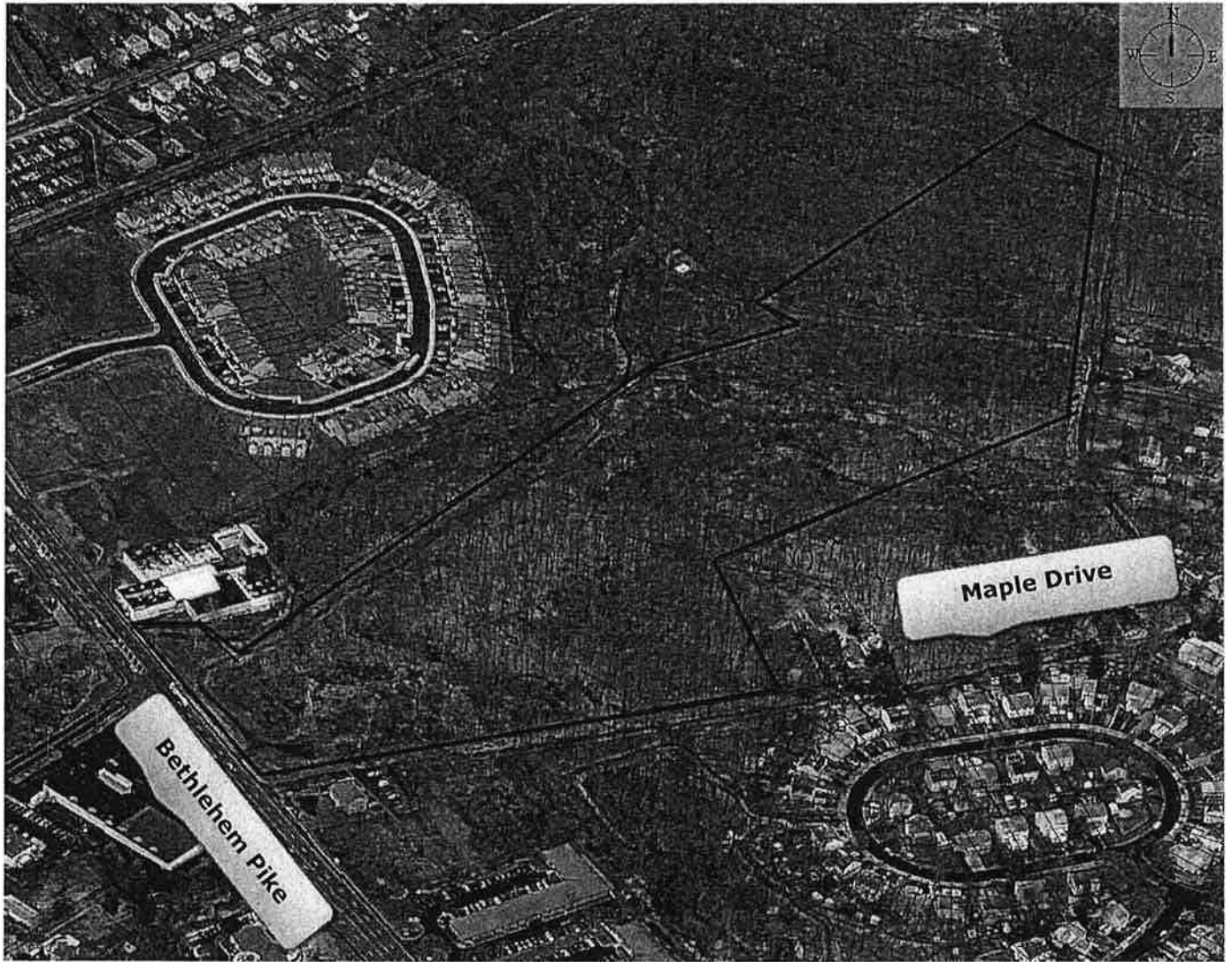


Barry W. Jeffries, ASLA, Senior Design Planner
610-278-3444 – bjeffrie@montcopa.org

c: FireFox, LP, Applicant
Clay Chandler, Applicant's Representative
Marita Stoerrle, Township Development Coordinator
Jonathan Trump, Chrm., Township Planning Commission
Bruce Shoupe, Township Zoning Officer
Frank Bartle, Township Solicitor
Russell Dunlevy, Township Engineer
Aaron Bibro, Mgr., Hatfield Township

Attachments: Reduced Copy of Applicant's Plan
Aerial Photo

Aerial view of applicant's development tract (2008 view to the north)



ZONING ORDINANCE PLAN REVIEW

DATE: May 2, 2014
Updated May 9, 2014, 2014

PLAN REVIEW – Firefox Development
LD/S # 630

DEVELOPMENT NAME: Fire Fox Development
LOCATION: Bethlehem Pike and Crystal Road
LOT NUMBER & SUBDIVISION:
ZONING DISTRICT: R3A Residential
PROPOSED USE: residential
ZONING HEARING BOARD APPROVAL REQUIRED? YES
CONDITIONAL USE APPROVAL REQUIRED? NO

	Proposed	Required	Approved	Not Approved	N/A
USE			X		
HEIGHT			X		
LOT SIZE	25.9238 acres	10 acres	X		
SETBACKS BUFFER					
FRONT	>75	75 ft	X		
SIDES	>50	50 ft	X		
REAR	>50	50 ft	X		
COMMON OPEN SPACE	100 ac	50 ac	X		
BUILDING COVERAGE	35%	24.67%	X		
IMPERVIOUS COVERAGE	37.82%	Max 30%	ZHB		
DECKS IN BUFFER AREA – 12 feet	LOTS 1-6 & 23-34		ZHB		

COMMENTS

ADDITIONAL COMMENTS:

1. Page 2 of 40 shows lots # 15, 18, 12 and 79 have optional sunrooms encroaching into the water of the US or buffer areas. These encroachments need to be removed or seek relief from the Zoning Hearing Board.
2. Page 2 of 40 shows a box labeled “entrance amenities” but no details are provided. Please provide detail of “entrance amenities”.

3. Lots 58, 120 and 139 show a setback to building service road of 29.7 feet, whereas a minimum of 30 feet is required. Please correct plan.
4. Zoning Hearing Board # 06080001 granted relief to all the construction of decks not to exceed 12 feet (pg. 47 transcripts) into the buffer area on units 1-6 and units 23-34. Plan identifies Lots 1,6,23,28,29 and 34 have optional sunrooms constructed on the rear of these units. These optional sunrooms need to be removed or seek relief from the Zoning Hearing Board.
5. The downspouts and roof leaders are show to be connected to an underground piping to be discharged to the on-site storm water system. Standards should be established in the HOA documents prohibiting concrete patio along the rear of all units to ensure proper future maintenance of underground piping.
6. Consideration should be given to dispersing the mail distribution pickup areas throughout the development, rather than concentrating at one location in the development causing future traffic concerns.
7. It should be noted that any future additional impervious coverage would require Zoning Hearing Board approval

ZONING OFFICER

DATE

RESOLUTION # 3

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

**A RESOLUTION GRANTING CONDITIONAL FINAL APPROVAL OF THE APPLICATION
FOR LAND DEVELOPMENT OF FIREFOX, ILP, LOCATED AT
ROUTE 309 AND LINE STREET.**

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, final approval of the land development plan for **Firefox, ILP, located at Route 309 and Line Street** 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:

1. Fulfilling all obligations and requirements of the **Chambers Associates, Inc.** letters dated **September 11, 2007, August 17, 2007, May 9, 2007, January 22, 2007, July 28, 2006, May 1, 2006**; **Boucher & James, Inc.** letters dated **August 29, 2007, August 6, 2007, May 23, 2007, October 2, 2006, August 9, 2006, April 27, 2006**; the **Montgomery Township Planning Commission** comments dated **September 7, 2006**; **Montgomery Township Zoning Officer's** reviews dated **August 2, 2006, April 24, 2006**; **Montgomery Township Police Department** reviews dated **July 20, 2006, April 10, 2006**; **Pennoni Associates, Inc.** letters dated **September 1, 2006, July 20, 2006, May 2, 2006**; **Gilmore & Associates, Inc.** letter dated **April 28, 2006**; and **Montgomery Township Fire Marshal** letters dated **June 26, 2007, July 20, 2006, May 3, 2006**.
2. The Applicant shall enter into a Land Development Agreement and post financial security for all improvements to the satisfaction of the Township Engineer and Township Solicitor.
3. The Applicant shall satisfy the requirements of the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the 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 fees related to this project.

Resolution # 3
Page 2 of 4

5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. The Township's Park and Recreation ordinance requires the contribution of land, a fee in lieu thereof or recreational improvements. This applicant has choose to fulfill their Park and Recreation requirement by install on-site improvements of approximately 28,161 square feet of an 8-foot wide paved pathway as specifically defined in the plans listed below. This improvement is a credit in the amount of \$52,900.00 of the fee required which reduces the fee to \$1,540.00 per unit in lieu of the land and the fee must be paid prior to the submission of building permits.
7. The applicant must comply with the Zoning Hearing Board Opinion and Order # 06080001.
8. The applicant proposes to plant up to 300 - 2 ½ inch caliper shade trees or an approved equivalent quantity of flowering or evergreen trees and shrubs at the Pine Crest Golf Course. A fee in lieu of the any remaining 295.5 trees (more if not all of the above trees are placed at Pine Crest Golf Course) at a cost of \$350.00 per tree must be paid to the Township at submission of the first building permit. A planting plan must be submitted indicating the size, location and species of all plantings. This plan must be reviewed by the Township's Landscape Architect and the Shade Tree Commission. These trees are subject to the escrowing, quality standards and the typical 18-month maintenance period requirements as detailed on the approved plans.
9. The Applicant shall provide for ownership and maintenance of the roadways, storm sewer facilities, street lights in the Declaration of the Homeowner's Association and shall provide that the Declaration shall run to the benefit of the Township and any breach may be remedied by the Township and the Township shall have the right, but not the obligation to enforce any breach of covenants contained in the Declaration or Bylaws of the Association. The Declaration shall provide that the cost expended by the Township in remedying such breach shall constitute a lien upon the Unit or Common Facilities upon which such breach occurred. Further, the Township shall be entitled to recover associated charges including, but not limited to attorneys' fees, from the Owner of the subject Unit, and/or from the Association in the event the affected property constitutes a Common Facility

10. The Applicant shall reserve in the Declaration of the Homeowner's Association for the benefit of the Township, its successors and assigns, an easement of access, ingress and egress over such portion of the area designated for detention basin maintenance easement on the Plans for the purpose of inspecting, maintaining and repairing the Storm Water Management System in the event the Association fails to maintain any portion of the Storm Water Management System, provided that the Township shall have the right, but not the obligation to undertake such inspection, maintenance, and repair. In the event the Township undertakes any such inspection, maintenance or repair, the Township shall have right to assess the costs against the Association.
11. The Applicant shall supply copy of the Declaration of the Homeowner's Association to the Township and its Solicitor for review and approval prior to recording.
12. Shall comply with the following requirements of the Montgomery County Planning Commission letter dated August 3, 2007; Item # 2 on page 3 – Public Access Easement; Item # 7 on page 4 – Underground Detention Maintenance; Item # 9 on page 4 – Conversation Easement.
13. The Applicant shall provide sidewalks on both sides of the street except for the entrance road where sidewalks will only be required on the side on which homes are located. The Applicant shall make application to the Township Zoning Hearing Board for relief of the impervious coverage requirement. If the relief is not obtained this land development application shall be deemed denied due to exceeding the impervious coverage of section 230-37 of the Montgomery Township Code

Be it further resolved, that the following **waivers are hereby granted:**

1. Section 205-52.C - the requirement for screen buffers where the development will abut other zoning districts or roads. The applicant proposes screen buffers except where the site borders the Burkhardt property and Route 309. The applicant proposes to install a fence along the Burkhardt property. An underground pipe storage system precludes the installation of any plantings inside the fence.

2. Section 205-53.C – the requirement for replacement trees. The plan requires that 638 2 ½ caliper trees are required to be replaced. Approximately 300 trees are proposed to be planted on other lands owned by the applicant (Pine Crest). A fee in lieu of the remainder of the trees will be provided at a cost of \$350.00 per tree as outlined in item # 8 above.

Resolution # 3

Page 4 of 4

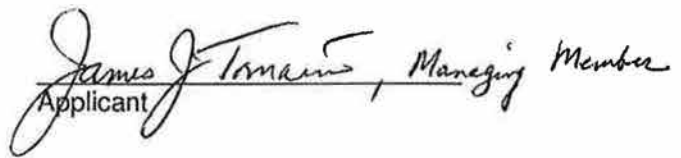
DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 22nd day of October 2007.

MOTION BY: R. Witmer

SECOND BY: S. Prousi

VOTE: 4-0 (W. Sarosky – absent)

The above conditions are agreed to by **FIREFOX, ILP**, this 31st day of October, 2007.


Applicant, Managing Member

xc: Applicant, M. Ochrach, J. Chambers, B. Shoupe, J. Starkin, M. Stoerrle, P. Wursta, J. Stern-Goldstein, MCPC, D. Price, Minute Book, Resolution File, File

EXHIBIT "A"

PLANS-STUDIES

<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED DATE</u>
1. Cover Sheet	not dated	
2. Overall Land Development Record Plan	3-30-06	8-20-07
3. Land Development Record Plan (2 of 5)	3-30-06	8-20-07
4. Land Development Record Plan (3 of 5)	3-30-06	8-20-07
5. Land Development Record Plan (4 of 5)	3-30-06	8-20-07
6. Land Development Record Plan (5 of 5)	3-30-06	8-20-07
7. Overall Open Space Plan	3-30-06	8-20-07
8. Open Space Plan Southern Village	3-30-06	8-20-07
9. Open Space Plan Northern Village	3-30-06	8-20-07
10. Existing Features Plan	3-30-06	8-20-07
11. Grading and Drainage Plan Southern Village	3-30-06	8-20-07
12. Grading and Drainage Plan Northern Village	3-30-06	8-20-07
13. Erosion and Sediment Control Plan Southern Village	12-1-06	8-20-07
14. Erosion and Sediment Control Plan Northern Village	12-1-06	8-20-07
15. Erosion and Sediment Control Details	12-1-06	8-20-07
16. Erosion and Sediment Control Details	12-1-06	8-20-07
17. Landscape and Lighting Plan Southern Village	3-30-06	8-20-07
18. Landscape and Lighting Plan Northern Village	3-30-06	8-20-07
19. Tree Replacement Calculation Plan	4-30-07	8-20-07
20. Water Supply Plan Southern Village	4-30-07	8-20-07
21. Water Supply Plan Northern Village	4-30-07	8-20-07
22. Plan and Profile of Fox Meadow Drive	3-30-06	8-20-07
23. Plan and Profile of Fox Meadow Drive	3-30-06	8-20-07
24. Plan and Profile of Wynstone Court	3-30-06	8-20-07
25. Plan and Profile of Wynstone Court	3-30-06	8-20-07
26. Plan and Profile of Brentwood Court/Wyndham Lane	3-30-06	8-20-07
27. Plan and Profile of Briarwood Lane/Sterling Court	3-30-06	8-20-07
28. Profiles of Storm Sewer	3-30-06	8-20-07
29. Profiles of Storm Sewer	3-30-06	8-20-07
30. Construction Detail Sheet	3-30-06	8-20-07
31. Construction Detail Sheet	3-30-06	8-20-07
32. Construction Detail Sheet	3-30-06	8-20-07
33. Construction Detail Sheet	3-30-06	8-20-07
34. Construction Detail Sheet	7-24-07	8-20-07
35. Standard Construction Details	9-22-98	8-20-07
36. Post Construction Stormwater Management Plan Southern Village	12-1-06	8-20-07
37. Post Construction Stormwater Management Plan Northern Village	12-1-06	8-20-07
38. Stormwater Management Report and Erosion and Sediment Control Narrative	3-06	8-20-07
39. HEC-RAS Analysis of Colmar Tributary and West Branch Neshaminy Creek Tributary	11-06	8-07

June 16, 2014

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

Re: Firefox I, LP
Montgomery Township LD/S#630
TPD# MOTO-A-00017

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) reviewed the plan submission for the above referenced project, prepared by S.T.A. Engineering, Inc. and last revised May 19, 2014.

Based on a review of the plans, all outstanding Traffic Engineering and Street Lighting comments from TPD's November 11, 2013 review letter have been addressed.

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

Sincerely,



Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
John W. Evarts, P.E. – S.T.A. Engineering, Inc.

RECOMMENDATION:

That the resolution be adopted by the Board of Supervisors.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent

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

Resolution #

WHEREAS, in a letter dated May 5, 2014, Kirk Clauss, engineer for Select Properties, Inc., requested a waiver of certain land development requirements for a subdivision and land development known as Crystal Road and Maple Road Townhouses; and

WHEREAS, this development was originally approved by Resolution #5, dated March 25, 2013; and

WHEREAS, since that time, the applicant determined that they would like to install Belgian Block curbing within the development instead of vertical concrete curbing; and

WHEREAS, that request has been reviewed by the Township Engineer, who has recommended that the request be approved.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby waive the following requirement:

1. Section 205-17.D – the requirement for vertical concrete curbs to be installed within a subdivision. The applicant proposes to install Belgian Block curbing.

MOTION BY:

SECOND BY:

DATE:

VOTE:

xc: Applicant, F. Bartle, B. Shoupe, M. Stoerrle, Minute Book, Resolution File, File



SCHLOSSER & CLAUSS

Consulting Engineers, Inc.

21 E. LINCOLN AVE.
SUITE 200
HATFIELD, PENNSYLVANIA 19440
PHONE: 215-855-3000
FAX: 215-855-3300
E-MAIL: SCCE_INC@COMCAST.NET

RECEIVED

MAY 09 2014

May 5, 2014

MONTGOMERY TOWNSHIP

03032.30

Mr. Bruce Shoupe
Montgomery Township Board of Commissioners
1001 Stump Road
Montgomery, PA 18936

Subject: **Additional Waiver Request**
Townhouse Land Development
Maple Drive and Crystal Road
Montgomery Township, Montgomery County, PA

Dear Commissioners,

On behalf of our client, Select Properties Inc., we would like to add the following waiver request from the Montgomery Township Subdivision and Land Development Ordinance for the above mentioned project:

1. **Section §205-17.D:** A waiver to allow Belgian block curb instead of concrete curb.

I would like to thank the Township for your cooperation through this process.

Sincerely,
Schlosser & Clauss Consulting Engineers, Inc. by

Kirk W. Clauss, P.E.
President

lks

Marita A. Stoerrle

From: Jim Dougherty [JDOUGHERTY@gilmore-assoc.com]
Sent: Wednesday, May 14, 2014 4:56 PM
To: Marita A. Stoerrle
Subject: RE: Crystal Road Townhouses - LDS#639A
Attachments: 0650_001.pdf

Marita,

We support the waiver request to use Belgian block curb in place of vertical concrete curb with the condition that belgian block curb not be installed within any state or township right-of-ways.

We note the roads within the proposed development are intended to remain private.

Thanks,
Jim

From: Marita A. Stoerrle [mailto:mstoerrle@montgomerytwp.org]
Sent: Tuesday, May 13, 2014 2:09 PM
To: Jim Dougherty
Subject: Crystal Road Townhouses - LDS#639A

Hi Jim –

Attached is the additional waiver request for the Crystal Road Townhouse project.

I know that you are already aware that this will be discussed at the Planning Commission meeting on Thursday, but wanted to make it “official” that we are requesting your comments.

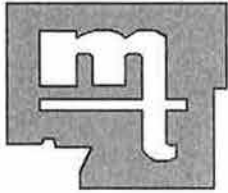
Thanks for your help.
Marita

*Marita Stoerrle
Development Coordinator
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936
215-393-6903 (office)
215-855-1498 (fax)*



www.montgomerytwp.org

From: PLN4235@montgomerytwp.org [mailto:PLN4235@montgomerytwp.org]
Sent: Tuesday, May 13, 2014 2:08 PM
To: Marita A. Stoerrle
Subject: Attached Image



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jonathan Trump, Chairman

DATE: May 15, 2014

RE: Crystal and Maple Roads Townhouses
Additional Waiver Request

The Planning Commission has reviewed the waiver request from Select Properties, Inc. for the installation of Belgian Block curbing instead of concrete curbing and would like to recommend to the Board of Supervisors that this waiver request be approved.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 28, 2014

File No. 12-10074

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

Reference: Townhouse Development – LD/S # 639
Maple Drive and Crystal Road
Tax Parcel #46-00-00700-00-1 & #46-00-02581-00-1
Tax Block #1; Tax Units #34 & 12

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the land development plans for the above-referenced project. We offer the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

- A. Land Development Plans, as prepared by Schlosser & Clauss Consulting Engineers, Inc., fifteen (15) sheets, dated July 20, 2007 and last revised May 5, 2014.
- B. Additional Waiver Request Letter, as prepared by Schlosser & Clauss Consulting Engineers, Inc., dated May 5, 2014.

II. GENERAL

The subject site is located on the west side of the intersection of Maple Drive (paper street) and Crystal Road. This land development is an extension of the Firefox Development located on the west side of the site with site access consisting of an extension of the existing Briarwood Lane. The site is within the Residential (R-3A) Zoning District and the intended use is a townhouse. The total tract area is approximately 8.112 acres. The project proposes to demolish several existing structures and construct 36 townhouses with an extension to Briarwood Lane. Also proposed with this application is the construction of other related appurtenances, such as parking areas and stormwater management features.

III. REVIEW COMMENTS

A. Conditions of Approval (Resolution #5, March 25, 2013)

The Township Board of Supervisors granted conditional preliminary/final approval at the meeting held March 25, 2013. The conditions of the approval are listed in Resolution #5. The following plan items appear to be outstanding.

1. A note shall be added to the record plans stating all development entry signs maintenance and upkeep shall be the responsibility of the Homeowners Association or place on private property.
2. Four feet high posts, chains and knox box padlocks are shown at both ends of the emergency access drive. The posts shall be bollards and details for installation shall be provided. Each chain shall be secured with a knox box padlock at one post and a standard padlock on the other.

B. Zoning Ordinance

We note the plans have been revised to eliminate the encroachment of the decks (unit nos. 31 through 36) into the buffer area. The previously granted variance and conditions are listed on the plan for future reference.

C. Subdivision and Land Development Ordinance

The Applicant is requesting the following waiver from the Subdivision and Land Development Ordinance (SALDO) in addition to the waivers granted at the March 25, 2013 meeting of the Montgomery Township Board of Supervisors:

1. §205-17.D – A waiver is requested to permit the installation of Belgian Block Curb instead of Concrete Curb. We recommend approval of this waiver since the proposed streets will not be dedicated to the Township and shall be owned and maintained by a Homeowner's Association.

D. Stormwater Management


Stormwater Management was previously reviewed by Chambers Associates, Inc. It is our understanding that all concerns have been satisfactorily addressed.

E. General

1. The list of Waivers Granted on the Land Development Plan (Sheet 1 of 15) should be revised to indicate the correct date of the meeting at which the waivers were granted. (March 25, 2013 for Waivers 1 through 4, and for Waiver 5 if granted).
2. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (i.e., PaDEP, MCPC, MCCD, Montgomery Township Municipal Sewer Authority, North Wales Water Authority, MCDH, DRBC, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office with the final application.
3. The paving section details (Sheet 11 of 15) shall be revised to note that compacted subgrade to be inspected by proof rolling prior to placement of geotextile fabric and compacted stone subbase.
4. A copy of the letter confirming available sewer capacity should be provided.

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

Sincerely,



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

JPD/atw/sl

cc: Lawrence J. Gregan, Manager - Montgomery Township
Marita A. Stoerrle, Development Coordinator - 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.
Clayton Heckler – Select Properties, Inc.
Kirk W. Clauss, P.E. – Schlosser & Clauss Consulting Engineers, Inc.
Russell S. Dunlevy, P.E. – Gilmore & Associates, Inc.



Boucher & James, Inc.
CONSULTING ENGINEERS

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

www.bjengineers.com

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

May 20, 2014

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

**SUBJECT: TOWNHOUSES AT MAPLE DRIVE AND CRYSTAL ROAD
FINAL LAND DEVELOPMENT PLAN
TOWNSHIP LD/S NO. 639
PROJECT NO.0755238R**

Dear Mr. Gregan:

Please be advised that we have reviewed the plans for Townhouses at Maple Drive and Crystal Road, prepared by Schlosser & Clauss Consulting Engineers, Inc., dated July 20, 2007, last revised May 5, 2012. The approximately 8.11 acre site is located at the intersection of Maple Drive and Crystal Road, within the R-3A Residential District. The site currently contains existing woodlands, wetlands, floodplains and a tributary to the West Branch of the Neshaminy Creek. Three (3) buildings exist on the site and are proposed to be removed. A thirty-six (36) unit townhouse development is proposed.

At their regularly scheduled meeting on March 25, 2013 the Montgomery Township Board of Supervisors granted the plan Conditional Preliminary/Final Approval.

The plans have been revised to address all outstanding landscape comments and meet the conditions of approval as stated in Resolution No. 5. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

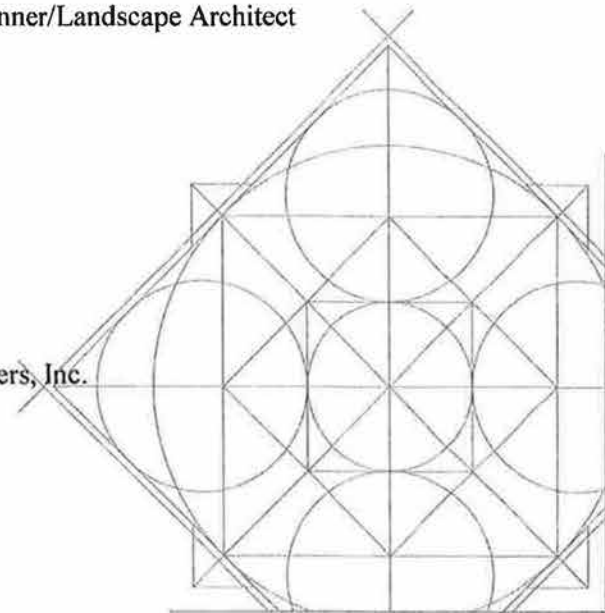
Judith Stern Goldstein, ASLA, R.L.A.
Managing Director

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

JSG/vll/kam

- 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., TPD, Inc., Traffic Consultant
- Kirk W. Clauss, P.E, Schlosser & Clauss Consulting Engineers, Inc.
- Clayton Heckler, Select Properties, Inc.

P:\2007\0755238R\Documents\Correspondence\Rev.005.doc



May 23, 2014

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

Re: Crystal Townhomes
Montgomery Township LD/S# 639
TPD# MOTO-A-00021

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the plan submission for the above referenced project, prepared by Schlosser and Clauss and last revised May 5, 2014.

Based on our review, all outstanding comments from TPD's November 12, 2012 review letter have been addressed.

Additionally, TPD has reviewed the cost estimate dated May 5, 2014 and concur with the quantities and unit costs associated with Streetlighting.

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

Sincerely,



Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Kirk Clauss, P.E., Schlosser and Clauss
Joseph Platt, P.E., TPD

RESOLUTION #5

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF THE APPLICATION FOR LAND DEVELOPMENT OF SELECT PROPERTIES, INC. - MAPLE DRIVE AND CRYSTAL ROAD TOWNHOUSES – LDS 639A

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary/final approval of the land development application and plan for **Select Properties, Inc. – Maple Drive and Crystal Road Townhouses**, 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 November 9, 2012; **Chambers Associates, Inc.** letters dated January 28, 2010, October 30, 2008 - revised November 26, 2008, August 23, 2007; **Boucher & James, Inc.** letters dated November 6, 2012, February 9, 2010, September 16, 2008, August 15, 2007; **Montgomery Township Planning Commission** comments dated January 17, 2013; **Montgomery County Planning Commission** comments dated January 16, 2013, November 4, 2010, August 3, 2007; **Traffic Planning and Design, Inc.** letter dated November 12, 2012; **Pennoni Associates** letters dated October 23, 2008, September 12, 2007; **Montgomery Township Fire Marshal's Office** comments dated March 19, 2013, February 20, 2013, January 21, 2010, September 11, 2007; **Montgomery Township Police Department** comments dated November 6, 2012, January 18, 2010, September 8, 2008, July 26, 2007; and **Montgomery Township Zoning Reviews** dated March 2, 2010, September 11, 2007.
2. The Applicant shall enter into a Land Development Agreement and post financial security for all improvements to the satisfaction of the Township Engineer and Township Solicitor for each phase of this development. The record plan shall indicate each phase.
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 fees related to this project.
5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
7. All required street signage shall be furnished and installed in accordance with PADOT's regulations as amended.
8. All development entry signs maintenance and upkeep shall be the responsibility of the Homeowners Association or placed on private property. A note shall be placed on the record plan.

9. The applicant shall reserve in the Declaration of Covenants, Easements and Restrictions creating the Homeowner's Association, for the benefit of the Township, its successors and assigns, an easement of access, ingress and egress over such portion of the area designated for detention basin and rain garden maintenance easement on the Plans. This easement shall be for the purpose of permitting Township inspection, maintenance and repair of the Storm Water Management System. The Township shall have the right, but not the obligation to undertake such inspection, maintenance and repair. In the event the Township undertakes any such inspection, maintenance or repair, the Declaration shall provide that the cost expended by the Township in remedying such breach shall be reimbursed by the homeowners Association, in default of which the Township may lien the properties of the Association members for its costs, including, but not limited to, attorney fees.
10. 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 acknowledges its understanding that the open space areas shown on the plan shall not serve to satisfy or substitute for the dedication of land for park or recreational use required by Section 205-114. The Applicant hereby agrees to accept the provisions of Section 205-116(A)(2) of the SALDO providing for the payment of \$2,000.00 per dwelling unit for the 34 new dwelling units shown on the plan in lieu of the dedication of land. This fee must be paid for each individual unit prior to the submission of an application for a building permit for that unit.
11. The Applicant shall supply a copy of the Declaration of Covenants, Easements and Restrictions creating the Homeowner's Association to the Township and its Solicitor for review and approval prior to recording of plan.
12. 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.
13. The applicant must meet the requirements of the Zoning Hearing Board Opinion and Order #07020005, dated May 15, 2007, regarding this development.
14. The issuance of building permits shall not commence until such time that the main entrance roadway for Firefox Development has been constructed past Briarwood Lane and approved for use by the Township Engineer and Fire Marshal.
15. The existing intersection of Crystal Road and Maple Drive must be widened to provide additional paved area to maneuver fire apparatus. Said improvements are shown on the revised site plan attached to Applicant's Engineer letter dated March 11, 2013.
16. Bollards and chains must be installed at each end of the emergency access road. The chains must be secured on one side with a Knox Box padlock and the other with a standard padlock. This will allow landscapers and snow removal contractor access to the road for maintenance. Said improvements are shown on the revised site plan attached to Applicant's Engineer letter dated March 11, 2013.

17. The homeowner's association documents must include language for contractors to **remove snow once the depth reaches three inches** for the emergency access road. This is consistent with the policy of the Montgomery Township Public Works Department. In addition, language will require landscapers to maintain vegetation along Crystal Road and Maple Drive to a height of 13 feet 6 inches.
18. Existing Maple Drive will be used by construction vehicles to access the subject parcel during development. In order to do so, the developer proposes to make certain improvements including, but not limited to, adding stone to improve the driving surface. The developer has agreed to leave the improvements in place at the end of construction to be used as an additional access to the development.
19. Any gas services that are accessible/vulnerable to vehicular traffic shall have vehicle impact protection installed as approved by the Fire Marshal.

BE IT FURTHER RESOLVED that the following **waivers are granted to the extent that they concur with the recommendation of the consultants:**

1. Section 205-10.D(2)(a) – the requirement that the paving width be 30 feet for cul-de-sac roads. The applicant is proposing a paving width of 26 feet for Briarwood Lane since the proposed road will be a continuation from the adjacent Firefox Development. *(The consultants have no objection to this waiver.)*
2. Section 205-10.D(2)(b) – the requirement that a cul-de-sac be not more than 500 feet long. The applicant is proposing that the length of the entire cul-de-sac be 993.25 feet, with the portion in this development being 569.81 feet. This would be a continuation of Briarwood Lane in the Firefox development. *(The consultants have no objection to this waiver as long as an approved emergency access is provided.)*
3. Section 205- 54.D – the requirement for replacement trees to be provided. The applicant is proposing to provide a fee in lieu of installing the required quantity of 140 replacement trees **in the amount of \$49,000 to be remitted at the time of plan recording.** *(The consultants have no objection to this waiver.)*
4. Section 205-100-107 – the requirement for a Traffic Impact Study. The applicant is proposing to **provide a contribution of \$3,500** to address any potential traffic signal timing issues that may arise after build out of the site. *(The consultants have no objection to this waiver.)*

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 Preliminary/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 25th day of March, 2013.

MOTION BY: J. McDonnell

SECOND BY: M. Fox

VOTE: 3-0
(R. Birch, J. Walsh, absent)

The above conditions are agreed to by Select Properties, Inc. this _____
day of _____, 2013.

Applicant

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

EXHIBIT "A"

PLANS-STUDIES

<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED DATE</u>
1. Land Development Plan	7-20-07	10-5-12
2. Existing Features Plan	7-20-07	10-5-12
3. Grading Plan	7-20-07	10-5-12
4. Utility Plan	7-20-07	10-5-12
5. Erosion and Sediment Control Plan	7-20-07	10-5-12
6. Landscaping and Lighting Plan	7-20-07	10-5-12
7. PCSM Plan	7-20-07	10-5-12
8. Briarwood Lane Profiles	7-20-07	10-5-12
9. Crystal Road Profile	7-20-07	10-5-12
10. Miscellaneous Profiles	7-20-07	10-5-12
11. Construction Details I	7-20-07	10-5-12
12. Construction Details II	7-20-07	10-5-12
13. Construction Details III	7-20-07	10-5-12
14. E&S Control Details	7-20-07	10-5-12
15. PCSM Details	7-20-07	10-5-12
16. Erosion and Sediment Control And Stormwater Management Report	7-20-07	10-5-12

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consideration - Preliminary/Final Land Development Plan – General Hancock Pad
Site #4 – Quaker Steak and Lube Restaurant - LDS #672

MEETING DATE: June 23, 2014 ITEM NUMBER: #10

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: Joseph P. Walsh
Chairman 

BACKGROUND:

This property is within the General Hancock Partnership development site within the ECPOD zoning district. It is located at the intersection of US Route 202 Parkway and the loop drive through the existing retail shopping center and can be accessed from Upper State Road and the Route 202 Parkway. The applicant proposes to subdivide the property into two lots. Lot 2A will include the construction of a 31,157 square foot building pad for a future retail use. Improvements to Lot 2B include the construction of a 6,000 square foot building for a Quaker Steak and Lube restaurant. Additional improvements on the site include sidewalk, parking spaces and an underground storm water basin.

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
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent

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

RESOLUTION #

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

**A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF
THE APPLICATION FOR LAND DEVELOPMENT FOR GENERAL HANCOCK
PARTNERSHIP PAD SITE #4 – QUAKER STEAK AND LUBE RESTAURANT –
LDS#672**

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary/final approval of the land development application and plan for **General Hancock Partnership Pad Site #4 – Quaker Steak and Lube Restaurant**, 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 **Gilmore & Associates, Inc.** letters dated June 18, 2014 (Accessibility Review), June 16, 2014, April 14, 2014, November 25, 2013, April 9, 2014 (Accessibility Review), November 26, 2013 (Accessibility Review); **Boucher & James, Inc.** letters dated June 13, 2014, April 4, 2014, November 18, 2013; **Montgomery Township Planning Commission** comments dated April 17, 2014; **Montgomery County Planning Commission** comments dated December 10, 2013; **Traffic Planning and Design, Inc.** letters dated June 9, 2014, April 11, 2014, November 26, 2013; **Montgomery Township Fire Marshal's Office** comments dated June 16, 2014, April 15, 2014, December 16, 2013; **Montgomery Township Police Department** comments dated October 23, 2013; **Montgomery Township Zoning Review** dated December 6, 2013; and **Kenneth Amey's** letters dated March 25, 2014, November 25, 2013.
2. 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. 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 fees related to this project.
5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.
7. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
8. 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.

BE IT FURTHER RESOLVED that the following waivers are granted to the extent that they concur with the recommendation of the consultants:

1. Section 205-78.B.(1) – The Applicant has requested a waiver from the requirement that the plans must include the names and widths of street cartways and right-of-ways within four hundred (400) feet of the tract to be subdivided or developed. *(The consultants have no objection to this waiver with the condition that the Applicant agrees to provide any additional information deemed necessary during the course of the review process.)*
2. Section 205-78.B.(2) - The Applicant has requested a waiver from the requirement that the plans must include the location of storm sewers and sanitary sewers within four hundred (400) feet of the tract to be subdivided or developed. This section specifies the existing features required to be shown on the plans within the land to be subdivided or developed. *(The consultants recommend a partial waiver with the condition that the Applicant provide the locations of the specified existing features within the portion of the property that is to be developed under this application.)*
3. Section §205-78.C.(1)(f) – The Applicant has requested a waiver from the requirement that the tentative grades to an existing street or to a point four hundred (400) feet beyond the boundaries of the subdivision or development be shown on the plan. *(The consultants have no objection to this waiver.)*
4. Section 205-52.D.(1)(c) – The Applicant has requested a waiver from the requirement that a maximum of 15 parking spaces shall be permitted in a row without a landscape island of 15 feet in width. The applicant proposes a maximum of 21 parking spaces without a landscape island. *(The consultants have no objection to this waiver request so long as plant material that would be required within this island in accordance with the requirements of SLDO Section 205-52.D(1)(e) are planted elsewhere on the site or a fee-in-lieu is provided. One (1) 290 SF planting island is missing from a parking aisle within the parking area, therefore one (1) additional shade tree would be required. 1 shade tree = \$350)*

- 5. Section 205-52.C (2) (b) – The Applicant has requested a partial waiver regarding screen plantings at the dumpster enclosures. *(The consultants have no objection to this waiver provided sufficient detail is provided on the plan to demonstrate that the dumpster enclosures comply with the requirements of ZO Section 230-148, Fences and Walls.)*
- 6. Section 205-52.D(1)(g) – The Applicant has requested a waiver regarding the 20 foot wide divider island within a parking area with a total width greater than 144 feet. And from the required plant materials. *(The consultants have no objection to a partial waiver as long as the required plant material is planted elsewhere on the site or a fee in lieu provided. 15 shade trees and 30 shrubs would be required. 15 shade trees = \$5,250, 30 shrubs = \$1,950)*

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 Preliminary/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 23rd day of June, 2014.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by the applicant this _____
day of _____, 2014.

Applicant Signature

EXHIBIT "A"

PLANS-STUDIES

<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED DATE</u>
1. Subdivision Plan	10-21-13	5-14-14
2. Land Development Plan	10-21-13	5-14-14
3. Existing Features Plan	10-21-13	5-14-14
4. Grading and Utility Plan	10-21-13	5-14-14
5. Erosion & Sediment Control Plan	10-21-13	5-14-14
6. PSCM Plan	10-21-13	5-14-14
7. Landscaping Plan	10-21-13	5-14-14
8. Lighting Plan	10-21-13	5-14-14
9. Accessibility Plan	10-21-13	5-14-14
10. Storm Profiles and Construction Details	10-21-13	5-14-14
11. Construction Detail Sheet	10-21-13	5-14-14
12. E&S and PCSM Detail Sheet	10-21-13	5-14-14



SCHLOSSER & CLAUSS
Consulting Engineers, Inc.

21 E. LINCOLN AVE.
SUITE 200
HATFIELD, PENNSYLVANIA 19440
PHONE: 215-855-3000
FAX: 215-855-3300
E-MAIL: SCCE_INC@COMCAST.NET

May 12, 2014

13032.15

Mr. Bruce Shoupe / Ms. Valerie Liggett
Montgomery Township Board of Supervisors
1001 Stump Road
Montgomery, PA 18936

Subject: **Additional Waiver Request**
General Hancock Partnership Pad #4
Montgomery Township, Montgomery County, PA

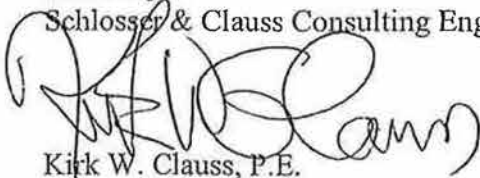
Dear Supervisors,

On behalf of our client, General Hancock Partnership, we would like to add the following waiver request from the Montgomery Township Subdivision and Land Development Ordinance for the above mentioned project:

1. **Section §205-52.D.1.g:** A waiver from the 20' wide divider island within a parking area with a total width greater than 144'. Also the required plant materials (5 shade trees and 10 shrubs).

I would like to thank the Township for your cooperation through this process.

Sincerely,
Schlosser & Clauss Consulting Engineers, Inc. by



Kirk W. Clauss, P.E.
President

lks



SCHLOSSER & CLAUSS

Consulting Engineers, Inc.

21 E. LINCOLN AVE.
SUITE 200
HATFIELD, PENNSYLVANIA 19440
PHONE: 215-855-3000
FAX: 215-855-3300
E-MAIL: SCCE_INC@COMCAST.NET

April 15, 2014

13032.14

Montgomery Township
1001 Stump Road
Montgomeryville PA 18936

Re: General Hancock Partnership Pad #4

Dear Supervisors:

We formally request the following list of waivers be granted for the land development project now entitled General Hancock Partnership Pad #4. These waivers are related to the 12 sheet plan set by Schlosser & Clauss Consulting Engineers Inc. dated October 21, 2013 and last revised January 28, 2014.

- 1) From SLDO Section 205-78B(1): Full waiver regarding the names and widths of street cartways and right-of-ways within 400' of the tract being subdivided or developed.
- 2) From SLDO Section 205-78B(2): Full waiver regarding the location of storm sewers and sanitary sewers within 400' of the tract being subdivided or developed.
- 3) From SLDO Section 205-78C(1)(f): Full waiver regarding tentative grades to an existing street or to a point 400' beyond the boundaries of the subdivision or development.
- 4) From SLDO Section 205-52.D(1)(c): partial waiver regarding maximum number of parking spaces required of 15 in a row. Instead allowing 21 parking spaces without a landscaped island.
- 5) From SLDO Section 205-52.C(2)(b): Partial waiver regarding screen plantings at the dumpster enclosures.
- 6) From SLDO Section 205-52.D(1)(a): Partial waiver regarding shrubs for parking lot perimeter. (plant 154 shrubs instead of 185 shrubs)

We would like to thank the Township for your cooperation through this process.

Sincerely,
Schlosser & Clauss Consulting Engineers, Inc. by

Kirk W. Clauss, P.E. President

Marita A. Stoerrle

From: Jim Dougherty [JDOUGHERTY@gilmore-assoc.com]
Sent: Thursday, April 17, 2014 3:47 PM
To: Marita A. Stoerrle; Valerie Liggett
Cc: Bruce S. Shoupe
Subject: RE: General Hancock Partnership Pad Site #4

Marita,

We support #1 and #3. We recommend a partial waiver for #2.
§205-78.B.(2) - We recommend a partial waiver with the condition that the Applicant provide the locations of the specified existing features within the portion of the property that is to be developed under this application.

We defer to Boucher & James for the #4 through #6.

Thanks,
Jim

From: Marita A. Stoerrle [mailto:mstoerrle@montgomerytp.org]
Sent: Wednesday, April 16, 2014 11:16 AM
To: Jim Dougherty; Valerie Liggett
Cc: Bruce S. Shoupe
Subject: FW: General Hancock Partnership Pad Site #4

Good Morning -

Attached is a list of the waivers for the General Hancock Pad Site #4 - Quaker Steak and Lube plan.

Would you please provide your comments on those that relate to your area of expertise.

Thank you.
Marita

Marita Stoerrle
Development Coordinator
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936
215-393-6903 (office)
215-855-1498 (fax)



www.montgomerytp.org

From: Kirk W. Clauss [mailto:kwclauss@comcast.net]
Sent: Wednesday, April 16, 2014 11:11 AM
To: Marita A. Stoerrle; whitehallhomes@yahoo.com

Marita A. Stoerrle

From: Valerie Liggett [vliggett@bjengineers.com]
Sent: Wednesday, May 14, 2014 8:18 AM
To: Marita A. Stoerrle
Cc: Judy Stern Goldstein; Bruce S. Shoupe; Jim Dougherty; kwclaus@comcast.net
Subject: FW: General Hancock Pad #4 Additional Waiver Request Response

Marita - additional waiver request response for tomorrow.

Section 205-52.D(1)(g): A waiver from the 20' wide divider island within a parking area with a total width greater than 144'. Also the required plant materials (5 shade trees and 10 shrubs.)

The consultants have no objection to a partial waiver so long as plant material that would be required within the divider islands in accordance with SLDO Section 205-52.D(1)(g) is planted elsewhere on the site or a fee-in-lieu is provided. 20' divider islands are required between each 124' of parking and aisles. Therefore, two (2) dividing islands would be required, one of approximately 145 LF within the parking area and the island of approximately 220 LF along the northwestern edge of the parking lot. 365 total LF of island would be required, therefore **15 shade trees and 30 shrubs would be required.**

Val



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

1456 Ferry Road
Doylestown, PA 18901
E-mail: vliggett@bjengineers.com
Internet: www.bjengineers.com
Tel: 215-345-9400 - Fax: 215-345-9401

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Marita A. Stoerrle

From: Valerie Liggett [vliggett@bjengineers.com]
Sent: Tuesday, April 22, 2014 11:32 AM
To: Marita A. Stoerrle
Cc: Bruce S. Shoupe; Judy Stern Goldstein
Subject: RE: General Hancock Partnership Pad Site #4

Hi Marita;

By way of responding to that, I'm copying and pasting the email I sent to him yesterday on the matter after I talked to both Judy and Bruce about it:

Kirk;

I spoke with Bruce and Judy about the waiver for the planting islands - you are correct that Section 205-25.C(1)(a) does not apply. However, since the parking field is over 100 spaces, SLDO Section 205-52.D(1)(g) would apply. This section states:

"For any land use where the total number of parking spaces exceeds 100, the parking area shall be divided by continuous islands perpendicular to the parking spaces every 124 feet. This is four rows of parking at a total width of 80' and two aisles at a total width of 44 feet. These divider islands shall be a minimum of 20' wide. Four shade trees and eight shrubs shall be required per 100 linear feet of landscape island."

This would require one divider island in the center of one of the parking aisles, and a divider island along the drive between the proposed parking lot and the Costco parking lot, plus required landscaping.

Based on the submitted parking calculations, it appears that there will be an excess of 70 parking spaces. However, if it is not feasible to adjust the lot layout to meet the ordinance requirements, we would recommend requesting a waiver for the dimensional, and possibly the plant material requirements.

So in a word, no. He probably thought he convinced me, but I wanted to look into it more. At any rate, even if he doesn't have to comply with the shopping center requirements (205-25.C), he still has to comply with 52.D.

Hope this helps

Val

From: Marita A. Stoerrle [<mailto:mstoerrle@montgomerytwp.org>]
Sent: Tuesday, April 22, 2014 11:21 AM
To: Valerie Liggett
Subject: General Hancock Partnership Pad Site #4

Hi Val -

At the Planning Commission meeting last Thursday night, Kirk Clauss indicated that there was one waiver which you had suggested that they needed. He said that he talked with you and he convinced you that they do not need it. Do you agree with that???

Thanks.

Marita A. Stoerrle

From: Valerie Liggett [vliggett@bjengineers.com]
Sent: Wednesday, April 16, 2014 3:12 PM
To: Marita A. Stoerrle
Cc: Bruce S. Shoupe; Judy Stern Goldstein
Subject: General Hancock Pad #4 Waiver Requests

Marita;

Here are our responses.

Val

4) From SLDO Section 205-52.D(1)(c): partial waiver regarding maximum number of parking spaces required of 15 in a row. Instead allowing 21 parking spaces without a landscaped island.

*The consultants have no objection to this waiver request so long as plant material that would be required within this island in accordance with the requirements of SLDO Section 205-52.D(1)(e) are planted elsewhere on the site or a fee-in-lieu is provided. One (1) 290 SF planting islands is missing from a parking aisle within the parking area, therefore **one (1) additional shade tree would be required.***

1 shade tree = \$350

5) From SLDO Section 205-52.C(2)(b): Partial waiver regarding screen plantings at the dumpster enclosures.

The consultants have no objection to this waiver provided sufficient detail is provided on the plan to demonstrate that the dumpster enclosures comply with the requirements of ZO Section 230-148, Fences and Walls.

6) From SLDO Section 205-52.D(1)(a): Partial waiver regarding shrubs for parking lot perimeter (plant 154 shrubs instead of 185 shrubs).

The consultants object to this waiver request. According to our calculations, only 156 shrubs are required around the perimeter of the parking lot. Therefore, the plan is only deficient two (2) shrubs. We recommend the remaining two (2) shrubs are added to the landscape plan.

In addition to the waivers the applicant has asked for, they also need the following waiver:

SLDO Section 205-25.C(1)(a): partial waiver for dividing island width and planting material.

*The consultant has no objection to this waiver request, so long as the plant material that would be required within this island in accordance with the requirements of SLDO Section 205-52.B(4) and (5) are planted elsewhere on the site or a fee-in-lieu is provided. 220 LF of island are provided, therefore **9 shade trees and 18 shrubs would be required.***

9 shade trees x \$350 = \$3,150

18 shrubs x \$65 = \$1,170



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 18, 2014

File No. 13-10090

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

Reference: Pad Site #4-General Hancock Partnership – LD/S #672
Upper State Road
Tax Parcel #46-00-03919-14-8, Tax Block #13C; Tax Unit #2

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the final subdivision and land development plans associated with the above-referenced project for accessibility. The review was completed for the site only and did not include doors or any interior elements and in accordance with the requirements of the current Uniform Construction Code. We offer the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

- A. Subdivision and Land Development Plans, as prepared by Schlosser and Clauss Consulting Engineers, Inc., fifteen (15) sheets, dated October 21, 2013 and last revised May 14, 2014.

II. ACCESSIBILITY REVIEW COMMENTS

Based on our review the following items do not appear to comply with the 2012 International Building Code (IBC) and/or the ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standard:

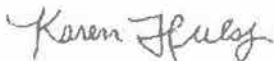
1. ICC §304.3 – The turning space for the sidewalk by the proposed Quaker Steak & Lube shall be revised to provide a circular space with a 60 inch minimum diameter.
2. ICC §307.3 – The proposed No Parking signs located within the sidewalk along the accessible route(s) shall be placed outside the sidewalk or on a larger diameter post to limit the overhang to a maximum of four (4) inches.
3. ICC §403.3 – Additional spot elevation shall be provided to confirm the proposed cross slope of the sidewalk by the main entrance for the proposed Quaker Steak & Lube is not steeper than 1:48.
4. ICC §405 – We have the following comments regarding ramps:
 - a. A portion of the sidewalk west of the proposed Quaker Stake & Lube is labeled as four (4) percent running slope but the spot elevations calculate to a running slope greater than five (5) percent, classifying this portion of the sidewalk as a ramp. The running slope shall be reduced to be no greater than five (5) percent or the ramp requirements of this section shall be met.

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- b. It shall be clarified whether the western most entrance to the proposed Quaker Steak & Lube will be accessible since the sidewalk in this area would then also be subject to the ramp requirements of this section.
5. ICC §406 – We have the following comments regarding curb ramps:
 - a. Additional spot elevations shall be provided for the curb ramp located northwest of the 17 parking spaces to confirm that the cross slope at the bottom of the curb ramp is not steeper than 1:48.
 - b. Based on the grading information provided for the existing curb ramp in the northern part of the proposed parking area on Lot 2A, this curb ramp does not meet the requirements of this section and shall be removed and replaced to provide accessibility.
 6. ICC §502.5 – Additional spot elevations shall be provided for the access aisle adjacent to the accessible parking space northeast of proposed Retail Pad #4 to confirm that the slope is not steeper than 1:48.
 7. We note that not all information required to confirm accessibility compliance with the UCC has been provided and the Applicant has indicated they wish to defer these items until the time at which the building permit plans are submitted for review; therefore, additional modifications may be required based on information provided at a later date. Also, we continue to defer the review of Doors and Doorways to the Township's Building Code Official, including confirmation that adequate clear width is maintained along the accessible routes between the accessible parking spaces and accessible building entrances.

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. Gregan, Manager – Montgomery Township
Marita A. Stoerrle, Development Coordinator – Montgomery Township
Clayton Heckler, Applicant/Owner – General Hancock Partnership
Kirk W. Clauss, P.E. – Schlosser and Clauss Consulting Engineers, Inc.
Russell S. Dunlevy, P.E., Executive Vice President – Gilmore & Associates, Inc.
James P. Dougherty, P.E., Project Manager – Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 16, 2014

File No. 13-10090

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

Reference: Pad Site #4-General Hancock Partnership – LD/S #672
Upper State Road
Tax Parcel #46-00-03919-14-8, Tax Block #13C; Tax Unit #2

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the final subdivision plans for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

- A. Subdivision Plans, as prepared by Schlosser and Clauss Consulting Engineers, Inc, fifteen (15) sheets, dated October 21, 2013 and last revised January 28, 2014.
- B. Stormwater Collection Report, as prepared by Schlosser and Clauss Consulting Engineers, Inc., dated October 31, 2013 and last revised May 14, 2014.
- C. Site Wide Drainage/Stormwater Management Report, as prepared by Schlosser and Clauss Consulting Engineers, Inc., dated February 24, 2000.
- D. Truck Turning Plan #4, as prepared by Schlosser and Clauss Consulting Engineers, Inc., dated March 4, 2014.
- E. Waiver Request Letter, as prepared by Schlosser and Clauss Consulting Engineers, Inc., addressed to the Montgomery Township Board of Supervisors, dated April 15, 2014.

II. GENERAL

The subject property (Tax Parcel #46-00-03919-14-8, Block 13C, Unit 2) is within the General Hancock Partnership Development Site within the Limited Industrial (LI) Zoning District and the Expressway Corridor Preservation Overlay (ECPOD) Zoning District. The tract exists as a single lot consisting of several individual lease lots. The site is developed in accordance with the Township Retail Center Regulations.

The subject property is located at the intersection of the U.S. Route 202 Parkway and the loop drive through the existing retail shopping center which can be accessed from Upper State Road (S.R. 2012) and the U.S. Route 202 Parkway. The application proposes to create Lot 2A and Lot 2B. Proposed improvements to Lot 2A include the construction of a 31,157 square foot building pad for a future retail use. Proposed improvements to Lot 2B include the construction of a 6,000 square foot building for a Quaker Steak and Lube restaurant. Additional improvements on Lots 2A and 2B include sidewalk, parking areas, lighting and landscaping. The site will be served by public water and sewer. The Applicant is also proposing to construct a rain garden located on an adjacent property across the U.S. Route 202 Corridor.

III. REVIEW COMMENTS

A. Zoning Ordinance

This application satisfies all requirements and provisions of the current Montgomery Township Zoning Ordinance, with the following exceptions:

1. §230-212 – We defer review of the lighting requirements to the Township Lighting Engineer.

B. Subdivision and Land Development Ordinance – Waiver Requests

The Applicant is requesting the following waivers from the Subdivision and Land Development Ordinance (SLDO):

1. §205-78.B.(1) – The Applicant has requested a waiver from the requirement that the plans must include the names and widths of street cartways and right-of-ways within four hundred (400) feet of the tract to be subdivided or developed. We support this waiver with the condition that the Applicant agrees to provide any additional information deemed necessary during the course of the review process.
2. §205-78.B.(2) - This section requires that the location of storm sewers and sanitary sewers within the land to be subdivided or developed be shown on the plans. The Applicant has requested a waiver from the requirement that the plans must include the location of storm sewers and sanitary sewers within four hundred (400) feet of the tract to be subdivided or developed. We recommend a partial waiver with the condition that the Applicant provide the locations of the specified existing features within the portion of the property that is to be developed under this application.
3. §205-78.C.(1)(f) – The Applicant has requested a waiver from the requirement that the tentative grades to an existing street or to a point four hundred (400) feet beyond the boundaries of the subdivision or development, which we support.
4. §205-52.D.(1)(c) – The Applicant has requested a waiver from the requirement that a maximum of 15 parking spaces shall be permitted in a row without a landscape island of 15 feet in width. The applicant proposes a maximum of 21 parking spaces without a landscape island. We defer this comment to the Township Landscape Architect.
5. §205-52.C.(2)(b) – The Applicant has requested a partial waiver from providing the required screen buffer plantings surrounding all trash enclosures. We defer this comment to the Township Landscape Architect.
6. §205-52.D.(1)(g) – The Applicant has requested a waiver from providing the 20 foot wide divider island and associated landscaping within parking areas that have a width of greater 124 feet. We defer this comment to the Township Landscape Architect.

C. 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:

1. §205.10.H.(7) – Comments regarding site accessibility will be provided under a separate cover.
2. §205-17.D – The Plain Cement Concrete Curb Detail provided on the Storm Profiles and

Construction Details plan, Sheet 13, shall be revised to include information regarding the minimum required concrete specification in accordance with Appendix A of the Subdivision and Land Development Ordinance. Note 4 shall also be revised to correctly reference Montgomery Township.

3. §205.18.1.C.(1) & §205.29 – The Applicant has indicated that an Erosion and Sedimentation Control Plan has been submitted to the Montgomery County Conservation District (MCCD) for review and approval. No permit shall be approved unless there has been a plan approved by the MCCD. A NPDES permit must be obtained since the earth disturbance is over one (1) acre.
4. §§205-22.B-D – Note 4 provided in the Concrete Walk detail on the Storm Profiles and Construction Details plan, Sheet 13, shall be revised to correctly reference Montgomery Township.
5. §205-79.B.(2)(b) – Legal descriptions for the proposed lots shall be submitted to the Township for review and approval. The application includes subdivision of Unit 2 into two new units. A legal description is required.
6. §205-79.B.(2)(e) – Copies of all required approvals, permits, declarations of restrictions and covenants, etc. (i.e., MCPC, MCCD, Montgomery Township Municipal Sewer Authority, North Wales Water Authority, MCDH, DRBC, Fire Marshal, etc.) shall be submitted to the Township with the final application.
7. §205-100 – A Traffic Management Study may be required. The Applicant has indicated that traffic management information has been provided to the Township Traffic Engineer for review. We defer this comment to the Township Traffic Engineer.

D. Stormwater Management

Based on our review, the following items do not appear to comply with the Subdivision and Land Development Ordinance (SALDO) Sections 205-18, including Appendix B (Ord. No. 97-72-S), and 205-18.1. Upon further development of the plans, additional items may become apparent.

1. §205.B-C.(1) – The Stormwater Management Report indicates that the future development of the lot was considered in the stormwater management design associated with the development of other properties within the General Hancock Partnership Development Site. Information shall be submitted to the Township for review in order to confirm that stormwater management has been addressed for the development of Lots 2A and 2B. In the alternative, the Stormwater Management Report shall be revised to provide the required pre- vs post- development runoff analysis and calculations in order to verify that the requirements of the Township Ordinances have been met. Information provided to date by the applicant has not demonstrated compliance with the township ordinance
2. §205-18.1.D.(1)(e) – The Applicant shall execute an operations and maintenance agreement with the Township for the proposed BMPs.
3. §205-Appendix B – The plans propose a rain garden on an adjacent property located across the U.S. Route 202 Corridor to accommodate the additional runoff generated by the development of Lots 2A and 2B. The infiltration rate provided for the proposed rain garden in the Stormwater Collection Report is 2.69 inches per hour. A copy of the infiltration testing and soil evaluation shall be provided to verify the design rate. In addition, the information provided in the Rain Garden Detail with Overflow Riser Detail on the PCSM Plan, Sheet 8, is inconsistent with the information in the Stormwater Collection Report. The design information for the proposed rain garden shall be verified, and the plans and report revised accordingly.

E. General

1. We defer the review of the Construction, Operation and Reciprocal Easement Agreement to the Township Solicitor.
2. The proposed retaining wall along the northern and eastern property lines of Lot 2B is greater than four (4) feet and requires a design that is signed and sealed by a Professional Engineer registered in the state of Pennsylvania. A detail for the proposed retaining shall be added to the plans. Note #40 on the Land Development Plan, Sheet 2, indicates that the structural design for the retaining wall will be submitted for review and approval, prior to construction.

Please note that due to the nature and amount of revisions that will be made to the plans and calculations, additional comments may be forthcoming during future plan reviews.

In order to help expedite the review process of the resubmission of the plan, 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,



Russell S. Dunlevy, P.E.
Executive Vice President
Township Engineers



James P. Dougherty, P.E.
Gilmore & Associates, Inc.
Township Engineers

RSD/jpd/evh

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
Thomas F. Zarko, P.E., Sewer Authority Engineer – CKS Engineers, Inc.
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Clayton Heckler, Applicant/Owner – General Hancock Partnership
Kirk W. Clauss, P.E. – Schlosser and Clauss Consulting Engineers, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 14, 2014

File No. 13-10090

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

Reference: Pad Site #4-General Hancock Partnership – LD/S #672
Upper State Road
Tax Parcel #46-00-03919-14-8, Tax Block #13C; Tax Unit #2

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the final subdivision plans for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

- A. Subdivision Plans, as prepared by Schlosser and Clauss Consulting Engineers, Inc, twelve (12) sheets, dated October 21, 2013 and last revised January 28, 2014.
- B. Stormwater Collection Report, as prepared by Schlosser and Clauss Consulting Engineers, Inc., dated October 31, 2013 and last revised February 28, 2014.
- C. Truck Turning Plan #1 – #3, as prepared by Schlosser and Clauss Consulting Engineers, Inc., dated March 4, 2014.
- D. Waiver Request Letter, as prepared by Schlosser and Clauss Consulting Engineers, Inc., addressed to the Montgomery Township Board of Supervisors, dated March 5, 2014.

II. GENERAL

The subject property (Tax Parcel #46-00-03919-14-8, Block 13C, Unit 2) is within the General Hancock Partnership Development Site within the Limited Industrial (LI) Zoning District and the Expressway Corridor Preservation Overlay (ECPOD) Zoning District. The tract exists as a single lot consisting of several individual lease lots. The site is developed in accordance with the Township Retail Center Regulations.

The subject property is located at the intersection of the U.S. Route 202 Parkway and the loop drive through the existing retail shopping center and can be accessed from Upper State Road (S.R. 2012) and the U.S. Route 202 Parkway. The application proposes to create Lot 2A and Lot 2B. Proposed improvements to Lot 2A include the construction of a 31,157 square foot building pad for a future retail use. Proposed improvements to Lot 2B include the construction of a 6,000 square foot building for a Quaker Steak and Lube restaurant. Additional improvements on both lots include sidewalk, parking areas, lighting and landscaping. The site will be served by public water and sewer. The Applicant has also agreed to construct two rain gardens located on an adjacent portion of the property across the U.S. Route 202 Corridor.

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

III. REVIEW COMMENTS

A. Zoning Ordinance

This application satisfies all requirements and provisions of the current Montgomery Township Zoning Ordinance, with the following exceptions:

1. §230-210 – Architectural information regarding the proposed building facades, materials, canopies, heights and rooflines shall be submitted to the Township for review and approval. Note #36 on the Land Development Plan, Sheet 2, indicates that the architectural information for the proposed building facades will be submitted for review with the Building Permit Application.
2. §230-211.E – This section requires that all mechanical and site utility equipment projecting from the top of building be screened from public view. If applicable, additional information shall be provided to confirm that the specified screening requirements have been met. Note #37 on the Land Development Plan, Sheet 2, indicates that screening elements required for all mechanical and site utility equipment projecting from the top of building will be submitted for review with the Building Permit Application.
3. §230-212 – We defer review of the lighting requirements to the Township Lighting Consultant.

B. Subdivision and Land Development Ordinance – Waiver Requests

The Applicant is requesting the following waivers from the Subdivision and Land Development Ordinance (SLDO):

1. §205-78.B.(1) – The Applicant has requested a waiver from the requirement that the plans must include the names and widths of street cartways and right-of-ways within four hundred (400) feet of the tract to be subdivided or developed. We support this waiver with the condition that the Applicant agrees to provide any additional information deemed necessary during the course of the review process.
2. §205-78.B.(2) - This section requires that the location of storm sewers and sanitary sewers within the land to be subdivided or developed be shown on the plans. The Applicant has requested a waiver from the requirement that the plans must include the location of storm sewers and sanitary sewers within four hundred (400) feet of the tract to be subdivided or developed. We recommend a partial waiver with the condition that the Applicant provide the locations of the specified existing features within the portion of the property that is to be developed under this application.
3. §205-78.C.(1)(f) – The Applicant has requested a waiver from the requirement that the tentative grades to an existing street or to a point four hundred (400) feet beyond the boundaries of the subdivision or development, which we support.
4. §205-52.D.(1)(c) – The Applicant has requested a waiver from the requirement that a maximum of 15 parking spaces shall be permitted in a row without a landscape island of 15 feet in width. The applicant proposes a maximum of 21 parking spaces without a landscape island. We defer this comment to the Township Landscape Consultant.
5. §205-52.C.(2)(b) – The Applicant has requested a partial waiver from providing the required screen buffer plantings surrounding all trash closures. We defer this comment to the Township Landscape Consultant.

6. §205-52.D.(1)(a) – The Applicant has requested a partial waiver to provide 154 shrubs around the parking lot perimeter in lieu of the minimum required 186 shrubs. We defer this comment to the Township Landscape Consultant.

C. 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:

1. §205-10.H.(6) – The Truck Turning Plans shall be revised to include truck turning templates for the proposed trash enclosure and the loading area on Lot 2A.
2. §205.10.H.(7) – Comments regarding site accessibility will be provided under a separate cover.
3. §205.10.H.(7)(d) – The Accessibility Plan, Sheet 9, shall be revised to provide a separate detail for proposed van accessible parking signage and shall be in accordance with Pennsylvania Department of Transportation (PennDOT) Publication 236M.
4. §205-17.D – The Plain Cement Concrete Curb Detail provided on the Storm Profiles and Construction Details plan, Sheet 10, shall be revised to include information regarding the minimum required concrete specification in accordance with Appendix A of the Subdivision and Land Development Ordinance. Note 3 shall also be revised to correctly reference Aquron 2000.
5. §205.18.1.C.(1) & §205.29 – An Erosion and Sedimentation Control Plan shall be submitted to the Montgomery County Conservation District (MCCD). No permit shall be approved unless there has been a plan approved by the MCCD. A NPDES permit must be obtained since the earth disturbance is over one (1) acre.
6. §§205-22.B-D – Note 3 provided in the Concrete Walk detail on the Storm Profiles and Construction Details plan, Sheet 10, shall be revised to correctly reference Aquron 2000.
7. §205.25.D – The Accessibility Plan, Sheet 10, shall be revised to provide additional spot elevations in order to verify the compliance of the proposed of the proposed turning space, ramp and sidewalk slopes.
8. §205-79.B.(2)(b) – Legal descriptions for the proposed lots shall be submitted to the Township for review and approval.
9. §205-79.B.(2)(e) – Copies of all required approvals, permits, declarations of restrictions and covenants, etc. (i.e., MCPC, MCCD, Montgomery Township Municipal Sewer Authority, North Wales Water Authority, MCDH, DRBC, Fire Marshal, etc.) shall be submitted to the Township with the final application. That Applicant shall also submit a formal written waiver request letter for each requirement that has not been met and the minimum relief requested.
10. §205-100 – A Traffic Management Study may be required. We defer this comment to the Township Traffic Engineer.

D. Stormwater Management

Based on our review, the following items do not appear to comply with the Subdivision and Land Development Ordinance (SALDO) Sections 205-18, including Appendix B (Ord. No. 97-72-S), and 205-18.1. Upon further development of the plans, additional items may become apparent.

1. §205.B-C.(1) – The Stormwater Management Report indicates that the future development of the lot was considered in the stormwater management design associated with the development of other properties within the General Hancock Partnership Development Site. Information shall be submitted to the Township for review in order to confirm that stormwater management has already been addressed for the development of Lots 2A and 2B. In the alternative, the Stormwater Management Report shall be revised to provide the required pre- vs post- development runoff analysis and calculations in order to verify that the requirements of the Township Ordinances have been met.
2. §205-18.1.D.(1)(e) – The Applicant shall execute an operations and maintenance agreement with the Township for the proposed BMPs.
3. §205-Appendix B.C.(1) – Stormwater management facilities within the Neshaminy Creek Watershed and Little Neshaminy Creek Watershed are required to be designed to control the postdevelopment runoff for all storms up to and including the 100-year storm at a postdevelopment runoff release rate of 100% of the predevelopment runoff rate. The Storm Sewer Summary Report provided in Appendix B of the Stormwater Collection Report indicates that all of the proposed inlets will surcharge during the one-hundred year storm. In addition, the hydraulic grade line for several of the inlets is in excess of 4.5 feet above the proposed top of grate elevation. The proposed storm sewer system shall be redesigned to contain the 100-year storm.
4. §205-Appendix B – The plans propose two rain gardens on an adjacent property located across the U.S. Route 202 Corridor to accommodate the additional runoff generated by the development of Lots 2A and 2B. Detailed design calculations for the two proposed rain gardens shall be submitted to the Township for review in order to verify that the proposed BMPs meet the Township's minimum requirements. These BMPs are subject to the O&M requirements of section 205-18.1 of the Township Ordinances.
5. The narrative in the Stormwater Collection Report indicates that an underground detention basin is proposed in order to address the runoff volume generated by the additional impervious surface; however, the proposed underground basin has been removed from the latest revision of the plans.
6. The top of grate elevation for proposed Inlet 1 provided on the Grading and Utility Plan (398.18) does not correspond with the elevation indicated in the profiles shown on the Storm Profiles and Construction Details plan, Sheet 10, (395.13) and shall be revised.
7. The rim elevation for the existing manhole provided on the Grading and Utility Plan (396.30) does not correspond with the elevation indicated in the Stormwater Collection Report (396.75) and shall be revised.

E. General

1. We defer the review of the Construction, Operation and Reciprocal Easement Agreement to the Township Solicitor.
2. A trash enclosure detail shall be added to the plans and shall include the height and material of the proposed wall.
3. The proposed retaining wall along the northern and eastern property lines of Lot 2B is greater than four (4) feet and requires a design that is signed and sealed by a Professional Engineer registered in the state of Pennsylvania. A detail for the proposed retaining shall be added to the plans and the design shall be submitted to the Township for review and approval.
4. A copy of the letter confirming available sewer capacity shall be provided.

Please note that due to the nature and amount of revisions that will be made to the plans and calculations, additional comments may be forthcoming during future plan reviews.


In order to help expedite the review process of the resubmission of the plan, 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,



Russell S. Dunlevy, P.E.
Executive Vice President
Township Engineers



James P. Dougherty, P.E.
Gilmore & Associates, Inc.
Township Engineers

RSD/jpd/evh

cc: Lawrence J. Gregan, Manager – Montgomery Township
Marita A. Stoerrle, Development Coordinator – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Thomas F. Zarko, P.E., Sewer Authority Engineer – CKS Engineers, Inc.
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Clayton Heckler, Applicant/Owner – General Hancock Partnership
Kirk W. Clauss, P.E. – Schlosser and Clauss Consulting Engineers, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 25, 2013

File No. 13-10090

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

Reference: Pad Site #4-General Hancock Partnership – LD/S #672
Upper State Road
Tax Parcel #46-00-03919-14-8, Tax Block #13C; Tax Unit #2

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the final subdivision plans for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

- A. Subdivision Plans, as prepared by Schollosser and Clauss Consulting Engineers, Inc, ten (10) sheets, dated October 21, 2013.
- B. Stormwater Management Report, as prepared by Schollosser and Clauss Consulting Engineers, Inc., dated October 31, 2013
- C. Erosion & Sedimentation Control Report, as prepared by Schollosser and Clauss Consulting Engineers, Inc, dated October 21, 2013.
- D. Application for Subdivision & Land Development, dated October 21, 2013.
- E. Subdivision & Land Development Checklist.

II. GENERAL

The subject property (Tax Parcel #46-00-03919-14-8, Block 13C, Unit 2) is within the General Hancock Partnership Development Site within the Limited Industrial (LI) Zoning District and the Expressway Corridor Preservation Overlay (ECPOD) Zoning District. The site is developed in accordance with the Township Retail Center Regulations.

The subject property is located at the intersection of the U.S. Route 202 Parkway and the loop drive through the existing retail shopping center and can be accessed from Upper State Road (S.R. 2012) and the U.S. Route 202 Parkway. The application proposes to subdivide the property into two lots. Proposed improvements to Lot 2A include the construction of a 31,157 square foot building pad for a future retail use. Proposed improvements to Lot 2B include the construction of a 6,000 square foot building for a Quaker Steak and Lube restaurant. Additional improvements on the lots include associated sidewalk, parking spaces and an underground stormwater basin on Lot 2B. The site will also be served by public water and sewer.

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III. Review Comments

A. Zoning Ordinance

This application satisfies all requirements and provisions of the current Montgomery Township Zoning Ordinance, with the following exceptions:

1. §§230-78.F.(1) & 230-211.D – A fence is required around the waste disposal enclosure on Lot 2B and a corresponding detail shall be added to the plans. In addition, the location of the dumpster enclosure for proposed Retail Pad 4 shall be indicated on the plans. Waste disposal and recycling shall be in accordance with applicable Township, County and State requirements.
2. §230-155 – We defer the review of the landscaping and screening requirements to the Township Landscaping Consultant.
3. §§230-207.A-D – The Zoning Information on Sheet 1 shall be revised to provide all of the minimum, existing and proposed dimensional requirements for the subject lots and indicate which requirements are not applicable. Additionally, Sheets 1 and 2 shall be revised to dimension and label all of the required setbacks in accordance with the requirements of these sections.
4. §230-208.A – The Parking Calculations on Sheet 1 shall be revised to indicate the number of existing and proposed parking spaces for the entire General Hancock Development Site as well as the number of parking spaces provided for each of the proposed Lots 2A and 2B.
5. §230-208.C – Retail Center parking spaces shall be a minimum of 9 feet by 20 feet. The 13 spaces proposed above the wall adjacent to the driveway from SR 202 are 9 ft by 18 ft with a 5 ft grass strip. We note that §230-138 permits parking spaces to be reduced to 18 feet with a 5 foot grass strip. We defer to the Township Code Officer to determine if a variance is required. In addition, the plans shall be revised to dimension the proposed parking spaces.
6. §230-208.D – The plans indicate that cross easements shall be provided for shared access and parking. The easements shall be provided for review and approval by the Township Solicitor.
7. §230-210 – Architectural information regarding the proposed building facades, materials, canopies, heights and rooflines shall be submitted to the Township for review and approval.
8. §230-211.E – This sections requires that all mechanical and site utility equipment projecting from the top of building be screened from public view. If applicable, additional information shall be provided to confirm that the specified screening requirements have been met.
9. §230-212 – We defer review of the lighting requirements to the Township Lighting Consultant.

B. Subdivision and Land Development Ordinance – Waiver Requests

The Applicant is requesting the following waivers from the Subdivision and Land Development Ordinance (SLDO):

1. §205-78.B.(1) – The Applicant has requested a waiver from the requirement that the plans must include the names and widths of street cartways and right-of-ways within four hundred (400) feet of the tract to be subdivided or developed. We support this waiver with the condition that the Applicant agrees to provide any additional information deemed necessary during the course of the review process.

2. §205-78.B.(2) - The Applicant has requested a waiver from the requirement that the plans must include the location of storm sewers and sanitary sewers within four hundred (400) feet of the tract to be subdivided or developed. This section specifies the existing features required to be shown on the plans within the land to be subdivided or developed. The Applicant should clarify their request for a waiver and revised the plans accordingly.
3. §205-78.C.(1)(f) – The Applicant has requested a waiver from the requirement that the tentative grades to an existing street or to a point four hundred (400) feet beyond the boundaries of the subdivision or development, which we support.
4. §205-52.D.(1)(c) – The Applicant has requested a waiver from the requirement that a maximum of 15 parking spaces shall be permitted in a row without a landscape island of 15 feet in width. The applicant proposes a maximum of 21 parking spaces without a landscape island. We defer comment to the Township Landscape Consultant.

C. 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:

1. §205-10.H.(4) – All parking spaces shall be delineated with all-weather double parallel line pavement markings and the double parallel lines shall be installed so that each parking space is separated by a minimum of six inches. A pavement marking detail shall be provided for the parking space delineation.
2. §205-10.H.(5) – The required "No Parking by Order of the Fire Marshal" signs shall be shown on the plans to the satisfaction of the Township Fire Marshal.
3. §205-10.H.(6) – The plans shall be revised to provide truck turning templates for all proposed off-street loading areas and the location of the loading area on Lot 2B shall be indicated on the plans.
4. §205.10.H.(7) – Comments regarding site accessibility will be provided under a separate cover.
5. §205.10.H.(7)(d) – The Reserved Parking Sign detail for the proposed handicap parking spaces shall be in accordance with Pennsylvania Department of Transportation (PennDOT) Publication 236M. Sign R7-8F shall be used as a supplemental sign to the R7-8 sign. For spaces that are van accessible, sign R7-8B shall be used as a supplemental sign to the R7-8 and R7-8F signs.
6. §205.11.A – Any proposed and existing easements to remain shall be shown on Sheets 1 and 2, with bearings and distances. Descriptions for all proposed easements shall be provided for review and approval.
7. §205-15.B – All corners of the proposed lots are required to be marked with an iron pin. Sheets 1 and 2 shall be revised to indicate the locations of the proposed iron pins.
8. §205-17.D – In accordance with Appendix A of the Subdivision and Land Development Ordinance, a note shall be added to the Plain Cement Concrete Curb detail on Sheet 8, stating that Aquaron 2000 Sealing and Curing or approved equal must be applied to concrete curbing immediately upon the removal of the formwork.
9. §205.18.1.C.(1) & §205.29 – An Erosion and Sedimentation Control Plan shall be submitted to the Montgomery County Conservation District (MCCD). No permit shall be approved unless there has been a plan approved by the MCCD. A NPDES permit must be obtained since the earth disturbance is over one (1) acre.

10. §§205-22.B-D – The Concrete Walk detail on Sheet 8 shall be revised to include information regarding the minimum required sidewalk width, concrete specification, and the concrete curing and sealing specifications in accordance with the requirements on this section and with Appendix A of the Subdivision and Land Development Ordinance.
11. §205-25.A – The dimensions of all existing and proposed driveways shall be provided on the plans in accordance with the requirements of this section.
12. §205.25.D – The plans shall be revised to indicate the location of all proposed curb ramps and to provide detailed grading information.
13. §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. The applicant shall obtain a grading permit prior to earth disturbance.
14. §205-28.D.(2) – A note shall be added to the Land Development Plan stating that "After final grading there shall be a minimum of eight (8) inches of topsoil on the entire site other than that portion of the site where there are buildings or other impervious surface coverage. There shall be no release of excess topsoil from the site until examination by the Township Engineer."
15. §205-29.B.(1) – The plans shall indicate the location of the topsoil stock pile referenced in the Staging of Earthmoving Activities on Sheet 4.
16. §205-29.B.(10) – The Staging of Earthmoving Activities shall be revised to include a note stating that the base course shall be installed immediately upon final grading for all areas to be paved.
17. §205-29.C.(4)(i) – Notes regarding dust control measures during grading operations shall be added to the plans.
18. §205-32.F – A note shall be added to the plan stating that prior to the issuance of a building permit, the Township Engineer shall review the plans to verify conformance with the approved plans.
19. §205-78.A.(5) – The plans shall be prepared, signed and sealed by a Professional Engineer registered in the Commonwealth of Pennsylvania.
20. §205-78.C.(1)(b) – Courses and distances shall be provided for each boundary line shown on the Land Development Plan.
21. §205-79.B.(2)(b) – Legal descriptions for the proposed lots and easements shall be submitted to the Township for review and approval.
22. §205-79.B.(2)(e) – Copies of all required approvals, permits, declarations of restrictions and covenants, etc. (i.e., MCPC, MCCD, Montgomery Township Municipal Sewer Authority, North Wales Water Authority, MCDH, DRBC, Fire Marshal, etc.) shall be submitted to the Township with the final application. That Applicant shall also submit a formal written waiver request letter for each requirement that has not been met and the minimum relief requested.
23. §205-79.B.(3) – The signature block for the Planning Commission of Montgomery Township is not required and shall be removed.

24. §205-79.B.(3)(a) – A signature block shall be added to all sheets that are to be recorded for the signature of the registered engineer or surveyor, certifying that the plans represent a survey made by him, that the monuments shown thereon exist as located and that all dimensional and geodetic details are correct.
25. §205-100 – A Traffic Management Study may be required. We defer this comment to the Township Traffic Engineer.

D. Stormwater Management

Based on our review, the following items do not appear to comply with the Subdivision and Land Development Ordinance (SALDO) Sections 205-18, including Appendix B (Ord. No. 97-72-S), and 205-18.1. Upon further development of the plans, additional items may become apparent.

1. §205-18.A.(7) – A detail shall be provided for the proposed storm manholes.
2. §205-18.A.(8) – The size and material of the proposed roof leaders shall be shown on the plans.
3. §205-18.1.D.(1)(e) – The Applicant shall execute an operations and maintenance agreement with the Township for the proposed BMP.
4. §205.B-B – Within the Little Neshaminy Creek Watershed, water quality shall be provided so that the post development runoff volume generated from the one-year, twenty-four-hour design storm is controlled and released over a minimum of 24 hours. Dewatering calculations shall be provided to demonstrate that this requirement is met.
5. §205.B-C.(1) – Stormwater management facilities shall be designed to control the post development runoff for the one-year up to and including the one-hundred year storm at a post development runoff release rate of 100 percent of the pre-development runoff rate and to provide water quality for the one-year storm. No information has been provided for the pre-development condition and the Stormwater Management Report also states that the proposed underground basin has been designed to capture the two year storm. The Stormwater Management Report indicates that the future development of the lot was considered in the stormwater management design associated with the development of other properties within the General Hancock Partnership Development Site. Information shall be submitted to the Township for review in order to confirm that stormwater management has already been addressed for the development of Lots 2A and 2B. In the alternative, the Stormwater Management Report shall be revised to provide the required pre- vs post- development runoff analysis and calculations in order to verify that the requirements of the Township Ordinances have been met.
6. Appendix B.C.(2) – This section requires that the "Cover Complex" method be used to analyze the potential increase in total runoff and peak flow rate resulting from a proposed site development. This section also requires that all disturbed earth be considered "meadow" in the pre-development condition. The Stormwater Management Report shall be revised to utilize the SCS method for the pre- and post-development runoff and peak flow rate calculations.

E. General

1. Based on the amount of plan information requested, we recommend a separate Land Development Plan and Grading and Utility Plan be provided.
2. A legend shall be provided on all sheets to identify all existing and proposed features.

3. The total number of parking spaces for the whole General Hancock Development Site shown on the plan does not correspond with number of proposed parking spaces provided in the Parking Data Table on Sheet 1. The total number of proposed parking shall be verified.
4. The proposed retaining wall along the northern and eastern property lines of Lot 2B is greater than four (4) feet and requires a design that is signed and sealed by a Professional Engineer registered in the state of Pennsylvania. A detail for the proposed retaining shall be added to the plans and the design shall be submitted to the Township for review and approval.
5. A copy of the letter confirming available sewer capacity shall be provided.

Please note that due to the nature and amount of revisions that will be made to the plans and calculations, additional comments may be forthcoming during future plan reviews.

In order to help expedite the review process of the resubmission of the plan, 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,



Russell S. Dunlevy, P.E.
Executive Vice President
Township Engineers



James P. Dougherty, P.E.
Gilmore & Associates, Inc.
Township Engineers

RSD/jpd/evh

cc: Lawrence J. Gregan, Manager – Montgomery Township
Marita A. Stoerle, Development Coordinator – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Thomas F. Zarko, P.E., Sewer Authority Engineer – CKS Engineers, Inc.
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Clayton Heckler, Applicant/Owner – General Hancock Partnership
Kirk W. Clauss, P.E. – Schlosser and Clauss Consulting Engineers, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 9, 2014

File No. 13-10090

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

Reference: Pad Site #4-General Hancock Partnership – LD/S #672
Upper State Road
Tax Parcel #46-00-03919-14-8, Tax Block #13C; Tax Unit #2

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the final subdivision and land development plans associated with the above-referenced project for accessibility. The review was completed for the site only and did not include doors or any interior elements and in accordance with the requirements of the current Uniform Construction Code. We offer the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

- A. Subdivision and Land Development Plans, as prepared by Schlosser and Clauss Consulting Engineers, Inc., twelve (12) sheets, dated October 21, 2013 and last revised January 28, 2014.

II. ACCESSIBILITY REVIEW COMMENTS

Based on our review the following items do not appear to comply with the 2012 International Building Code (IBC) and/or the ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities (UCC) standard:

1. IBC §1104.2 - This section requires that at least one accessible route connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. An accessible route shall be provided between Costco and Retail Pad #4, connecting to the accessible route between the Retail Pad #4 and Quaker State and Lube buildings.
2. UCC §406 – We have the following comments regarding curb ramps:
 - a. Though additional spot elevations were provided as requested, more detailed grading information shall be provided for each proposed curb ramp to confirm that the requirements of this section have been met.
 - b. Grading and dimensional information shall be provided for the existing curb ramp in the northern part of the proposed parking area on Lot 2A to confirm whether it meets the requirements of this section.

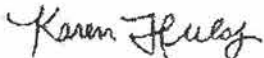
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3. UCC §502.5 – Based on grading information provided for the proposed accessible parking spaces, the north and south parking spaces in the group of 4 accessible spaces by Building Pad #4 exceed a slope of 1:48 and shall be revised.
4. UCC §502.7 – A Van Accessible Plaque detail, sign R7-8P of PennDOT's Publication 236 standards, shall be provided for the required van accessible designation sign.
5. We note that not all information required to confirm accessibility compliance with the UCC has been provided and the Applicant has indicated they wish to defer these items until the time at which the building permit plans are submitted for review; therefore, additional modifications may be required based on information provided at a later. Also, we continue to defer the review of Doors and Doorways to the Township's Building Code Official, including confirmation that adequate clear width is maintained along the accessible routes between the accessible parking spaces and accessible building entrances. For this reason, we recommend that a general plan note be added to the Notes on the Accessibility Plan, Sheet 9, indicating that the plans must comply with the UCC.

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. Stoerrle, Development Coordinator – Montgomery Township
Clayton Heckler, Applicant/Owner – General Hancock Partnership
Kirk W. Clauss, P.E. – Schlosser and Clauss Consulting Engineers, Inc.
Russell S. Dunlevy, P.E., Executive Vice President – Gilmore & Associates, Inc.
James P. Dougherty, P.E., Project Manager – Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 26, 2013

File No. 13-10090

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

Reference: Pad Site #4-General Hancock Partnership – LD/S #672
Upper State Road
Tax Parcel #46-00-03919-14-8, Tax Block #13C; Tax Unit #2

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the preliminary subdivision and land development plans associated with the above-referenced project for accessibility. The review was completed for the site only and did not include doors or any interior elements and in accordance with the requirements of the current Uniform Construction Code. We offer the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

A. Subdivision and Land Development Plans, as prepared by Schlosser and Clauss Consulting Engineers, Inc., ten (10) sheets, dated October 21, 2013.

II. ACCESSIBILITY REVIEW COMMENTS

Based on our review the following items do not appear to comply with the 2012 International Building Code (IBC) and/or the ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities (UCC) standard:

1. IBC §1104.2 - This section requires that at least one accessible route connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. We offer the following related comments:
 - a. The portions of the site that are to be accessible shall be clearly identified to confirm this requirement has been met.
 - b. An accessible route shall be provided between the Retail Pad #4 and Quaker State and Lube buildings.
2. IBC §1105.1 - At least 60 percent of all public entrances shall be accessible. The location of all proposed public and accessible building entrances shall be shown on the plans to confirm that this requirement has been met.

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3. IBC §1106.1 – Information related to any parking agreements between Lots 1 and 2 shall be provided to confirm the proposed subdivision and land development does not deprive Lot 1 of its required accessible parking spaces. Based only on the total number of parking spaces on each proposed lot, Lot 1 would have 0 of the required 11 accessible parking spaces, Lot 2A would have 19 of the required 7 accessible parking spaces, and Lot 2B would have 3 of the 3 required accessible parking spaces.
4. IBC §1110.1 – We have the following comments regarding signage of accessible elements:
 - a. Though a Reserved Parking Sign (R7-8) detail is provided on Sheet 8, the proposed location of these signs shall be indicated on the plans.
 - b. If not all entrances are accessible, the plans shall be revised to provide signage at accessible entrances. The signage shall comply with UCC §703 and include the International Symbol of Accessibility.
5. IBC §1110.2 – If not all entrances are accessible, directional signage, indicating the route to the nearest like accessible entrance, shall be provided at inaccessible building entrances. The directional signs shall comply with UCC §703 and include the International Symbol of Accessibility.
6. UCC §403.3 – Additional grading information shall be provided to show that sidewalks included in the accessible routes meet the 1:20 maximum running slope and 1:48 maximum cross slope requirements of this section.
7. UCC §403.5.2 – Passing spaces, a minimum of 60-inches by 60-inches and at maximum intervals of 200 feet, shall be provided for the sidewalk that connects Lots 2A and 2B.
8. UCC §404 – We defer the review of Doors and Doorways to the Township's Building Code Official, including confirmation that adequate clear width is maintained along the accessible routes between the accessible parking spaces and accessible building entrances.
9. UCC §406 – We have the following comments regarding curb ramps:
 - a. Curb ramps shall be provided to provide an accessible route between the proposed accessible parking spaces and accessible building entrances.
 - b. Though general curb ramp details have been provided on Sheet 8, detailed grading information shall be provided for each proposed curb ramp.
 - c. Additional grading and dimensional information shall be provided for the existing curb ramp in the northern part of the proposed parking area on Lot 2A to confirm whether it meets the requirements of this section.
10. UCC §502.4.4 – A detail shall be provided to show the proposed access aisle marking, including information on the proposed color, material, and width of striping.
11. UCC §502.5 – Additional grading information shall be provided to confirm that the proposed accessible parking spaces and access aisles do not have surface slopes steeper than 1:48.

12. UCC §502.7 – We have the following comments regarding identification of accessible parking spaces:

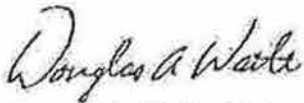
- a: The Reserved Parking Sign (R7-8) detail on Sheet 8 shall be revised to indicate the proposed mounting height. Please note that accessible parking space identification signs required by this section shall be 60 inches minimum above the floor of the parking space, measured to the bottom of the sign.
- b. A Van Accessible Plaque detail, sign R7-8P of PennDOT's Publication 236 standards, shall be provided for the required van accessible designation sign. The detail shall also indicate the proposed mounting height.
- c. We recommend that the Applicant provide supplemental parking fine signs, sign R7-8F of PennDOT's Publication 236 standards, at all accessible parking spaces.

13. UCC §705 - Detectable Warning Surface (DWS) details are provided on Sheet 8. The site plans shall be revised to clearly identify where DWS are proposed. Also, the DWS Embedding Detail shall be revised to match the most recent version of PennDOT Publication 72, RC-67.

Please note that due to the nature and amount 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,



Douglas A. Waite, P.E.
Accessibility Inspector/Plans Examiner, Certification # 005335
Gilmore & Associates, Inc.

DAW/si

cc: Lawrence J. Gregan, Manager – Montgomery Township
Marita A. Stoerle, Development Coordinator – Montgomery Township
Clayton Heckler, Applicant/Owner – General Hancock Partnership
Kirk W. Clauss, P.E. – Schlosser and Clauss Consulting Engineers, Inc.
Russell S. Dunlevy, P.E., Executive Vice President – Gilmore & Associates, Inc.
James P. Dougherty, P.E., Project Manager – Gilmore & Associates, Inc.



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June 13, 2014

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

**SUBJECT: PAD SITE #4 – GENERAL HANCOCK PARTNERSHIP
FINAL LAND DEVELOPMENT PLAN
TOWNSHIP LD/S NO. 672
PROJECT NO. 1355272R**

Dear Mr. Gregan:

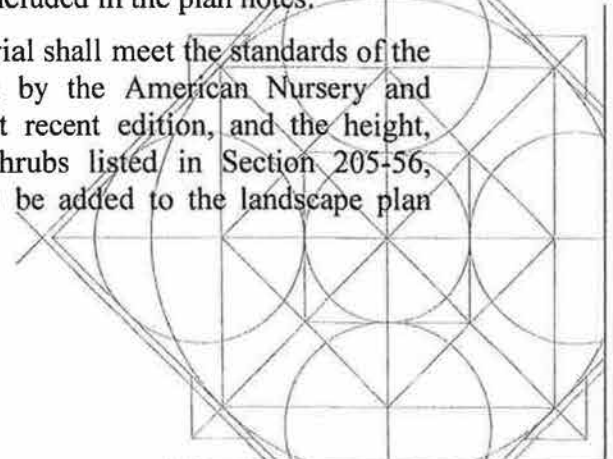
Please be advised that we have reviewed the General Hancock Partnership Pad Site #4 Final Subdivision Plans prepared by Schlosser & Clauss, dated October 21, 2013 and last revised May 14, 2014. The pad site is at the intersection of the 202 Parkway and the loop drive through the Costco retail development. The site is located within the LI Limited Industrial District, within the ECPOD Expressway Corridor Preservation Overlay District.

The plans propose the subdivision of Lot 2a, or Block 13C Unit 2 (Retail Pad #4) into two tenant lots. One lot is proposed to contain a 31,157 SF retail pad store to be attached to the existing Costco store. The other lot is proposed to contain a 6,000 SF Quaker Steak and Lube pad restaurant. A previously approved plan from 1998 shows a larger retail pad store attached to Costco. Some parking and landscaping associated with the previously approved plans has already been constructed. One rain garden area across Route 202 adjacent to Joshua Court is proposed.

We offer the following comments for your consideration.

1. General Requirements

- A. SLDO Section 205-49.C: all landscape plans must be prepared, signed and sealed by a landscape architect registered by the Commonwealth of Pennsylvania. The plans should be revised to demonstrate compliance or a waiver would be required.
- B. The following two notes were included in the previous plan submission but have been removed. The following notes should be included in the plan notes:
 - 1) SLDO Section 205-49.E: All plant material shall meet the standards of the American Standard for Nursery Stock by the American Nursery and Landscape Association (2004), or most recent edition, and the height, spread and/or caliper for trees and shrubs listed in Section 205-56, Recommended plant list. A note shall be added to the landscape plan stating this.



- 2) SLDO Section 205-49.H: A note should be added to the plans demonstrating compliance with the final inspection requirements as stated in this ordinance section.

2. Landscape Plan Requirements

SLDO Section 205-51.A(18): A detailed cost estimate shall be attached to the final landscape plan submission in accordance with this ordinance section after the Board of Supervisors has ruled on any requested waivers and shall be used for the preparation of the land development agreement.

3. Planting Requirements

A. SLDO Section 205-52.C(2)(b): trash receptacles are to be screened from view from streets and abutting residential areas in accordance with the standards for screen buffer size and type. No screening buffers are proposed around the trash enclosures, as the applicant indicates there is not adequate space. A waiver has been requested.

B. SLDO Section 205-52.D(1)(c): a maximum of 15 parking spaces shall be permitted in a row without a landscape island of 15' in width. A waiver has been requested.

C. SLDO Section 205-25.D(1)(g): within shopping centers with more than 100 required parking spaces, the parking area shall be divided by continuous islands perpendicular to the parking spaces every 124'. Four shade trees and eight shrubs shall be required per 100 linear feet of landscape island. A waiver has been requested.

4. General Comments

A. The plans should be revised to provide a note indicating that substantial changes to the approved Landscape Plans must be approved by the Township through plan resubmission. If substantial changes to the landscaping are made without prior approval from the Township, the changes will be rejected upon inspection.

B. The plans should be revised to provide a note indicating that if a plant species or other substitution is made without receiving prior substitution request approval from the Township, the unapproved plants will be rejected upon inspection. All plant substitution requests should be forwarded in writing to this office for review.

C. Tree protection fencing for one of the existing street trees adjacent to Joshua Court is shown overlapping the existing sidewalk. The tree protection fencing should be revised to remove this conflict.

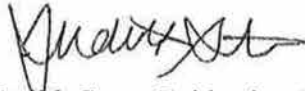
D. We recommend that more of the required stormwater management facility landscaping be located in or around the stormwater management basin.

E. One (1) proposed *Quercus borealis* is shown on the plans labeled as *PA Platanus acerifolia*. The plans should be revised to correct this discrepancy.

Mr. Lawrence Gregan, Township Manager
Pad Site #4 – General Hancock Partnership
June 13, 2014
Page 3

- F. One group of three (3) *Ilex glabra* 'compacta' appear to be missing a label. The plans should be revised for the purposed of clarity.
- G. 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

Enclosure(s)

ec: Board of Supervisors
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April 4, 2014

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

**SUBJECT: PAD SITE #4 – GENERAL HANCOCK PARTNERSHIP
FINAL LAND DEVELOPMENT PLAN
TOWNSHIP LD/S NO. 672
PROJECT NO. 1355272R**

Dear Mr. Gregan:

Please be advised that we have reviewed the General Hancock Partnership Pad Site #4 Final Subdivision Plans prepared by Schlosser & Clauss, dated October 21, 2013 and last revised January 28, 2014. The pad site is at the intersection of the 202 Parkway and the loop drive through the Costco retail development. The site is located within the LI Limited Industrial District, within the ECPD Expressway Corridor Preservation Overlay District. .

The plans propose the subdivision of Lot 2a, or Block 13C Unit 2 (Retail Pad #4) into two tenant lots. One lot is proposed to contain a 31,157 SF retail pad store to be attached to the existing Costco store. The other lot is proposed to contain a 6,000 SF Quaker Steak and Lube pad restaurant. A previously approved plan from 1998 shows a larger retail pad store attached to Costco. Some parking and landscaping associated with the previously approved plans has already been constructed. Two rain garden areas across Route 202 on properties to either sides of Georges Court are proposed to address stormwater management requirements.

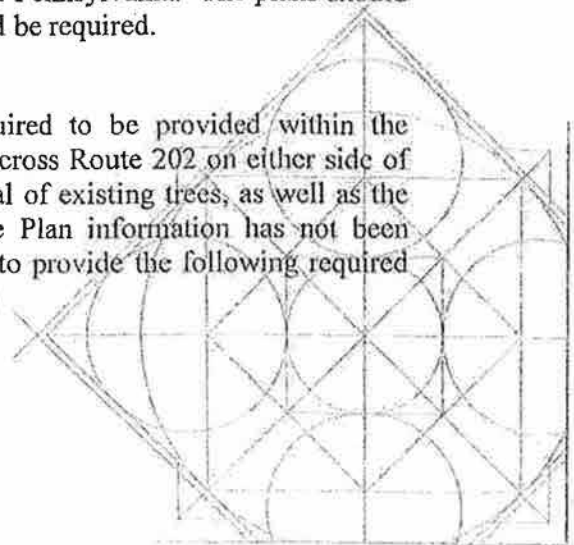
We offer the following comments for your consideration.

1. General Requirements

SLDO Section 205-49.C: all landscape plans must be prepared, signed and sealed by a landscape architect registered by the Commonwealth of Pennsylvania. The plans should be revised to demonstrate compliance or a waiver would be required.

2. Landscape Plan Requirements

SLDO Section 205-51 outlines the information required to be provided within the landscape plan. Two rain garden areas are proposed across Route 202 on either side of Georges Court. However, this will require the removal of existing trees, as well as the installation of appropriate plant material. Landscape Plan information has not been provided for these areas. The plan should be revised to provide the following required information, or a number of waivers would be required:



- A. Section 2: setback lines, easements, and adjacent zoning districts.
- B. Section 4: location of all existing and proposed roads, parking, service areas and other paved areas.
- C. Section 6: Location of all sidewalks, berms, fences, walls, freestanding signs and site lighting. (In addition, if additional area is to be added to monument signage for the commercial structures, the plans should be revised to indicate the additional square footage proposed.)
- D. Section 8: location of existing and proposed underground, surface and above-grade utilities such as utility lines, utility easements, transformers, hydrants, manholes and mechanical equipment. (In addition, a proposed gas line has not been shown on sheet 4 of 12).
- E. Section 9: Location of existing individual trees with trunks 8" in diameter or more, measured at 4 1/2' above the ground.
- F. Section 10: Location, caliper and common name of all trees greater than 23" in caliper measured 4 1/2' above the ground.
- G. Section 11: a replacement tree plant schedule using the trees proposed for replacement of existing trees of 8" or greater caliper destroyed by development.
- H. Section 12: a plant schedule listing all new plant material proposed for planting.
- I. Section 16: Location of all proposed plant species to include trees, shrubs, ground cover, perennials and lawn.
- J. Section 17: Information, in the form of notes or specifications, concerning planting and lawn areas. Such information shall specify the quantity requirements and material for planting, seeding, sodding, ground cover, mulching and the like. Notes and specifications regarding seeding of the proposed rain gardens shall be provided.
- K. Section 18: A detailed cost estimate shall be attached to the final landscape plan submission in accordance with this ordinance section after the Board of Supervisors has ruled on any requested waivers and shall be used for the preparation of the land development agreement.
- L. Section 19: Limits and details of temporary fencing to be used for protection of existing trees and shrubs during construction.

3. Planting Requirements

- A. SLDO Section 205-25.C(1)(a): within shopping centers with more than 500 required parking spaces, the parking area shall be divided by continuous islands 25' in width every 186 feet. A divider island has been provided at the required 186' spacing, but not at the required width. The plan should be revised to demonstrate compliance with the ordinance requirement or a waiver would be required.

- B. SLDO Section 205-25.C(3): softening buffers shall be provided and maintained along all road frontages, primary entrance driveways and boundaries of each retail center, in accordance with Section 205-52.B. Proposed landscaping shown along the entrance driveway in the last submission met this screen buffer requirement, but is no longer shown. The plans should be revised to demonstrate compliance with the softening buffer requirement, or a waiver would be required.
 - C. SLDO Section 205-52.A(1): street trees are required as part of any land development where suitable street trees do not exist as part of new or existing streets, sidewalks, or pedestrian ways. Grading involved with the construction of proposed Rain Garden #2 will remove 2 existing street trees along Joshua Ct. The plan should be revised to provide for the replacement of these street trees.
 - D. SLDO Section 205-52.C(2)(b): trash receptacles are to be screened from view from streets and abutting residential areas in accordance with the standards for screen buffer size and type. Wall and gate enclosures are shown for the two proposed dumpster areas, but screen buffers have not been provided. The plans reference architectural drawings which have not been included in this submission. Additional information on the proposed construction of the wall and gate enclosures should be provided. The plans indicate that a waiver is to be requested.
 - E. SLDO Section 205-52.D(1)(a) Table 1: 6 shrubs are required for every 2 spaces around the entire parking lot perimeter. The planting schedule indicates that the plans are 32 shrubs short. However, 10 parking spaces adjacent to the Retail Pad #4 loading dock are not required to be counted within the calculation. Therefore, the plan is only short 2 shrubs. The plans indicate that a waiver is to be requested.
 - F. SLDO Section 205-52.D(1)(c): a maximum of 15 parking spaces shall be permitted in a row without a landscape island of 15' in width. The plans indicate that a waiver is to be requested.
 - G. SLDO Section 205-52.F(4) and (5) provide requirements for the planting of floors and slopes for stormwater management facilities. The plans should be revised to demonstrate compliance with the ordinance requirements with regard to the proposed rain gardens, or a waiver would be required.
 - H. SLDO Section 205-52.F(6): there shall be a minimum of one shade tree and two shrubs for each 30 LF of stormwater management facility perimeter. The plans should be revised to demonstrate compliance with the ordinance requirements with regard to the proposed rain gardens, or a waiver would be required.
4. Preservation, Protection and Replacement of Trees
- A. SLDO Section 205-53 and SLDO Section 205-54 provide tree preservation, protection and replacement requirements. It appears that a number of trees will be removed, disturbed or will be in the vicinity of construction during the installation of various site improvements, including the rain garden areas. The plans should

be revised to demonstrate compliance with these ordinance requirements, or a waiver would be required.

- B. The Grading and Utility Plan and E&S Control Plan show the installation of proposed Domestic Water Service, Fire Service, and Gas Lines within the softening/screening buffer along the southern property boundary. The trenching required for the installation of these utility lines will require root disturbance to several existing trees. More than 1/4 of the root zone of the shade tree to the south of Retail Pad #4 would be disturbed, and the tree would be unlikely to survive construction. Additional information regarding the proposed disturbance in these areas should be provided, along with specifications and details for methods to limit the damage to existing trees in this area such as appropriate root pruning methods, tree protection fencing, and supplemental watering. Additionally, we recommend that alternative methods of utility installation be explored such as tunneling beneath the root zone. The plans should be revised to demonstrate compliance with the requirements of SLDO Sections 205-53 and 205-54, or waivers would be required.

5. Recommended Plant List and Planting Standards and Guidelines

- A. The Deciduous Tree Planting and Staking Detail, the Evergreen Tree Planting and Staking Detail, and the Shrub Planting Detail on sheet 11 of 12 should be revised to demonstrate compliance with the Shrub Planting Detail and Tree Planting Detail shown in SLDO Appendix C Figures 1 and 2.
- B. The Planting Specifications on sheet 7 of 12 should be revised to demonstrate compliance with the Planting Standards and Guidelines provided in SLDO Appendix C.

6. General Comments

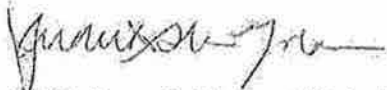
- A. References to pre-emergent herbicides should be removed from the landscape details.
- B. The planting details should be revised to ensure that the bottoms of the planting pits are not disturbed so as to ensure that the root balls are stable and do not shift in the planting pits.
- C. Note No. 7 of the Planting Specifications should be revised to state only that plant material shall be pruned in accordance with ANSI A300 pruning specifications. Pruning at the time of planting to 'balance top growth with roots' or to prune anything other than dead or damaged branches is considered to be bad pruning practice and can slow the establishment of newly planted trees.
- D. The Rain garden Construction Sequence notes in the PCSM Plan (Sheet 6 of 12) makes reference to a planting plan, and the rain garden details reference moisture tolerant plant material. However, no planting plan has been provided, and the PCSM plan does not provide any further information regarding what type of plant material is proposed to be installed within the rain gardens. The plans should be

Mr. Lawrence Gregan, Township Manager
Pad Site #4 – General Hancock Partnership
April 4, 2014
Page 5

revised to provide additional information regarding the plant material proposed to be installed within the rain garden areas.

- 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, ASLA, R.L.A.
Managing Director



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

JSG/vll/kam

Enclosure(s)

ec: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
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November 18, 2013

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

**SUBJECT: PAD SITE #4 – GENERAL HANCOCK PARTNERSHIP
FINAL LAND DEVELOPMENT PLAN
TOWNSHIP LD/S NO. 672
PROJECT NO. 1355272R**

Dear Mr. Gregan:

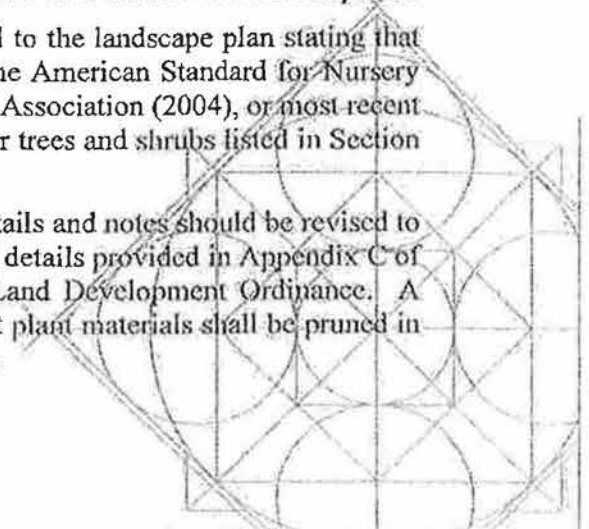
Please be advised that we have reviewed the General Hancock Partnership Pad Site #4 Final Subdivision Plans prepared by Schlosser & Clauss, dated October 21, 2013. The pad site is at the intersection of the 202 Parkway and the loop drive through the Costco retail development. The site is located within the LI Limited Industrial District, within the ECPOD Expressway Corridor Preservation Overlay District.

The plans propose the subdivision of Lot 2a, or Block 13C Unit 2 (Retail Pad #4) into two lots. One lot is proposed to contain a 31,157 SF retail pad store to be attached to the existing Costco store. The other lot is proposed to contain a 6,000 SF Quaker Steak and Lube pad restaurant. A previously approved plan from 1998 shows a larger retail pad store attached to Costco. Some parking and landscaping associated with the previously approved plans has already been constructed. An underground stormwater management area is also proposed.

We offer the following comments for your consideration.

I. General Requirements

- A. SLDO Section 205-49.C: all landscape plans must be prepared, signed and sealed by a landscape architect registered by the Commonwealth of Pennsylvania. The plans should be revised to demonstrate compliance or a waiver would be required.
- B. SLDO Section 205-49.E: a note shall be added to the landscape plan stating that all plant material shall meet the standards of the American Standard for Nursery Stock by the American Nursery and Landscape Association (2004), or most recent edition, and the height, spread and/or caliper for trees and shrubs listed in Section 205-56, Recommended Plant List.
- C. SLDO Section 205-49.F: the landscape plan details and notes should be revised to demonstrate compliance with the standards and details provided in Appendix C of the Montgomery Township Subdivision and Land Development Ordinance. A note should be added to the plans requiring that plant materials shall be pruned in accordance with ANSI A300 pruning standards.



- D. SLDO Section 205-49.G and H: notes should be added to the plan demonstrating compliance with the guaranty and final inspection requirements stated in these ordinance sections

2. Landscape Plan Requirements

SLDO Section 205-51 requires that the following information shall be provided in the landscape plan. The plan should be revised to provide the following required information, or a waiver would be required:

- A. Section 6: Location of freestanding signs including traffic and advertising signage.
- B. Section 8: Location of existing and proposed underground, surface, and above-ground utilities including electrical lines.
- C. Section 18: A detailed cost estimate shall be attached to the final landscape plan submission in accordance with this ordinance section after the Board of Supervisors has ruled on any requested waivers and shall be used for the preparation of the land development agreement.
- D. Section 19: Limits and details of temporary fencing to be used for protection of existing trees and shrubs during construction.

3. Planting Requirements

- A. SLDO Section 205-52.C(2)(b): the plans should be revised to provide the required screen buffer for the dumpster area in accordance with the standards for screen buffer size and type, or a waiver would be required.
- B. SLDO Section 205-52.D(1)(a) Table 1: the plans should be revised to demonstrate compliance with the parking lot landscaping requirements of one (1) shade tree for each 10 parking spaces, 6 shrubs for each 2 parking spaces around the entire lot perimeter, and 1 shade tree for each 290 square feet of planting island, or a waiver would be required.
- C. SLDO Section 205-52.D(1)(c): a maximum of 15 parking spaces shall be permitted in a row without a landscape island of 15' in width. A waiver has been requested.
- D. SLDO Section 205-52.G: the plans should be revised to demonstrate compliance with the individual lot landscaping requirements within the LI Limited Industrial District, where one (1) shade tree is required for each 5,000 of gross floor area, or a waiver would be required.

4. Preservation, Protection and Replacement of Trees

- A. SLDO Section 205-53.B: trees and shrubs in the vicinity of proposed construction activity must be protected from damage and encroachment through the installation of tree protection fencing in accordance with the requirements of this ordinance section. The plans should be revised to provide details and specifications for the protection of existing trees on the site, or a waiver would be required.

- B. SLDO Section 205-53.B(3): at the direction of the Township Engineer, Township Shade Tree Commission or Township Landscape Architect, existing trees which have not been adequately protected are to be removed and replaced. The plans should be revised to provide a note demonstrating compliance with this ordinance requirement.

5. Recommended Plant List and Planting Standards and Guidelines

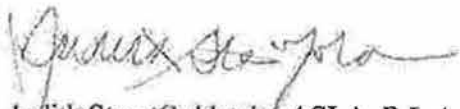
- A. SLDO Section 205-56: Several plants have been included in the Plant Schedules that are not included in the list of recommended trees, shrubs, and ground covers. The following plants do not meet the requirements for other planting types as described in this section:
 - 1. Fraxinus pennsylvanica 'Patmore' – Patmore Green Ash. Due to recent outbreaks of Emerald Ash Borer within Bucks and Montgomery Counties, we strongly recommend that Ash trees no longer be planted or specified in Landscape Plans within Montgomery Township. The plan should be revised to specify a different tree species.
 - 2. Taxus x media 'Densiformis' – we recommend that an alternative evergreen shrub selected from the recommended plant list.
 - 3. Cornus kousa – We recommend that an alternative flowering tree be selected from the recommended plant list.
- B. SLDO Section 205-56.A: shade trees shall have a clear trunk to seven feet zero inches above the ground. The plans should be revised to demonstrate compliance with the ordinance requirement.
- C. SLDO Section 205-56.B: evergreen trees shall have a single leader. The plans should be revised to demonstrate compliance with the ordinance requirements.
- D. SLDO Section 205-56.C: ornamental/flowering trees shall be a minimum of eight feet high. The plans should be revised to demonstrate compliance with the ordinance requirements.

6. General Comments

- A. Two planting schedules are included in the Landscape Plan: an "Approved Planting Schedule" of unplanted landscape material from the 1998 landscape plan, and the "Additional Required Planting Schedule" of additional proposed landscape material. As the current landscape plan is part of a new plan submission, and is therefore subject to current subdivision and land development ordinance requirements, the uninstalled landscaping can no longer be considered to be 'Approved.' Both schedules should be combined into one proposed landscape schedule, and the plan should be revised to demonstrate compliance with current ordinance requirements
- B. Notes No. 3 and 5 on sheet 6 reference detention basins. No detention basins are proposed as part of this plan submission. The notes should be revised to correct this discrepancy.

- C. Note No. 6 on sheet 6 references steep slopes, and states that areas that exceed a 3:1 slope are to be provided with ground cover as indicated in the plans. No ground cover is proposed in the landscape plans. The plans should be revised to correct this discrepancy.
- D. Note No. 7 on sheet 6 states that 35 required replacement trees are to be used to supplement storefront plantings. The plans do not indicate if the 35 replacement tree requirement for the overall 1998 General Hancock land development plan has been fulfilled. Any replacement trees that are required to be provided as part of storefront plantings should be shown in the proposed landscape plan.
- E. The binomial nomenclature for Douglas Fir should be listed as *Pseudotsuga menziesii*. The nomenclature *Pseudotsuga taxifolia* is no longer used within the trade, and should be revised in order to avoid confusion.
- F. 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

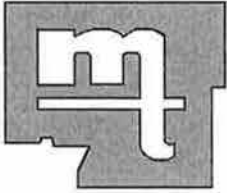


Valerie L. Liggett, ASLA, R.L.A.
Planner/Landscape Architect

JSG/vll/kam

Enclosure(s)

cc: Board of Supervisors
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Kirk W. Clauss, P.E., Schlosser & Clauss Consulting Eng.
Clayton Heckler, General Hancock Partnership



MEMORANDUM

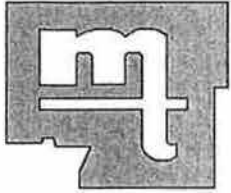
TO: Board of Supervisors

FROM: Planning Commission
Jonathan Trump, Chairman

DATE: May 15, 2014

RE: General Hancock Partnership Pad Site #4
Quaker Steak and Lube Restaurant

The Planning Commission has reviewed the additional waiver request for the Land Development plan for General Hancock Partnership Pad site #4 – Quaker Steak and Lube Restaurant and would like to recommend to the Board of Supervisors that the waiver be approved. The applicant will pay a fee in lieu of the required landscaping materials.



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jonathan Trump, Chairman

DATE: April 17, 2014

RE: General Hancock Partnership Pad Site #4
Quaker Steak and Lube Restaurant

The Planning Commission has reviewed the Land Development plan for General Hancock Partnership Pad site #4 – Quaker Steak and Lube Restaurant and would like to recommend to the Board of Supervisors that the plan be approved, subject to satisfactory compliance with all comments of the Township review agencies.

The motion further recommended that the requested waivers be approved.

AGENDA ITEMS

General Hancock Partnership Pad Site #4

cc: R. Birch
M. Fox
J. McDonnell
J. Walsh
C. Chimera
L. McGuire
J. Glickman
J. Goldstein
J. Rall
K. Johnson
Sewer Authority
F. Bartle
B. Shoupe
E. Reynolds
M. Beatty
K. Amey
J. Trump
S. Krumenacker

MONTGOMERY TOWNSHIP PLANNING COMMISSION

April 17, 2014

The April 17, 2014, meeting of the Montgomery Township Planning Commission was called to order by Chairman Jonathan Trump at 7:40 p.m. In attendance were Commissioners Jay Glickman, Leon McGuire, and James Rall. Commissioners Michael Beatty, Steven Krumenacker and Ellen Reynolds were absent. Also present was Bruce Shoupe, Director of Planning and Zoning.

The minutes of March 20, 2014, were approved as submitted.

There were no public comments.

The next item to be discussed was the plan for General Hancock Partnership Pad Site #4 – Quaker Steak and Lube Restaurant. Kirk Clauss and Brian Grant were present for this presentation. Mr. Clauss advised that this plan was for a 6,000 square foot restaurant with a 31,000 square foot available for another tenant. No one has been identified at this time. Mr. Clauss stated that he had presented the plan to the Planning Commission in December and since that meeting revised plans had been submitted for review. He advised that he had received review letters from the Township consultants and for the most part will comply with their comments. However, there were some waivers which were being requested.

1. Section 205-78.B.(1) – The Applicant has requested a waiver from the requirement that the plans must include the names and widths of street cartways and right-of-ways within four hundred (400) feet of the tract to be subdivided or developed. *(The consultants have no objection to this waiver with the condition that the Applicant agrees to provide any additional information deemed necessary during the course of the review process.)*

2. Section 205-78.B.(2) - The Applicant has requested a waiver from the requirement that the plans must include the location of storm sewers and sanitary sewers within four hundred (400) feet of the tract to be subdivided or developed. This section specifies the existing features required to be shown on the plans within the land to be subdivided or developed. *(The consultants recommend a partial waiver with the condition that the Applicant provide the locations of the specified existing features within the portion of the property that is to be developed under this application.)*
3. Section §205-78.C.(1)(f) – The Applicant has requested a waiver from the requirement that the tentative grades to an existing street or to a point four hundred (400) feet beyond the boundaries of the subdivision or development be shown on the plan. *(The consultants have no objection to this waiver.)*
4. Section 205-52.D.(1)(c) – The Applicant has requested a waiver from the requirement that a maximum of 15 parking spaces shall be permitted in a row without a landscape island of 15 feet in width. The applicant proposes a maximum of 21 parking spaces without a landscape island. *(The consultants have no objection to this waiver request so long as plant material that would be required within this island in accordance with the requirements of SLDO Section 205-52.D(1)(e) are planted elsewhere on the site or a fee-in-lieu is provided. One (1) 290 SF planting island is missing from a parking aisle within the parking area, therefore one (1) additional shade tree would be required. 1 shade tree = \$350)*
5. Section 205-52.C(2)(b) – The Applicant has requested a partial waiver regarding screen plantings at the dumpster enclosures. *(The consultants have no objection to this waiver provided sufficient detail is provided on the plan to demonstrate that the dumpster enclosures comply with the requirements of ZO Section 230-148, Fences and Walls.)*
6. Section 205-52.D(1)(a) – The Applicant has requested a partial waiver regarding shrubs for parking lot perimeter. They intend to plant 154 shrubs instead of 185 shrubs. *(The consultants object to this waiver request. Only 156 shrubs are required around the perimeter of the parking lot. Therefore, the plan is only deficient two (2) shrubs. The remaining two (2) shrubs must be added to the landscape plan.) Mr. Clauss stated that this waiver would be removed from the list as they would plant the two additional shrubs.*

Mr. Clauss further stated that Boucher & James had recommended another waiver which he felt was not necessary. This was for planting islands. He advised that after speaking with Valerie Liggett at Boucher and James; they agreed that this waiver would not be necessary. A brief discussion was held regarding the number of parking spaces required. There was concern that the customers would need to cross General Hancock Boulevard to find parking if it was during a crowded time. Mr. Clauss stated that they were providing the required parking spaces and no one would need to cross the Boulevard to find parking. He further advised that the times of operation were somewhat different than Costco's hours. It was also indicated that the applicant would need to submit an application to the Zoning Hearing Board for signage. Their prototype is to have a car on top of the building. After some further discussion, a motion was made by Mr. Glickman, seconded by Mr. Rall, to recommend to the Board of Supervisors that this plan be approved, subject to satisfactory compliance with all comments of the Township review agencies. The motion further recommended that the requested waivers also be approved. Motion carried unanimously.

The next meeting of the Planning Commission will be held on Thursday, May 15, 2014.

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

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
JOSHUA D. SHAPIRO, CHAIR
LESLIE S. RICHARDS, VICE CHAIR
BRUCE L. CASTOR, JR., COMMISSIONER



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/PLANNING

December 10, 2013

Mr. Larry Gregan, Manager
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936

Re: MCPC#13-0223-001
Plan Name: General Hancock Partnership Pad #4
(2 lots/37,157 sq. ft. comprising 6.79 acres)
Situate: Rt.202 Parkway (W)/South of Horsham Road
Montgomery Township

Applicant's Name and Address
General Hancock Partnership
2312 N. Broad Street
Colmar, PA 18915

Contact: Kirk W. Clauss
Phone: 215-855-3000

Dear Mr. Gregan:

We have reviewed the above-referenced subdivision and land development application in accordance with Section 502 of Act 247, "the Pennsylvania Municipalities Planning Code", as requested by the township in a letter received in this office on October 25, 2013. We forward this letter as a report of our review and recommendations.

Background

The application is a new proposal for the subdivision of a 6.79 acre parcel into two new lots and the development of a new retail building on each lot. The proposed subdivision of Tax Parcel #46-00-0391-91-48 will create Lot #2-A – a 5.2361 acre lot; and Lot #2-B – a 1.556 acre lot. The land development plan proposes a retail pad site of 31,157 sq. ft. unnamed retail building space on Lot #2-A (site plan – Retail Pad #4); a 6,000 sq. ft. commercial building (site plan – Quaker State & Lube) is proposed within Lot #2-B.

The applicant's parcel is situated in the ECPOD – Expressway Corridor Preservation District adjacent to an existing 136,904 sq. ft. Costco warehouse club store and its parking lot. The subdivision and land development is proposed for an area consisting of the existing Costco parking lot and vacant land adjacent to the club warehouse. The Planning Commission's most recent review for this development area was in a review letter dated November 8, 2007, which provided conditional use and land development comments regarding 95 townhomes and a new lot for a retail/restaurant pad.

The applicant's preliminary plan requests four waivers for relief from the Subdivision and Land Development Code, including some of the following:

1. A waiver from Section 205-78.B.(1). A complete waiver of the names and widths of street cartways and rights-of-ways within 400 ft. of the tract being subdivided.
2. A waiver from Section 205-78.B.(2). A waiver for the location of storm sewers and sanitary sewers within 400 ft. of the tract being subdivided or developed.
3. A waiver from Section 205-78C.(1)(f).A. A waiver for the tentative grades to an existing street or to a point 400 ft. beyond the boundaries of the subdivision or development.
4. A waiver from Section 205-52.D.(1)©. A partial waiver for the maximum number of 15 parking spaces in a row with a landscape island. The proposal requests a maximum of 21 parking spaces without a landscape island.

Comments

Landscape Plan

- A. *Ash tree in the plan:* The applicant's landscape plan proposes the use of a total of nine Patmore green ash trees (*Fraxinus pennsylvanica*, 'Patmore') to fulfill its landscape plan requirements. We recommend that these tree species be removed from the development's landscape plan because of the potential and almost inevitable impacts the Emerald Ash Borer (EAB) will have on all existing ash trees in Pennsylvania. The Commonwealth's Department of Conservation and Natural Resources has recommended not planting this tree species in improvement projects and has developed a protocol for recommended management actions for the EAB. The township should be aware of this as it manages its land development process and greening requirements.

<http://www.dcnr.state.pa.us/forestry/insectsdisease/eab/index.htm>

- B. *Elimination of Ash tree from the Township's Recommended Plant List:* We recommend the township consider modifications to its "Recommended Plant List" – Section 205-56.A. "Shade Trees" to address the fact that the two *Fraxinus* (ash) tree species are facing species elimination as a consequence of the invasion of the Emerald Ash Borer which is spreading throughout Pennsylvania. This devastating pest is thought by the arboricultural community to be comparable in scope to the impacts of similar pests on the American chestnut and American elm tree species, which effectively eliminated the species.

Recommendation

We recommend approval of the proposed subdivision and land development proposal provided the above-mentioned review comment is addressed to the satisfaction of the township and all local codes and regulations are met.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and the 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 stamp and signatures prior to recording with the Record of Deeds Office. A paper copy bearing the municipal seal and signature of approvals must be supplied for our files.

Sincerely,

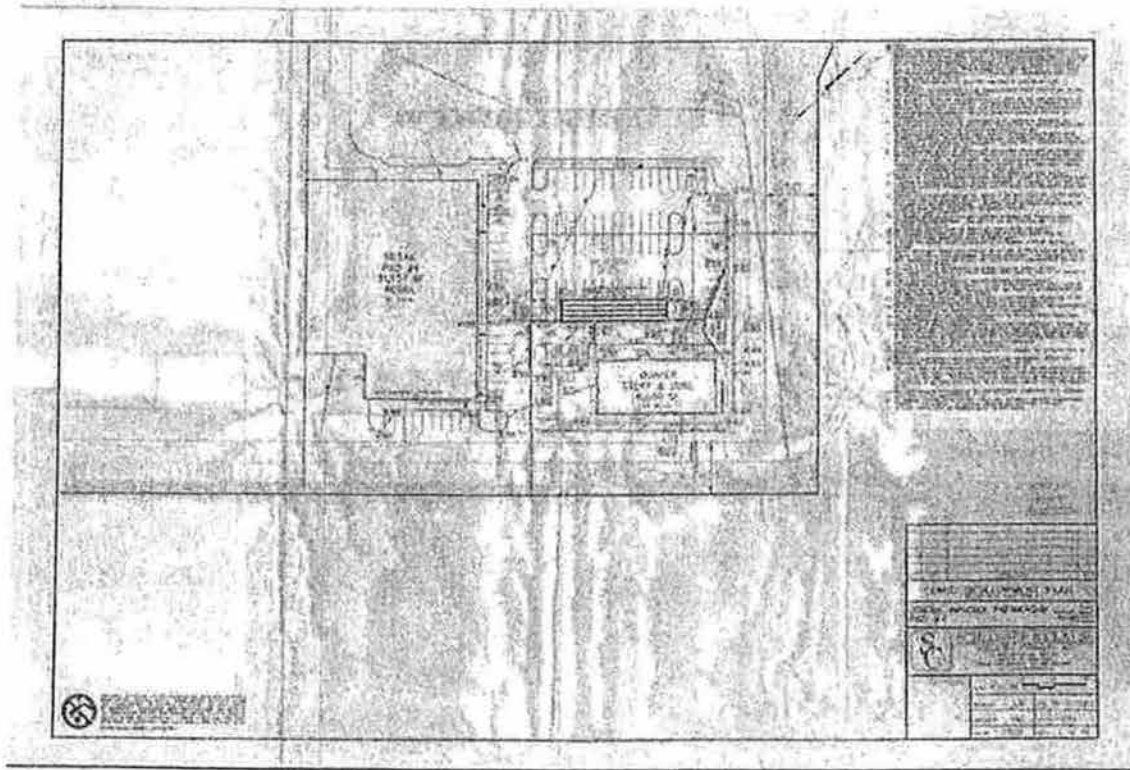
Barry W. Jeffries

Barry W. Jeffries, ASLA
Senior Design Planner
610-278-3444, Email: bleffrie@maontcopa.org

c: General Hancock Partnership, Applicant
Schlosser & Clauss Consulting Engineers, Inc., Applicant's Engineer
Marita Stoerrie, Township Development Coordinator
Jonathan Trump, Chrm., Township Planning Commission
Bruce Shoupe, Township Zoning Officer
Frank A. Bartle, Township Solicitor
Kenneth Amey, AICP, Township Planning Consultant
Russell Dunlevy, Township Engineer

Attachment: Reduced copy of applicant's plan
Aerial view of development tract

Reduction of Applicant's Proposed Site Plan



June 9, 2014

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

Re: Pad Site #4 – General Hancock Partnership
Quaker Steak and Lube
Montgomery Township LD/S# 672
TPD# MOTO-A-00080

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the plan submission for the above referenced project, prepared by Schlosser & Clauss Consulting Engineers, Inc. dated October 21, 2013 and last revised May 14, 2014.

Based on our review, we offer the following comments using the same numbering system as our April 11, 2014 review letter for those comments not yet addressed. Any expansion on the previous comments is shown in bold:

Previous Traffic Engineering Comments

1. In accordance with §205-101, the Applicant should demonstrate that the proposed 31,157 square foot retail building and 6,000 square foot restaurant are consistent with the comprehensive traffic management study previously approved for this development.

Based on discussions with the Applicant and the Applicant's traffic engineer, traffic management studies were previously prepared for this site at various points during the project. TPD has requested documentation that the previous studies adequately accounted for the proposed use. If such documentation is not available, TPD has scoped a traffic management study with the Applicant that analyzes the site access points.

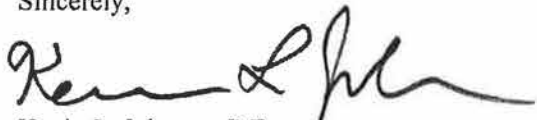
The Applicant has submitted documentation that the previous traffic studies prepared for this project adequately accounted for this development. Therefore, TPD believes this comment has been addressed and no additional traffic studies are necessary.

Previous Street Lighting Comments

All previous lighting comments from TPD's April 11, 2014 review letter have been adequately addressed.

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

Sincerely,



Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Kirk Clauss, P.E., Schlosser & Clauss

April 11, 2014

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

Re: Pad Site #4 – General Hancock Partnership
Quaker Steak and Lube
Montgomery Township LD/S# 672
TPD# MOTO-A-00080

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the plan submission for the above referenced project, prepared by Schlosser & Clauss Consulting Engineers, Inc. and dated October 21, 2013 and last revised January 28, 2014

Based on our review, we offer the following comments using the same numbering system as our November 26, 2013 review letter for those comments not yet addressed. Any expansion on the previous comments is shown in bold:

Previous Traffic Engineering Comments

1. In accordance with §205-101, the Applicant should demonstrate that the proposed 31,157 square foot retail building and 6,000 square foot restaurant are consistent with the comprehensive traffic management study previously approved for this development.

Based on discussions with the Applicant and the Applicant's traffic engineer, traffic management studies were previously prepared for this site at various points during the project. TPD has requested documentation that the previous studies adequately accounted for the proposed use. If such documentation is not available, TPD has scoped a traffic management study with the Applicant that analyzes the site access points.

Previous Street Lighting Comments

10. Point by point lighting calculations shall be provided, in lieu of isolines, showing contributions from all fixtures, including building mounted fixtures, covering the entire site as well as all spill on adjacent roadways and property above 0.0 foot candles. Lighting shall have intensities and uniformity ratios in accordance with the current recommended practices of the Illuminating Engineering Society of North America (IESNA) as contained in the IESNA Lighting Handbook or separately in IESNA Recommended Practices.

While point-by-point calculations have been provided as requested, the 9.8 fc maximum calculation point cannot be located by the reviewer based on the provided points. Please verify this maximum illumination level. Also, Per § 230-212 Lighting, illumination of all parking areas, around all buildings and along all pedestrian walkways, shall provide a minimum level of one-half-footcandle and an average of one footcandle and a maximum level of four footcandles. Please verify the lighting design versus these recommendations while still maintaining a Uniformity Ratio (Max/Min) maximum of 20:1.

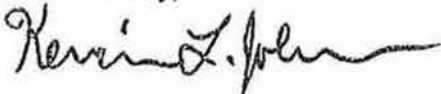
13. Provide the anticipated hours of operation on the lighting plans. As stated in The Montgomery Township Street Lighting Specifications, lighting for commercial, industrial, public recreational, and institutional applications shall be controlled by automatic switching devices such as time clocks or combination motion detectors and photocells, to permit extinguishing outdoor lighting fixtures between 10:00 P.M. and dawn. For lighting proposed after 10:00 P.M., or after normal hours of operation, the lighting shall be reduced by at least 50% from then until dawn, unless supporting a specific purpose. A note containing this information shall be provided on the Lighting Plan.

Revise Note #2 to state the following: Per the Montgomery Township Street Lighting Specifications, lighting proposed for use after 10 P.M., or after normal hours of operation of a business, whichever is earlier, for commercial industrial, institutional, or municipal application, shall be reduced by at least 50% from then until dawn, unless supporting a specific purpose and approved by the appropriate officers or agents of the Municipality.

Additionally, the plans should indicate how the 50% reduction will be achieved. If the reduction method can be synchronized with the existing lot lighting, it would be preferred. If turning off lights is the method of choice, in lieu of dimming, please indicate which lights are to be extinguished.

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

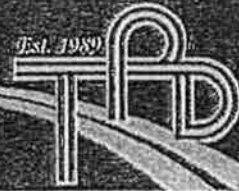
Sincerely,



Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Kirk Clauss, P.E., Schlosser & Clauss

TRAFFIC PLANNING AND DESIGN, INC.



2500 E. High Street | Suite 650 | Pottstown, PA | 19464
610.326.3100 | TPD@TrafficPD.com

November 26, 2013

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

Re: Pad Site #4 – General Hancock Partnership
Quaker Steak and Lube
Montgomery Township LD/S# 672
TPD# MOTO-A-00080

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the plan submission for the above referenced project, prepared by Schlosser & Claus Consulting Engineers, Inc. and dated October 21, 2013

Based on this review, we offer the following comments:

Traffic Engineering Comments

1. In accordance with §205-101, the Applicant should demonstrate that the proposed 31,157 square foot retail building and 6,000 square foot restaurant are consistent with the comprehensive traffic management study previously approved for this development.
2. TPD has concerns with the location of the handicap parking for Retail Pad 4. As designed, it may result in vehicles parked in the first stall having to back out into intersection of the driveway and internal road. TPD recommends that the curbline for the driveway throat (ingress side) be lengthened approximately 15 feet to align with the egress side. The resultant shift to the parking field may result in the loss of one parking stall in this area.
3. The need for the pull-off area on the north side of the Pad #4 (on the internal road) should be further explained. The location of the pull-off area at the end of a sharp horizontal curve could impact sight distance for exiting vehicles looking left. In addition, the existing planting on landscaped island opposite the proposed site should be evaluated to ensure they are of sufficient height as to not block sight distance for vehicles exiting the horizontal curve or for vehicles exiting the pull-off area if it remains.
4. The proposed internal intersection traffic control (stop bars, STOP signs, etc.) should be shown on the plans.
5. All proposed signage relative to the handicapped parking stalls should be provided on the plans.
6. Truck turning templates for the largest expected design vehicle and the largest Township fire truck should be provided for review. In addition to the circulation throughout the site, truck turns into and out of all loading areas and garbage collection facilities should also be provided for review.

7. All pertinent dimensions should be provided on the plans (parking stall dimensions, drive aisle widths, intersection widths, etc.).
8. The following note should be provided: "Handicap ramps will be constructed in compliance with the most recent version of PennDOT Publication 72M, RC-67 series".
9. Spot elevations and grades should be labeled in the vicinity of all curb ramps to verify compliance with State and Federal regulations.

Street Lighting Comments

9. Revise the included lighting plan to label proposed poles under this project, per their label designation in the "Luminaire Schedule", in order to differentiate from those fixtures that are to remain. Additional rows within the "Luminaire Schedule" may need to be added to account for existing fixtures. It should also be verified that the fixtures proposed match the in-situ fixtures of the site.
10. Point by point lighting calculations shall be provided, in lieu of isolines, showing contributions from all fixtures, including building mounted fixtures, covering the entire site as well as all spill on adjacent roadways and property above 0.0 foot candles. Lighting shall have intensities and uniformity ratios in accordance with the current recommended practices of the Illuminating Engineering Society of North America (IESNA) as contained in the IESNA Lighting Handbook or separately in IESNA Recommended Practices.
11. Append the "Luminaire Schedule-Description" to indicate the type of luminaire to be provided. According to the catalog number listed in the description, a Pulse Start Metal Halide fixture is proposed.
12. Please revise the included lighting plan to indicate or delineate the limits of each calculation area within the "Calculation Summary", particularly the "Parking Lot Stat" calculation area.
13. Provide the anticipated hours of operation on the lighting plans. As stated in The Montgomery Township Street Lighting Specifications, lighting for commercial, industrial, public-recreational, and institutional applications shall be controlled by automatic switching devices such as time clocks or combination motion detectors and photocells, to permit extinguishing outdoor lighting fixtures between 10:00 P.M. and dawn. For lighting proposed after 10:00 P.M., or after normal hours of operation, the lighting shall be reduced by at least 50% from then until dawn, unless supporting a specific purpose. A note containing this information shall be provided on the Lighting Plan.
14. Revise the lighting plan to include the following note, "The Developer shall be responsible for contacting the Lighting Consultant/Inspector for Montgomery Township at least 48 hours prior to the start of any site electric work. The Township's Lighting Consultant/Inspector must be contacted during both "rough" and "final" stages of construction. The Township's Consultant/Inspector must be given the opportunity to observe open trench and conduit prior to backfill. The Township's Consultant/Inspector shall also be contacted again at completion of site electrical construction (i.e. Final). The Developer shall make arrangements for the necessary electrical inspections at both phases of construction and provide evidence of same to Township."
15. 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. Please ensure that lighting is shielded from adjacent properties as well as abutting streets.
16. Verify that the proposed lighting locations are situated such that interference from the proposed landscaping does not result in an inefficient design.

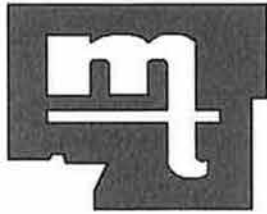
We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.

Sincerely,



Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Kirk Clauss, P.E., Schlosser & Clauss



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

June 16, 2014

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

Re: Quaker Steak and Lube

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the Quaker Steak and Lube restaurant. The proposed structure is a one-story, approximately 6,000 square foot building. The building will be equipped with a NFPA 13 compliant sprinkler system.

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

1. **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: The revised plans dated May 14, 2014 indicate No Parking – Fire Lane signs to be installed along parking lot driving lane to the rear of the proposed structure.

2. **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.

Bruce Shoupe
June 16, 2014
Page 2

Comment: In a letter dated May 20, 2014, Mr. Kirk Clauss stated he has “confirmed the fire flow numbers”.

3. **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.

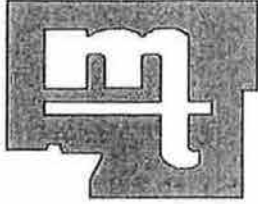
Comment: The revised plans dated May 14, 2014 show the location of the FDC.

The Fire Marshal’s Office recommends that the proposed development be approved as submitted subject to the developer complying with the above referenced items.

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

April 15, 2014

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

Re: Quaker Steak and Lube

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the Quaker Steak and Lube restaurant. The proposed structure is a one-story, approximately 6,000 square foot building. The building will be equipped with a NFPA 13 compliant sprinkler system.

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

1. **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: The fire apparatus access roads and internal driving lanes shall have signage as prescribed above. Provide details of such on plans.

2. **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.

Bruce Shoupe
April 15, 2014
Page 2

Comment: Table B105.1 states that a 6,000 square foot, Type VB constructed building shall have a fire flow of 2,000 gallons per minute. Given the code exception, the resulting fire-flow shall not be less than 1,500 gallons per minute. Provide recent water flow test to confirm this.

3. **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: Developer should be aware of the installation, identification, and maintenance of Fire Department Connections as per Section 912.0

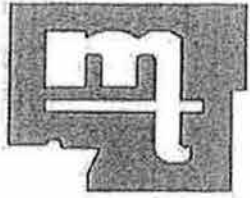
The Fire Marshal's Office recommends that the proposed development be approved as submitted subject to the developer complying with the above referenced items.

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
FIRE SERVICES DEPARTMENT**
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6935 • Fax: 215-699-8892
www.montgomerytwp.org

Richard Lesniak
DIRECTOR OF FIRE SERVICES
EMERGENCY MANAGEMENT
COORDINATOR

FIRE MARSHAL OFFICE:
215-393-6936

TO: Bruce Shoupe, Director of Planning and Zoning

FROM: Richard Lesniak, Director of Fire Services

REVIEW DATE: 12-16-13

DEVELOPMENT NAME: Pad Site #4 – General Hancock Partnership **LOT AMOUNT(S):** 2

LD/S#: 672 **PLANS DATE:** 10/21/13

LOCATION: Upper State Road **REVISION DATE:** N/A

In the interest of *Public Safety* and *Hazard Mitigation*, the following requirements shall be evaluated. All requirements listed below are to be referenced to the plan named above.

All requirements shall meet the 2009 International Building and Fire Codes as well as Township Ordinance(s).

Building Comments:

1. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.
2. 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.
3. All buildings that are 5,000 square feet or more shall be fully sprinklered.
4. Street address numbers shall be provided on each building as directed by the Fire Marshal's Office.
5. Fire department key boxes (Knox Box) SHALL be provided on each building at an approved location. Knox box forms are available through the Fire Marshal's Office or Code Enforcement Office.
6. 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.

Land Development Comments:

7. 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 lands 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*.
8. The plans shall be revised to show Montgomery Township’s fire truck turn path plan. Dimensions can be obtained by the Township Planning and Zoning Office.
9. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Comment: It is noted that an underground storm water basin is proposed in the parking lot of the property. The design of said basin should be reviewed and confirmed that it will support the imposed load of a fire apparatus.
10. The architect of the building(s) proposed on the property needs to confirm the construction type in order to determine the fire flow requirement, number of fire hydrants and distribution of fire hydrants.

Conclusion:

The current plans are ***DENIED*** as submitted. ALL revisions of the above named plan SHALL be reviewed by the Fire Marshal’s Office for approval.

If there are any questions regarding the review notes, please contact the Fire Marshal's Office at 215-393-6936 or 215-393-6935



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: Scott Bendig, Chief of Police *JSB*

Date: October 23, 2013

Re: LD/S #: 672
Upper State Road
Date of Plan: 10/21/13

A review of the above referenced subdivision/land development has been conducted on this date. There are no major 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.

ZONING ORDINANCE PLAN REVIEW

DATE: December 6, 2013

PLAN REVIEW – General Hancock Pad #4 - Quaker Steak and Lube
LD/S # 672

DEVELOPMENT NAME: General Hancock Pad #4 - Quaker Steak and Lube
LOCATION: Upper State Road
LOT NUMBER & SUBDIVISION: 672
ZONING DISTRICT: ECPOD
PROPOSED USE: Retail/Restaurant
ZONING HEARING BOARD APPROVAL REQUIRED? NO
CONDITIONAL USE APPROVAL REQUIRED? NO

	APPROVED	NOT APPROVED	NOT APPLICABLE
USE	X		
HEIGHT	X		
LOT SIZE	X		
SETBACKS: FRONT	X		
SIDE	X		
BACK	X		
BUILDING COVERAGE	X		
IMPERVIOUS / GREEN SPACE	X		
VARIANCE / SPECIAL EXCEPTION			X
NONCONFORMITY	East side buffer		
OTHER: Parking stalls - See comments		X	

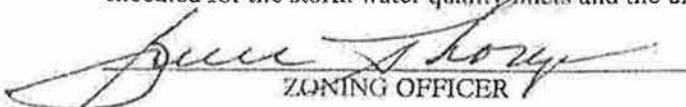
COMMENTS

230-138 allows parking spaces to be reduced to a length of 18 feet when the forward edge of a parking space shall overhang a landscape area having a width of 5 feet. The applicant shows a grass area. Provide landscape area or seek a variance.

The project identifies a structural retaining wall on two sides of the project which varies in height from 4 feet to more than 16 feet without any barrier detail at the top of the wall. A proper approved barrier shall be installed.

The proposed retaining wall crosses existing and proposed utilities at various locations. An approved bond beam shall be designed and placed at each utility crossing area of the retaining wall.

The required Storm water Management Facilities Maintenance and Monitoring Agreement shall be executed for the storm water quality inlets and the underground storm water system.


ZONING OFFICER

12.5.13
DATE

KENNETH AMEY, AICP
professional land planner

March 25, 2014

(via e-mail)

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

Re: Quaker Steak and Lube
General Hancock Partnership – Pad Site #4
Township File #LD/S 672

Dear Mr. Gregan:

I have reviewed the above referenced plan, prepared by Schlosser & Clauss Engineers, dated October 21, 2013 and last revised January 28, 2014. The subject property is located within the General Hancock Partnership property, in the ECPOD Overlay area of the LI Limited Industrial zoning district.

This proposal would reallocate retail space within the previously approved project, and will result in the construction of a new 6,000 square foot restaurant building along the 202 Parkway.

Based upon this latest submission, all of my concerns have been adequately addressed.

If there are any questions, please let me know.

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
Russell Dunlevy, PE, Township Engineer
Frank Bartle, Esq., Township Solicitor
Kirk Clauss, PE, Applicant's Engineer

KENNETH AMEY, AICP
professional land planner

November 25, 2013

(via e-mail)

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

Re: Quaker Steak and Lube
General Hancock Partnership – Pad Site #4
Township File #LD/S 672

Dear Mr. Gregan:

I am in receipt of a land development application dated October 21, 2013 for the development of pad site #4 at the General Hancock Partnership property, along with plans prepared by Schlosser and Clauss Engineers, dated October 21, 2013, with no revisions noted. The property is located within the ECPOD Overlay area of the LI Limited Industrial District, and calls for reallocation of retail space within the 23.93 acre retail area of the previously approved project. The proposal involves construction of a 6,000 square foot restaurant building along the 202 Parkway. In general, the project conforms to the ECPOD overlay requirements of the LI District. My comments follow:

1. The Dimensional Requirements Table on the Land Use Area Plan should be revised to remove the reference to the Golf Center.
2. Any proposed signage will need to comply with the requirements of Article XVIII of the Montgomery Township Zoning Ordinance.

Please let me know if there are any questions.

Very truly yours,


Kenneth Amey

cc: Bruce S. Shoupe, Township Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Russell Dunlevy, PE, Township Engineer
Frank Bartle, Esq., Township Solicitor
Kevin Johnson, PE, Township Traffic Engineer
Judith Stern Goldstein, ASLA, Township Landscape Architect
Kirk Clauss, PE, Applicant's Engineer

1122 Old Bethlehem Pike
Lower Gwynedd, PA 19002



phone: 215.283.9619
fax: 215.646.3458
kenamey@aol.com

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

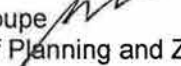
SUBJECT: Consider Construction Escrow Release #6 - Montgomery Preserve Phase I -
LDS#653A

MEETING DATE: June 23, 2014

ITEM NUMBER: # 11

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce Shoupe 
Director of Planning and Zoning

BOARD LIAISON: Joseph P. Walsh
Chairman

BACKGROUND:

Attached is a construction escrow release for Montgomery Preserve Phase I, as recommended by the Township Engineer. The original amount of the escrow was \$378,179.34, held as a Letter of Credit. This is the sixth escrow release for this project. The current release is in the amount of \$10,907.50. The new balance would be \$119,458.14.

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 Resolution is attached.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent

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

105-5104-01

RELEASE OF ESCROW FORM

Joseph P. Hanna, P.E.
Chambers Associates, Inc .
2962 Skippack Pike
P.O. Box 678
Worcester, PA 19490

Date: 6/5/2014

RE: DEVELOPMENT NAME: Montgomery
PHASE: 1 PRESERVE

CA Job #: 105-5104-01
Release #: #6

Dear Mr. Hanna:
This is an escrow release request from _____ in the amount of
\$ 10,907.50. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

Developer Signature

DAVID CUTLER GROUP
Developer Printed Name

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 6-11-14

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We, therefore, recommend that
\$ 10,907.50 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.

Joseph P. Hanna
Joseph P. Hanna, P.E.

Resolution # _____
WHEREAS, a request for release of escrow was received from DAVID CUTLER GROUP for MONTGOMERY PRESERVE
in the amount of \$ 10,907.50, on the representation that work set forth in the Land Development
Agreement to that extent has been completed and; WHEREAS, said request has been reviewed by the
Township Engineer who recommends release of \$ 10,907.50; NOW, THEREFORE, BE IT
RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of
\$ 10,907.50; 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 a total sum of \$ 378,174.34
pursuant to a signed Land Development Agreement and that \$ 247,913.70 has previously been
release from this escrow. Therefore, the action of the Board is releasing said sum leaves a new balance of \$ 119,458.14
in escrow.

MOTION BY: _____
SECOND BY: _____
DATED: _____
RELEASED BY: _____
Department Director

VOTE: _____



Chambers Associates, Inc.
Civil Engineers & Surveyors
2962 Skippack Pike
P.O. Box 678
Worcester, PA 19490
484-991-8187
staff@chambersassoc.com

June 11, 2014

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

Subject: Montgomery Preserve – Escrow Release #6
C.A. Job #105-510H.01 *Phase I*

Dear Mr. Gregan:

In accordance with Section 509(j) of the Pennsylvania Municipal Planning Code, the David Cutler Group has requested the release of \$10,907.50 in an email transmission on June 10, 2014, for work completed in accordance with the approved Plans.

This letter is to certify that the improvements attached to this letter, in the amount of \$10,907.50 have been completed.

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.

If you have any questions or comments regarding this matter, please do not hesitate to contact our office.

Very truly yours,

Joseph P. Hanna, P.E.

/jvr

C via email: Bruce Shoupe, Montgomery Township
Marita Stoerrle, Montgomery Township
David Cutler, The Cutler Group
Chip Reeves, The Cutler Group

RELEASE #:

6

ESTIMATED COMPLETION DATE:

JOB #:
105-510H.01

ITEM	UNIT PRICE	ESCROW QUANTITY	UNIT	ESCROW TOTAL	CURRENT QUANTITY	CURRENT TOTAL	RELEASED QUANTITY	RELEASED TOTAL
<u>Erosion Control</u>								
Construction Entrance	\$3,500.00	1	ea	\$3,500.00		\$0.00	1	\$3,500.00
Super Silt Fence	\$7.50	1500	lf	\$11,250.00		\$0.00	1500	\$11,250.00
18" Silt Fence	\$2.00	1090	lf	\$2,180.00		\$0.00	1090	\$2,180.00
Stone Inlet Filter	\$150.00	2	ea	\$300.00		\$0.00	0	\$0.00
Silt Soxx	\$11.00	210	lf	\$2,310.00		\$0.00	0	\$0.00
<u>Earthwork</u>								
Strip Topsoil	\$2.95	4260	cy	\$12,567.00		\$0.00	4260	\$12,567.00
Site Cut to Fill	\$4.50	6400	cy	\$28,800.00		\$0.00	6400	\$28,800.00
Site Fill	\$2.25	3905	cy	\$8,786.25		\$0.00	3905	\$8,786.25
Temporary Seeding	\$0.08	4800	sf	\$384.00		\$0.00	0	\$0.00
<u>Storm Sewer</u>								
Tie into Existing	\$750.00	1	ea	\$750.00		\$0.00	1	\$750.00
15" RCP	\$39.75	345	lf	\$13,713.75		\$0.00	345	\$13,713.75
18" RCP	\$41.30	618	lf	\$25,523.40		\$0.00	409	\$16,891.70
24" RCP	\$57.00	189	lf	\$10,773.00		\$0.00	137	\$7,809.00
30" RCP	\$75.00	26	lf	\$1,950.00		\$0.00	0	\$0.00
Inlets	\$2,260.00	16	ea	\$36,160.00		\$0.00	12	\$27,120.00
Manhole	\$5,988.00	1	ea	\$5,988.00		\$0.00	1	\$5,988.00
Convert Inlet C Top to Manhole	\$2,784.00	1	ea	\$2,784.00		\$0.00	0	\$0.00
<u>Curb and Sidewalk</u>								
Belgian Block Curb	\$16.50	1780	lf	\$29,370.00		\$0.00	1780	\$29,370.00
4" Concrete Sidewalk	\$3.25	3380	sf	\$10,985.00	2350	\$7,637.50	2350	\$7,637.50
6" Sidewalk/Aprons	\$3.50	1386	sf	\$4,851.00	462	\$1,617.00	462	\$1,617.00
Handicap Ramps w/ Truncated Domes	\$551.00	3	ea	\$1,653.00	3	\$1,653.00	3	\$1,653.00
<u>Paving</u>								
Fine Grade	\$0.65	2500	sy	\$1,625.00		\$0.00	2500	\$1,625.00
3" 2A Modified Stone Base	\$4.15	2500	sy	\$10,375.00		\$0.00	2500	\$10,375.00
5" BCBC	\$23.80	2500	sy	\$59,500.00		\$0.00	2500	\$59,500.00
<u>Landscaping</u>								
<u>Shade Trees</u>								
Acer rubrum 'October Glory	\$385.00	21	ea	\$8,085.00		\$0.00	0	\$0.00
Acer saccharum	\$385.00	2	ea	\$770.00		\$0.00	0	\$0.00
Gleditsia triacanthos var. Inermis	\$385.00	15	ea	\$5,775.00		\$0.00	0	\$0.00
Liquidambar styraciflua	\$385.00	2	ea	\$770.00		\$0.00	0	\$0.00
Nyssa sylvatica	\$385.00	2	ea	\$770.00		\$0.00	0	\$0.00
Quercus palustris	\$385.00	4	ea	\$1,540.00		\$0.00	0	\$0.00
Quercus phellos	\$385.00	5	ea	\$1,925.00		\$0.00	0	\$0.00
Tilia cordata 'Greenspire'	\$385.00	8	ea	\$3,080.00		\$0.00	0	\$0.00
Zelkova serrata 'Green Vase'	\$385.00	8	ea	\$3,080.00		\$0.00	0	\$0.00
<u>Ornamental/Flowering Trees</u>								
Amelanchier canadensis	\$350.00	9	ea	\$3,150.00		\$0.00	0	\$0.00
Cercis canadensis	\$350.00	11	ea	\$3,850.00		\$0.00	0	\$0.00
Magnolia virginiana	\$350.00	11	ea	\$3,850.00		\$0.00	0	\$0.00
Prunus sargentii	\$350.00	5	ea	\$1,750.00		\$0.00	0	\$0.00
<u>Shrubs</u>								
Ilex verticillata	\$65.00	13	ea	\$845.00		\$0.00	0	\$0.00
Itea virginica	\$65.00	7	ea	\$455.00		\$0.00	0	\$0.00
Viburnum plicatum var. tomentosum	\$65.00	7	ea	\$455.00		\$0.00	0	\$0.00
Viburnum trilobum	\$65.00	9	ea	\$585.00		\$0.00	0	\$0.00
Abella x grandiflora	\$65.00	4	ea	\$260.00		\$0.00	0	\$0.00
Juniperus p. hetzi	\$65.00	8	ea	\$520.00		\$0.00	0	\$0.00
<u>Bio-Retention Plantings</u>								
Asclepias incarnata	\$2.30	101	ea	\$232.30		\$0.00	0	\$0.00
Carex stricta	\$2.30	101	ea	\$232.30		\$0.00	0	\$0.00
Chelone glabra	\$2.30	101	ea	\$232.30		\$0.00	0	\$0.00
Juncus effusus	\$2.30	101	ea	\$232.30		\$0.00	0	\$0.00

ESCROW FORM
 PROJECT: MONTGOMERY PRESERVE PHASE I
 RELEASE #:

TWP/BORO: Montgomery
 DATE: 06/11/14
 REVISED

\$10,907.50 AMOUNT PAYABLE
 \$258,721.20 TOTAL RELEASED TO DATE

\$378,179.34 ORIGINAL ESCROW AMOUNT
 \$247,813.70 PRIOR ESCROW RELEASED
 \$10,907.50 CURRENT ESCROW RELEASE REQUEST
 \$119,458.14 BALANCE AFTER CURRENT RELEASE

6

ESTIMATED COMPLETION DATE :

JOB #:	ITEM	UNIT PRICE	ESCROW QUANTITY	UNIT	ESCROW TOTAL	CURRENT QUANTITY	CURRENT TOTAL	RELEASED QUANTITY	RELEASED TOTAL
105-510H.01	Lobelia siphilitica	\$2.30	74	ea	\$170.20		\$0.00	0	\$0.00
	Panicum virgatum	\$2.30	74	ea	\$170.20		\$0.00	0	\$0.00
	Scirpus acutus	\$2.30	108	ea	\$248.40		\$0.00	0	\$0.00
	<u>Miscellaneous</u>								
	Traffic Control Signs	\$150.00	4	ea	\$600.00		\$0.00	0	\$0.00
	Street Lights	\$2,544.00	2	ea	\$5,088.00		\$0.00	2	\$5,088.00
	Construction Stakeout	\$5,000.00	1	ls	\$5,000.00		\$0.00	0.5	\$2,500.00
	As-Built Drawings	\$1,500.00	1	ls	\$1,500.00		\$0.00	0	\$0.00
	Pins & Monuments	\$2,500.00	1	ls	\$2,500.00		\$0.00	0	\$0.00
	Escrow Sub-Total				\$343,799.40		\$10,907.50		\$258,721.20
	10% Contingency	\$34,379.94		1 ls	\$34,379.94				
	Escrow Total				\$378,179.34				
	Engineering and Legal Cash Escrow				\$25,000.00				
	Note:								
	Maintenance Bond Amount for this project is:				\$56,726.90				

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Transfer of Area between the Legal and Ultimate Right-of-Way along Cowpath Road and Bethlehem Pike for the BJ's Wholesale Project to PennDOT.

MEETING DATE: June 23, 2014

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: Joseph P. Walsh
Chairman

BACKGROUND:

The area between the legal and ultimate right-of-way along Cowpath Road and Bethlehem Pike was dedicated to Montgomery Township in 1986 during the original land development project for the 5-Points Plaza, LDS #290.

During the review of the proposed BJ's Wholesale project at 5-Points Plaza, PennDOT has requested that the above right-of-way area be dedicated to the Commonwealth. This will be accomplished by the submittal of a plan identifying the "Required Right-of-Way line to be Deeded to the Commonwealth" accompanied by PennDOT form M950-D1, the Deed fee simple form attached and then recorded with the Montgomery County Recorder of Deeds.

After the documents are signed, Traffic Planning and Design will coordinate with PennDOT District 6-0 for their signature, then forward them to the Township Solicitor for recording of the documents at the Recorder of Deeds office.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

Retain the area between the legal and ultimate right-of-way.

BUDGET IMPACT:

None.

RECOMMENDATION:

The Board of Supervisors authorize the attached PennDOT form M950-D1.

MOTION/RESOLUTION:

PennDOT form D950-D1 attached.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent

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

Resolution #

BE IT RESOLVED, by the Board of Supervisors of Montgomery Township that we hereby dedicate to the Commonwealth of Pennsylvania, Department of Transportation, the area between the legal and ultimate right-of-way along Cowpath Road (SR 463) and Bethlehem Pike (SR 309) that was accepted by Montgomery Township in 1986, as a requirement land development approval for the Five Point Plaza land development, No. 290.

- The area between the legal and ultimate right-of-way dedicated to Montgomery Township by Five Point Plaza Associates in March 1986, is recorded at the Montgomery County Recorder of Deeds in Book 4799, Page 1262-1265 and contains 2.8495 acres.

Furthermore, Joseph P. Walsh, Chairman is hereby authorized to sign and execute Pennsylvania Department of Transportation Deed fee simple form M950-D1 and all other documentation to facilitate the transfer of the above right-of-way to PennDOT.

MOTION BY:

SECOND BY:

VOTE:

Assistant Township Secretary

Joseph P. Walsh, Chairman

Seal

DATE: June 23, 2014

xc: PennDOT, F. Bartle, B. Shoupe, Minute Book, Resolution File, File

Prepared By: Traffic Planning and Design, Inc
2500 East High Street, Suite 650
Pottstown PA 19464

Return To: PennDOT 6-0
7000 Geerdes Blvd
King of Prussia, PA 19406

Site Location: Cowpath Road (SR0463) Five Points Road

M-950 D1 (6-11)



COUNTY	Montgomery
SR – SEGMENT-OFFSET	SR 0463, Seg 0112 Off 0512
MUNICIPALITY	Montgomery Township
APPLICATION/PERMIT NO.	
APPLICANT/PERMITTEE	

DEED FEE SIMPLE
(No Monetary Consideration)

THIS INDENTURE, made this ____ day of _____, 20__, by Montgomery Township owner(s) of property affected by the proposed construction or improvement of the above mentioned State Route under the referenced highway occupancy application/permit, heirs, executors, administrators, successors, and/or assigns, hereinafter, whether singular or plural, called the GRANTOR, and the Commonwealth of Pennsylvania, Department of Transportation, hereinafter called the COMMONWEALTH,

WITNESSETH:

WHEREAS the COMMONWEALTH has received an application from the GRANTOR for issuance of a highway occupancy permit for access to the above referenced highway; and

WHEREAS the parties hereto have agreed that, as a condition to issuance of the referenced permit, the GRANTOR will convey in fee simple and such other estate(s) as designated, if any, to the COMMONWEALTH the property or portion thereof required by the COMMONWEALTH,

NOW, THEREFORE, in consideration of the benefits to the property of the GRANTOR, the GRANTOR does hereby grant and convey to the COMMONWEALTH

In fee simple the premises described by metes and bounds in exhibit "A".

In fee simple that portion of the aforesaid premises designated as required right-of-way or as acquired in fee simple for other purposes on the plot plan attached hereto and made a part hereof; and those areas, if any, designated as required for easement purposes as identified by the plot plan and set forth below.

BEING all or a portion of the same property conveyed or devised to the GRANTOR by Montgomery Five Point Plaza Associates of Pennsylvania, dated March 18, 1986 and recorded in Bk 4799 Pg 1262, together with the improvements, hereditaments and appurtenances thereto. This conveyance contains

2.8495 acres. And the GRANTOR warrants GENERALLY the property hereby conveyed.

Reserving, however, to the GRANTOR the right to deep mine minerals and remove gas and oil within the areas hereunder acquired from a minimum depth to be determined by the COMMONWEALTH, from mine shafts or by means of wells located off the right-of-way.

The GRANTOR does further indemnify the COMMONWEALTH, its employees or representatives against any claim, demand or judgment of any type made by any lessee or easement holder of the aforesaid property who is not an Applicant/Permitee under the referenced application/permit and who may be adversely affected by the construction of the improvements to the demised premises or in the State highway right of way pursuant to the referenced application/permit.

Certificate of Residence

I hereby certify the Grantee's precise residence to be:

Witness my hand this _____ day of _____, _____

Agent for the Commonwealth of Pennsylvania
Department of Transportation

[remainder of page intentionally left blank]

The GRANTOR has executed or caused to be executed these presents, intending to be legally bound thereby.

INDIVIDUALS

ENTITIES*

GRANTOR:

Montgomery Township

(Name of Entity)

BY: _____
Joseph P. Walsh - Chairman

BY: _____

* Use this block for a corporation, partnership, LLC, government entity, school district, church, trust, club, association, POA, attorney-in-fact, executor, administrator or any other entity. See R/W Manual Section 3.06.

INDIVIDUAL

ENTITY

<p>STATE OF PENNSYLVANIA COUNTY OF _____</p> <p>On this _____ day of _____, 20____, before me, _____, the undersigned officer, personally appeared _____ _____, known to me (or satisfactorily proven) to be the person(s) whose name(s) _____ subscribed to the within instrument, and acknowledged that _____ executed the instrument for the purposes contained in it.</p> <p>In witness whereof, I hereto set my hand and official seal.</p> <p>_____ [Signature] _____ [Title]</p> <p>[Seal]</p>	<p>STATE OF PENNSYLVANIA COUNTY OF _____</p> <p>On this _____ day of _____, 20____, before me, _____, the undersigned officer, personally appeared _____ _____, who acknowledged _____ self to be the _____ [title] of _____ [name of entity], and that as such _____ _____ [title], being authorized to do so, executed the foregoing instrument for the purposes contained in it by signing on behalf of the entity as _____ [title].</p> <p>In witness whereof, I hereto set my hand and official seal.</p> <p>_____ [Signature] _____ [Title]</p> <p>[Seal]</p>
---	---

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval to Award Contract for the Purchase of Fuel from the Southeastern PA Counties Cooperative Purchasing Board

MEETING DATE: June 23, 2014

ITEM NUMBER: #13

MEETING/AGENDA:

ACTION XX NONE

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

INITIATED BY: Kevin A. Costello
Public Works Director

BOARD LIAISON: Joseph P. Walsh, Chairman

BACKGROUND:

Our contract for purchase of Fuel Products expires on June 30th and we have been investigating different Cooperative Purchasing Programs for the best price. Our options included the Montgomery County Consortium of Communities Contract and the Southeastern PA Counties Cooperative Purchasing Board.

The Montgomery Consortium Contract is bid on the basis of a \$.15 charge on top of the daily published "Tank Wagon Price" to establish a cost per gallon. The Southeastern PA County Contract is bid on the basis of a fixed cost of \$95 per delivery on top of the best daily price the contractor is able to negotiate on spot market. Based on the gallons of fuel we purchase every year, and the number of deliveries, the Finance Director has prepared the following calculation of the annual costs for delivery from each of these contracts and has estimated a savings of \$983 per year using the Southeastern PA Counties contract.

Montgomery Consortium Fuel Charge Method

Gas Gallons – 38,795

Times

Escalator - \$.15

Charge above fuel costs - \$5,820

Diesel Gallons – 24,755

Times

Escalator -\$.15

Charge above fuel costs - \$3,713

Total Township Cost above fuel price - \$9,533

Southeastern Consortium Fuel Charge Method

Deliveries Gas – 48

Times

Delivery Charge - \$95

Charge above fuel costs - \$4,560

Deliveries Diesel - 42

Times

Delivery Charge - \$95

Charge above fuel costs - \$3,990

Total Charge above fuel costs - \$8,550

Projected Savings - \$ 983.00

The Southeastern Cooperative Contract was awarded to Riffin's, Inc., the same contractor as the Consortium and is for a period of 2-years beginning July 1, 2014.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT:

The cost per delivery under the Southeastern PA Counties Cooperative Contract increased from \$82.00 per delivery in the 2013/2014 contract to \$95.00 per delivery under the 2014/2016 contract but still provides a savings from the overall cost versus the Montgomery Consortium Contract.

RECOMMENDATION:

Staff recommends participation in the Southeastern PA Counties Cooperative Purchasing Board contract for the purchase of gasoline and diesel fuel for July 1, 2014 through June 30, 2016.

MOTION/RESOLUTION:

SEE ATTACHED RESOLUTION

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent

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

WHEREAS, Section 1902 of Act 57 of May 15, 1998, (Title 62 Pa C.S. 1902), known as the Commonwealth Procurement Code, permitting local public procurement units, local municipalities, and authorities to sponsor, establish, participate in, conduct, or administer a cooperative purchasing agreement for the procurement of any goods, materials, equipment, or services with another local public procurement unit. A local procurement unit is defined as: any political subdivision, public authority, educational, health, or other institution; and to the extent provided by law, any other entity, including a council of governments or an area government; nonprofit fire, rescue or ambulance company; and any nonprofit cooperation operating a charitable hospital; and pursuant to PS 62 Section 1901, the County of Bucks permits authorized public procurement units as defined in the act, to purchase directly from contracts the County awards for its own purposes; and

WHEREAS, it is hereby deemed to be in the best interest of **MONTGOMERY TOWNSHIP** to participate in the **24-MONTH CONTRACT FOR #2 HEATING OIL, UNLEADED GAS, DIESEL FUEL & KEROSENE**, which is administered by the **COUNTY OF BUCKS** for the **SOUTHEASTERN PA COUNTIES COOPERATIVE PURCHASING BOARD**.

NOW, THEREFORE, BE IT RESOLVED by the members of the BOARD OF SUPERVISORS OF MONTGOMERY TOWNSHIP, that MONTGOMERY TOWNSHIP will participate in the **24-MONTH CONTRACT FOR #2 HEATING OIL, UNLEADED GAS, DIESEL FUEL & KEROSENE**, by purchasing fuel supplies based upon the terms and conditions of the contract and at the same prices. Further, MONTGOMERY TOWNSHIP will be responsible for the payment of the price directly to the contractor of said expenses directly related.

ADOPTED this 23rd day of June, 2014.

MOTION BY:

SECOND BY:

VOTE:

DATE: June 23, 2014

cc: K. Costello, S. Drosnock, Minute Book, Resolution File, File

**BID FORM
MONTGOMERY COUNTY**

D.

These prices are the delivery charges to be billed. No additional fees, surcharges, costs, expenses, or fuel mark-ups will be billed to or paid by the Counties.

Index Bid Pricing Based on: OPIS Rack Aug Phila

Port/Terminal: OPIS Phila - various

Item	Acquisition Price/gal	Index Price/gal	Delivery Charge		
			Tank Wagon ≤ 2,800 gal	Interim Delivery Vehicle	Tank Truck ≥ 7,500 gal
1 #2 Heating Oil (WEEKDAY)	<u>2.9915</u>	<u>3.0319</u>	\$ <u>85</u> per delivery	\$ <u>950</u> per delivery	\$ <u>350</u> per delivery
#2 Heating Oil (WEEKEND)	<u>2.9915</u>	<u>3.0319</u>	\$ <u>105</u> per delivery	\$ <u>370</u> per delivery	\$ <u>370</u> per delivery
Will Call Fee per delivery (add'l)			\$ <u>50</u> per delivery	\$ <u>50</u> per delivery	\$ <u>50</u> per delivery
2 87 Octane Unleaded Gasoline (WEEKDAY)	<u>2.9073</u>	<u>3.0235</u>	\$ <u>95</u> per delivery	\$ <u>350</u> per delivery	\$ <u>350</u> per delivery
87 Octane Unleaded Gasoline (WEEKEND)	<u>2.9073</u>	<u>3.0235</u>	\$ <u>105</u> per delivery	\$ <u>370</u> per delivery	\$ <u>370</u> per delivery
Will Call Fee per delivery (add'l)			\$ <u>50</u> per delivery	\$ <u>50</u> per delivery	\$ <u>50</u> per delivery
3 Diesel Fuel, Ultra Low Sulfur- (WEEKDAY)	<u>3.0224</u>	<u>3.0757</u>	\$ <u>95</u> per delivery	\$ <u>350</u> per delivery	\$ <u>350</u> per delivery
Diesel Fuel, Ultra Low Sulfur- (WEEKEND)	<u>3.0224</u>	<u>3.0757</u>	\$ <u>105</u> per delivery	\$ <u>370</u> per delivery	\$ <u>370</u> per delivery
Will Call Fee per delivery (add'l)			\$ <u>50</u> per delivery	\$ <u>50</u> per delivery	\$ <u>50</u> per delivery

REVISED



COUNTY OF BUCKS

PURCHASING DEPARTMENT

Administration Building, 55 East Court Street, Doylestown, PA 18901-4318
(215) 348-6372
FAX (215) 348-6379

County Commissioners

ROBERT G. LOUGHERY, *Chairman*
CHARLES H. MARTIN, *Vice Chairman*
DIANE M. ELLIS-MARSEGLIA, *LCSW*

MAUREEN WILSON McILVAINE, CPPO, CPPB
Director

June 4th, 2014

Paul Riggins
President
Riggins, Inc.
3938 South Main Rd.
Vineland, NJ 08360

Dear Mr. Riggins:

At the Bucks County Commissioners Meeting held June 4th 2014, the bid for the 24 Month Contract for #2 Heating Oil, Unleaded Gas, Diesel Fuel & Kerosene for the Southeastern PA Counties Cooperative Purchasing Board, Spec #16-04/14, was awarded to your company. The award was for \$1,454,310.14 as a unit cost contract. The Official Bid Tabulation for this bid is posted on the Purchasing page of the County website at www.buckscounty.org within 24 hours.

In compliance with the bid specifications you are required to sign four copies of the enclosed agreement; forward all four copies along with your Performance Bond for \$50,000 payable to Bucks, Chester and Montgomery Counties and your signed original insurance certificate with the required coverage and limits within **ten (10)** business days to the Purchasing Department. Upon receipt the County Commissioners will sign said agreement and an executed copy will be returned to you with your Purchase Order.

Your failure to comply within the **ten days** will leave us no recourse but to lien your bid deposit and award this contract to the next lowest bidder. We await your prompt response.

Sincerely,

Sean Meyers
Procurement Coordinator

FORM OF AGREEMENT

THIS AGREEMENT, made this June, 4th 2014 by and between Riggins, Inc., 3938 South Main Road, Vineland, NJ 08360) (hereinafter referred to as "SUPPLIER") and the COUNTY OF BUCKS, Doylestown Pennsylvania (hereinafter referred to as "COUNTY").

WITNESSETH

1. SUPPLIER shall supply and deliver to the County – **24-MONTH CONTRACT TO PROVIDE #2 HEATING OIL, UNLEADED GAS, DIESEL FUEL AND KEROSENE** for the Southeastern Pennsylvania Counties Cooperative Purchasing Board, Spec #16-04/14 in accordance with the scope of services set forth in the Notice to Bidders, specifications related thereto, SUPPLIER'S executed bid and in accordance with the legal advertisement for sealed bids published in the Intelligencer on April 7 and 10, 2014 all of which are incorporated herein by reference as though fully set forth at length.

2. The contract sum shall be UNIT COST as indicated in the SUPPLIER'S executed bid. Said prices shall be the total compensation paid by the COUNTY to the SUPPLIER including all related incidental work thereto.

3. In accordance with the various laws affecting the contract and the legal advertisement for sealed bids made by the COUNTY, the SUPPLIER agrees to provide all bonds in the amounts and types as are set forth in the above mentioned specifications and notices, all of which are made a part hereof. All bonds related herein shall be solely for the protection of the COUNTY.

4. SUPPLIER further agrees to indemnify, defend and save harmless the COUNTY from any and all actions, claims and demands whatsoever that may result from SUPPLIER'S use of any facilities owned by the COUNTY and does further agree to repair any damage to the County-owned property caused by SUPPLIER'S negligence or willful actions and the SUPPLIER shall further supply the necessary insurance's as set forth in the subject specifications:

- A. Commercial General Liability - (policy to include premises and operations, products/completed operations and blanket contractual liability - the contractual section of the coverage must cover this agreement)
 - General Aggregate Limit \$2,000,000.
 - Products and Completed
 - Operations Aggregate Limit \$2,000,000.
 - Each Occurrence Limit \$1,000,000.
- B. Automobile Liability - to include owned, non-owned and hired vehicles:
 - Combined Single Limit \$ 500,000.
 - or Bodily Injury \$ 250,000. each person
 - Bodily Injury \$ 500,000. each accident
 - And Property Damage \$ 100,000.
- C. Special Insurance Coverage: If any of the following exposures exist from the project/worksites, the appropriate coverage must be specifically identified on the Certificate of Insurance and a sub-limit if applicable.
 - Pollution Coverage
 - Each occurrence limit \$1,000,000.
 - "X, C, U" (Explosion, Collapse, Underground) Coverage
 - Each occurrence limit \$1,000,000.
- D. Workers Compensation Statutory
and Employer's Liability
 - Bodily Injury by Accident \$ 100,000. each accident
 - Bodily Injury by Disease \$ 100,000. each employee
 - Bodily Injury by Disease \$ 500,000. policy limit
- E. When it applies, Additional Insured – must read: The County of Bucks, it's Board of Commissioners, employees, directors, officers, departments and divisions shall be included

as additional insured with respect to the work performed for this contract: 24-Month Contract to Provide #2 Heating Oil, Unleaded Gas, Diesel Fuel and Kerosene for the Southeastern PA Counties Cooperative Purchasing Board, Spec #16-04/14.

- F. Cancellation Clause - must read Should any of the above-described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.
- G. Certificate Holder - "County of Bucks Board of Commissioners", Attn: Office of the Controller, 55 East Court Street, Doylestown, PA 18901

5. The parties hereto do hereby agree that they shall comply with all conditions and provisions of the specifications whenever such specifications are not inconsistent with the terms and provisions of this Agreement, and do hereby agree to execute all documents, agreements, and other papers related hereto and in form satisfactory to the COUNTY.

6. **HOLD HARMLESS CLAUSE** In the event that any of the insurance hereinbefore provided shall not, by reason of any act, omission or negligence of the SUPPLIER be procured or kept in full force and effect, the SUPPLIER shall indemnify, defend and save harmless the County of Bucks, its officers, subordinates, employees and agents against losses, claims and demands to the same extent as the County would have been indemnified by each insurance if it had been in full force and effect. The SUPPLIER shall also indemnify and hold harmless the COUNTY against any and all losses, claims and demands to the extent that they are not recoverable under each insurance policy solely because of a deductible franchise or average provision therein and to the extent that the proceeds of insurance collections from underwriters are reduced by any customary brokers commissions.

7. **SUITS AND CLAIMS** The SUPPLIER agrees to indemnify, defend, and save harmless the COUNTY, and all its officers, subordinates, employees and agents, from all suits and actions of any name, nature, and description brought against them or any of them for or on account of any damages or loss sustained by any party by reason of the conduct or omissions of the SUPPLIER or his agents, servants, or employees in the performance of this Agreement or subsequent to the completion of the work under this Agreement whether such injury or damages be due to negligence, willful misconduct or the inherent nature of the work. It is not the intention of this Section or anything herein provided to confer in a third party beneficiary a right of action upon any person whatsoever and nothing hereinbefore or hereinafter set forth shall be construed so as to confer upon any person other than the County of Bucks a right of action either under this contract or in any manner whatsoever.

IN WITNESS WHEREOF, the parties hereto intending to be legally bound execute this Agreement the day and year first above written.

RIGGINS, INC.
BY:

SS # or FEDERAL I.D. #

COUNTY OF BUCKS
BY:

ATTEST:

Robert G. Loughery, Chairman

Chief Clerk

Charles H. Martin, Vice-Chairman

Diane M. Ellis-Marseglia, LCSW

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Authorization to Advertise for Bids – Replacement of Handicap Accessible Curb Ramps – Stump Road

MEETING DATE: June 23, 2014 ITEM NUMBER: #14

MEETING/AGENDA: ACTION **xx** NONE

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

INITIATED BY: Stacy Crandell BOARD LIAISON: Joseph P. Walsh, Chairman
Assistant to the Township Manager

BACKGROUND:

In March 2011, the Board of Supervisors authorized the submission of an application for a grant under the 2011 Montgomery County Community Development Block Grant Program. The grant would be used for the replacement of handicap access curb ramps along roads within Montgomery Township.

In December 2011, the Township entered into a grant agreement for this project for \$200,000. In July 2012, the Environmental Review Process for the project was completed and approved. Due to some issues with the use of the grant and Township funds on state roads, the Township requested an reduction in the scope of the work to only include Township roadways and specifically Stump Road.. Montgomery County granted the extension and the reduction in the scope of work.

The Township staff has been working with Township Engineer Gilmore & Associates to execute this project. The project includes the survey, design, and replacement of 19 ADA/PennDOT compliant curb ramps along Stump Road:

- | | |
|--------------------------------------|---------|
| • Stump Road & Polo Drive | 2 Ramps |
| • Stump Road & Steeple Chase Drive | 4 Ramps |
| • Stump Road & Montgomery Elementary | 4 Ramps |
| • Stump Road & Baker Place | 2 Ramps |
| • Stump Road & Camp Drive | 3 Ramps |
| • Stump Road & Schreiner Drive | 4 Ramps |

Once authorized to proceed, the tentative schedule is:

- First Advertisement on June 27, 2014
- Second Advertisement on July 1, 2014
- Non-Mandatory Pre-Bid Meeting on July 8, 2014 at 10AM
- Bid Opened on July 15, 2014 at 10AM
- Bid Award at the Board Meeting on July 28, 2014 after 8PM.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT:

The estimated cost for the project is \$90,000 with the Township funding the engineering/design costs estimated at \$15,000 and the Community Development Block Grant paying for 100% of the construction costs estimated at \$75,000. Funding for the project was included in the 2014 Capital Budget.

RECOMMENDATION:

Township Staff recommends authorizing the advertisement of this bid for the Replacement of Handicap Accessible Curb Ramps – Stump Road.

MOTION/RESOLUTION: BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the Township Manager to Advertise for Bids for Replacement of Handicap Accessible Curb Ramps – Stump Road.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent

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



June 18, 2014

Request for Authorization to Advertise

Project Name: Contract 2012-02070 CDBG Curb Ramp Replacement Project

Project Description:

This project involves the survey, design, and replacement of 19 ADA/PennDOT compliant curb ramps.

- Stump Road & Polo Drive 2 ramps
- Stump Road & Steeple Chase Drive 4
- Stump Road & Montgomery Elementary 4
- Stump Road & Baker Place 2
- Stump Road & Camp Drive 3
- Stump Road & Schreiner Drive 4

Project Location:

The work associated with the contract is to be completed along Stump Road in Montgomery Township between County Line Road and Horsham Road.

Project Cost:

Based on the scope of the project it is estimated that the total cost of construction for the 2012 CDBG Curb Ramp Replacement project will be approximately \$76,000, which is funded by the County CDBG program.

Project Timeline:

Upon Authorization, the tentative project schedule is as follows: First Advertisement on June 27, 2014, Second Advertisement July 1, 2014, with a non-mandatory, Pre-bid meeting scheduled on July 8, 2014 at 10:00AM, publicly opened on July 15, 2014 at 10:00AM and considered for award at the Board of Supervisors meeting scheduled for July 28, 2014.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Payment of Bills

MEETING DATE: June 23, 2014 ITEM NUMBER: #15

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan BOARD LIAISON: Joseph P. Walsh, Chairman
Township Manager



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:

Approve all bills as presented.

MOTION/RESOLUTION:

None.

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

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
25880	6/19/14	671	MONTGOMERY TOWNSHIP	1,086.00
25881	6/19/14	00000499	MONTGOMERY TWP. PROFESSIONAL	144.26
25882	6/19/14	1264	MORGAN STANLEY SMITH BARNEY INC	5,893.49
57747	6/23/14	00000209	BOUCHER & JAMES, INC.	33,171.01
57748	6/23/14	00000085	CHAMBERS ASSOCIATES, INC.	1,646.46
57749	6/23/14	00902892	DAVID J. LINGMAN	1,200.00
57752	6/23/14	00000817	GILMORE & ASSOCIATES, INC.	62,881.45
57753	6/23/14	00001282	KENNETH AMEY	382.50
57754	6/23/14	00902893	MICHAEL & RENEE CAVALLARO	1,200.00
57755	6/23/14	00000446	PHISCON ENTERPRISES, INC.	150.00
57756	6/23/14	00001972	ROBERT L. BRANT	292.50
57757	6/23/14	00902891	WAGNER GENERAL CONTRACTORS	1,200.00
57758	6/23/14	00902350	ADRIENNE JAPPE	532.50
57759	6/23/14	00001875	ADVANCED COLOR AND GRIND LLC	2,840.00
57760	6/23/14	00902885	ALEXANDER BIRCH	27.50
57761	6/23/14	00000683	ALEXANDER J. DEANGELIS	30.00
57762	6/23/14	00001291	ANCHOR FIRE PROTECTION CO., INC.	455.00
57763	6/23/14	00000528	ANYWHERE MINATURE GOLF	225.00
57764	6/23/14	00000755	ART DEPT STUDIOS	50.00
57765	6/23/14	00902555	ASHLEY RAYMOND	27.50
57766	6/23/14	00902875	ASHOK MIRYALKAR	75.00
57767	6/23/14	00000561	ATLANTIC TACTICAL	95.85
57768	6/23/14	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	267.96
57769	6/23/14	00902876	BABU DASARI	75.00
57770	6/23/14	00000043	BERGEY'S	172.89
57771	6/23/14	00001938	BILL WIEGMAN	180.00
57772	6/23/14	00001903	BRIAN JANSSENS	15.00
57773	6/23/14	00000076	GREGORY BENCSIK	105.12
57774	6/23/14	00000069	C L WEBER CO INC.	72.64
57775	6/23/14	00000071	CANON SOLUTIONS AMERICA, INC.	612.67
57776	6/23/14	00902770	CARLY OKINO	27.50
57777	6/23/14	00902889	COLLEEN MCGOVERN	27.50
57778	6/23/14	00000335	COMCAST CORPORATION	1,894.52
57779	6/23/14	00000326	COUNTY OF MONTGOMERY	48.15
57780	6/23/14	00001460	D.J.B. SPECIALTIES, INC.	1,527.75
57781	6/23/14	00000277	DA VINCI DISCOVERY CENTER OF	570.00
57782	6/23/14	00902887	DAN GROSS	27.50
57783	6/23/14	00000695	DAVE HARDING	275.00
57784	6/23/14	00902878	DAVID KRIEBEL	60.00
57785	6/23/14	00000024	DAVID P. BENNETT	75.00

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
57786	6/23/14	00001945	DAVID S. WOLFE	45.00
57787	6/23/14	00001941	DAVID W. VASCONEZ	120.00
57788	6/23/14	00902732	DAVIDEVAN RAYMOND	27.50
57789	6/23/14	00001202	AIRGAS, INC.	179.13
57790	6/23/14	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	21.94
57791	6/23/14	00001520	DELAWARE VALLEY INSURANCE TRUST	6,551.00
57792	6/23/14	00001166	DRUMHELLER CONSTRUCTION, INC.	17,938.33
57793	6/23/14	00000146	E.A. DAGES, INC.	216.80
57794	6/23/14	00001385	EDWARD DAVIES	584.00
57795	6/23/14	00000158	ELYSE R. AION	401.50
57796	6/23/14	00902880	ERIN CARR	120.00
57797	6/23/14	00000169	FEDEX	104.84
57798	6/23/14	00000611	FUN EXPRESS LLC	567.60
57799	6/23/14	00001852	G.L. SAYRE, INC.	237.41
57800	6/23/14	00001504	GALETON GLOVES	118.32
57801	6/23/14	00902797	GIANNA OKINO	27.50
57802	6/23/14	00000198	GLASGOW, INC.	2,150.03
57803	6/23/14	00001842	GLEN ROETMAN	135.00
57804	6/23/14	00000337	GLENN HEBERLIG	100.00
57805	6/23/14	00001323	GLICK FIRE EQUIPMENT COMPANY INC	2,697.90
57806	6/23/14	00000229	GRAINGER	104.81
57807	6/23/14	00902882	HARSH SINGH	200.00
57808	6/23/14	00000215	HAVIS, INC.	319.80
57810	6/23/14	00000903	HOME DEPOT CREDIT SERVICES	1,755.29
57811	6/23/14	00000216	HORSHAM CAR WASH	202.00
57812	6/23/14	00000102	INTERSTATE BATTERY SYSTEMS OF	36.95
57813	6/23/14	00902814	JACQUELINE DEPUE	27.50
57814	6/23/14	00001454	JAMES REAPE	1,000.00
57815	6/23/14	00000522	JOE BIFOLCO	80.00
57816	6/23/14	00000667	JOHN A CLARK	800.00
57817	6/23/14	00001964	JOHN CATALDI	45.00
57818	6/23/14	00000890	JOHN H. MOGENSEN	90.00
57819	6/23/14	00001389	JOHN MCGREADY	1,000.00
57820	6/23/14	00000257	JOHN R. YOUNG & COMPANY	1,358.12
57821	6/23/14	00902786	JORDAN TRUMP	27.50
57822	6/23/14	00001386	JOSEPH C. BENNIS	1,000.00
57823	6/23/14	00001581	JOSEPH J. SIMES	210.00
57824	6/23/14	00001843	JOSEPH M. BENNETT	90.00
57825	6/23/14	00902881	LARSHELLE BRASHER	60.00
57826	6/23/14	00902731	LAUREN DALE	27.50

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
57827	6/23/14	00000057	LAWN AND GOLF SUPPLY COMPANY, INC	45.90
57828	6/23/14	00000571	LEE WAGNER	367.30
57829	6/23/14	00000517	LV BASEBALL LP	473.00
57830	6/23/14	00902874	LISA HAGELIN	195.00
57831	6/23/14	00001706	LOWE'S COMPANIES INC.	154.21
57832	6/23/14	00000759	MAJOR LEAGUE ULTIMATE	300.00
57833	6/23/14	00000642	MARJORIE L. MILLER	600.00
57834	6/23/14	00000578	MARVIN MOSEBY	90.00
57835	6/23/14	00000440	MARY NEWELL	75.00
57836	6/23/14	00001968	MATTHEW VITUCCI	30.00
57837	6/23/14	00001330	MCCALLION STAFFING SPECIALISTS	1,321.29
57838	6/23/14	00001861	MCMFOA-MONTGOMERY COUNTY	25.00
57839	6/23/14	00902877	MELISSA MALAMED	60.00
57840	6/23/14	00902883	MIA GILES	100.00
57841	6/23/14	00001920	MICHAEL H. BEAN	180.00
57842	6/23/14	00902890	MICHAEL OKINO	27.50
57843	6/23/14	00000867	MICHAEL SHEARER	90.00
57844	6/23/14	00002016	MICHAEL SHINTON	80.00
57845	6/23/14	00001387	MICHAEL SOLIS	1,000.00
57846	6/23/14	00902888	MORGAN JACOB	27.50
57847	6/23/14	00000324	MOYER INDOOR / OUTDOOR	140.00
57848	6/23/14	00000356	NORTH WALES WATER AUTHORITY	71.64
57849	6/23/14	00001134	OFFICE DEPOT, INC	278.10
57850	6/23/14	00001840	PAUL R. MOGENSEN	185.00
57851	6/23/14	00000095	PAUL SMITH	120.00
57852	6/23/14	00000399	PECO ENERGY	10,375.93
57853	6/23/14	00000397	PECO ENERGY	9,472.69
57854	6/23/14	00000595	PENN VALLEY CHEMICAL COMPANY	113.67
57855	6/23/14	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC.	224.15
57856	6/23/14	00000613	PETER CHIMERA	60.00
57857	6/23/14	00000009	PETTY CASH	1,000.00
57858	6/23/14	00001880	PHILIP C. STUMP	135.00
57859	6/23/14	00001155	PITNEY BOWES GLOBAL FINANCIAL	708.81
57860	6/23/14	00000345	PRINTWORKS & COMPANY, INC.	472.31
57861	6/23/14	00000251	PSI PERSONNEL, LLC	461.31
57862	6/23/14	00000519	RACHEL TROUTMAN	165.00
57863	6/23/14	00000117	RIGGINS INC	5,796.13
57864	6/23/14	00000115	RIGGINS, INC	3,013.00
57865	6/23/14	00000061	ROBERT MCMONAGLE	15.00
57866	6/23/14	00000653	SCATTON'S HEATING & COOLING, INC.	1,175.48

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
57867	6/23/14	00001212	SCIENCE EXPLORERS, INC.	390.00
57868	6/23/14	00902884	SHANNON BERNAUER	62.00
57869	6/23/14	00000163	SHARON TUCKER	242.83
57870	6/23/14	00000833	THE SHERWIN WILLIAMS COMPANY	90.36
57871	6/23/14	00001910	SIGNALSCAPE, INC.	1,500.00
57872	6/23/14	00000468	SIRCHIE FINGER PRINT	134.24
57873	6/23/14	00000467	SNAP-ON INDUSTRIAL	30.93
57874	6/23/14	00000015	NEXTEL PARTNERS OPERATING CORP	406.90
57875	6/23/14	00001847	STAPLES CONTRACT & COMMERCIAL, IN	702.18
57876	6/23/14	00902879	STEVE HILL	60.00
57877	6/23/14	00000485	SYRENA COLLISION CENTER, INC.	250.00
57878	6/23/14	00001982	TEMPLE UNIVERSITY - CJTP	1,425.60
57879	6/23/14	00000496	21ST CENTURY MEDIA NEWSPAPER LLC	1,503.76
57880	6/23/14	00002020	THOMSON REUTERS	105.00
57881	6/23/14	00001273	TIM KUREK	269.50
57882	6/23/14	00001771	TIMAC AGRO USA	274.00
57883	6/23/14	00000506	TRANS UNION LLC	30.00
57884	6/23/14	00000291	TREASURER OF MONTGOMERY COUNT	47.58
57885	6/23/14	00000327	U.S. MUNICIPAL SUPPLY INC.	346.90
57886	6/23/14	00000032	VISA	543.05
57887	6/23/14	00902557	VALERIE CARROLL	27.50
57888	6/23/14	00000520	VALLEY POWER, INC.	295.12
57889	6/23/14	00000040	VERIZON	191.36
57890	6/23/14	00001839	VINAY SETTY	265.00
57891	6/23/14	00902886	VINCENT ESPOSITO	27.50
57892	6/23/14	00000442	VINCENT ZIRPOLI	340.00
57893	6/23/14	00001191	WARREN FUCHS	60.00
57894	6/23/14	00001329	WELDON AUTO PARTS - LANSDALE (NAF	1,263.82
57895	6/23/14	00000632	WEST GENERATOR SERVICES INC.	688.72
57896	6/23/14	00001948	WILLIAM H. FLUCK IV	60.00
57897	6/23/14	00000249	WILLIAM R. GOLTZ	285.00
57898	6/23/14	00000258	YIS/COWDEN GROUP, INC.	74.95
57899	6/23/14	00000590	YOCUM FORD	20.40
57900	6/23/14	00000550	ZEP MANUFACTURING COMPANY	265.22
TOTAL				211,922.83

MONTGOMERY TOWNSHIP ELECTRONIC PAYROLL TAX PAYMENTS

<u>DATE</u>	<u>VENDOR NAME</u>	<u>REASON FOR PAYMENT</u>	<u>AMOUNT</u>
06/11/2014	City of Philadelphia	May Wage Tax Payment	\$468.06
06/11/2014	Commonwealth of PA	State Tax Payment	\$8,706.75
06/19/2014	IRS	941 Payment	\$77,650.77
06/19/2014	BCG	401/457 Plan Payment	\$24,054.55
06/20/2014	PA-SCDU	Withholding Payment	\$2,985.53
		Total Paid as of 06/23/2014	\$113,865.66