AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
March 25, 2013

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

Lawrence J. Gregan
Township Manager

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ACTION MEETING – 8:00 PM

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Announcement of Executive Session
5. Consider Approval of Minutes of March 11, 2013 Meeting
6. Presentation of Certificate of Achievement for Excellence in Financial Reporting Award – GFOA Representative
7. Consider Adoption – Post Issuance Tax Compliance Policy and Procedures
8. Consider Ratification of and Authorization to Execute a Collective Bargaining Agreement with Montgomery Township Professional Firefighters, IAFF Local 4890
9. Announce Legislative Breakfast Event – Local Government Week
10. Announce Date of Spring 2013 Curbside Leaf Collection
11. Announce Earth Day Events
12. Consider Approval of Scope of Work to Complete for DVRPC Feasibility Grant Phase II
13. Consider Approval of Autumn Festival Sponsorship Solicitation Letter
14. Consider Preliminary/Final Land Development Plan – LDS #639A Maple Drive & Crystal Road Townhouses – Select Properties
15. Consider PennDOT Offer to Purchase Right-of-Way and Access Easement for Rex Property – Limekiln Pike
16. Consider Authorization to Advertise Public Hearing – Conditional Use Application #C61 – Capital Telecom Acquisitions – Upper State Road
17. Consider Waiver of Permit Fee – Montgomery Elementary Spring Festival
18. Consider Payment of Bills
19. Other Business
20. Adjournment

Future Public Hearings/Meetings:

03-26-13 @ 7:00 PM – Environmental Advisory Committee
03-28-13 @ 7:30 PM – Finance Committee
04-01-13 @ 7:00 PM – 300 Committee
04-02-13 @ 7:30 PM – Zoning Hearing Board
04-08-13 @ 8:00 PM – Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

SUBJECT: Public Comment

MEETING DATE: March 25, 2013 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: March 25, 2013 ITEM NUMBER: #4

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:

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.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

SUBJECT: Approval of Minutes for March 11, 2013 Meeting

MEETING DATE: March 25, 2013 ITEM NUMBER: #5

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Joseph P. Walsh, Chairman

BACKGROUND:

Just a reminder – Please call Deb Rivas or Shirley Snyder on Monday, March 25, 2013 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.

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MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
MARCH 11, 2013

Chairman Joseph Walsh called the executive session to order at 7:00 p.m. In attendance were Supervisors Robert Birch, Michael Fox and Jeffrey McDonnell. Supervisor Candyce Fluehr Chimera was absent. Also in attendance were Lawrence Gregan, Ann Shade and Robert Iannozzi, Esquire.

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

Following the Pledge of Allegiance, Chairman Joseph Walsh called for public comment. Mr. Kornfeld of 19 Meadowbrook Road, expressed his appreciation to the Board for responding to his previous letter regarding the proposed Community/Recreation Center. Mr. Kornfeld has compared statistics of the proposed Montgomery Township Community/Recreation Center with figures from Plymouth Township's facility. He requested that the Board of Supervisors review all documents and issue more conservative revenue numbers for the project. Supervisor Robert Birch inquired as to why Montgomery Township was compared with Plymouth Township. Mr. Kornfeld stated that Plymouth Township used the same consultant, the facility was laid out similarly and it made the best comparison. Mr. Kornfeld stated that taxpayers should have a fair sense of what this project will cost and what risk is involved. Chairman Joseph Walsh will pass Mr. Kornfeld's information on to the Consultants in order to respond.

Robert Iannozzi, Esquire reported that the Board met in an executive session earlier in the evening at 7:00 p.m. Mr. Iannozzi reported that there were four items discussed: a labor negotiation matter, a personnel matter, a litigation matter and a real estate matter. Mr. Iannozzi

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also reported that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Chairman Joseph Walsh made a motion to approve the minutes of the February 25, 2013 Board meeting, and Vice Chairman Jeffrey McDonnell seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Chairman Walsh reported that Edward Hoffman has resigned from the Environmental Advisory Committee, and that Township resident Mahbubur Meenar recently expressed an interest in becoming a member of the Environmental Advisory Committee. Mr. Meenar is the Assistant Director, Center for Sustainable Communities at Temple University, and has been a Project Director and Principal Investigator for a variety of grants through the DEP, PA Department of Community and Economic Development and other agencies. Resolution #1, made by Supervisor Michael Fox, seconded by Supervisor Robert Birch and adopted unanimously, accepted the resignation of Edward Hoffman as a member of the Environmental Advisory Committee, and appointed Mahbubur Meenar to fill the vacancy as a member of the Environmental Advisory Committee with a term to expire on January 1, 2014.

Richard Roller of 1142 Knapp Road, was present on behalf of the Montgomery Township Historical Society to request approval from the Township to host the Montgomery County History Fair at the Knapp Farm in September 2014 and for a waiver of the special permits fee. Mr. Roller reported that he and Roy Rodriguez had explored a variety of sites for the fair, and the Knapp Farm is the preferred site. Members of the Montgomery Township Historical Society have attended the last 2 fairs held by the County. Mr. Roller advised that the Society would approach Montgomery Mall to obtain permission to use their parking lot for this event. Permission to have open fires for displays will also be requested from the Township Fire Marshal. There may be a need for a tent to accommodate 40 – 50 people. Mr. Roller reported that there should be no issue with noise, as only small amplification will be used. The setup for

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the event will occur on Friday. Some participants will be camping out on Friday night. Chairman Joseph Walsh stated that the 300 Committee supports this event. Mr. Roller advised that a date for the Fair hasn't been set. Mr. Roller doesn't expect the History Fair will require much in the way of Township resources. Resolution #2, made by Supervisor Michael Fox, seconded by Supervisor Robert Birth and adopted unanimously, approved the Montgomery County History Fair to be held on the Knapp Farm property and waiver of the Special Events Permit fee for the event.

At 8:15 p.m., Township Solicitor Robert Iannozzi, Esquire, opened a Public Hearing for the Conditional Use Application #C-59 for a Giant to Go convenience store and gasoline filling station proposed to be located at 741 Bethlehem Pike. Notes of testimony were taken by Court Reporter, Tim Kurek. Mr. Iannozzi reported that this public hearing had been advertised on January 11, 2013, January 18, 2013 and again on February 28, 2013 for this hearing, which was continued to this evening. Robert Iannozzi read a list of all exhibits included in this procedure.

Charles Courtney, Esquire of McNees, Wallace & Nurick, LLC represented the applicant. Mr. Courtney read a list of Exhibits, which were marked as Exhibits A-1 thru A-14.

Tim Diehl, PE. Project Manager with J. Michael Brill & Associates, Inc. was sworn in as a witness and provided a summary of the project. Mr. Diehl reported that this site is located on 2.23 acres within the commercial zone and has two public right-of-ways; one on Horsham Road and one on Bethlehem Pike. There are three current existing access ways: 1) a shared driveway; 2) Horsham Road; and 3) a shared driveway with the property to the south, with the easement set to expire January 2014. The existing structure on the property will be demolished completely and a Giant to Go, a one story facility (convenience store & fueling facility) will be built. The filling station will serve 10 vehicles at one time, and pumps will be mounted under a canopy. The plan proposes to close the existing access way that expires in January 2014 and

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build a new entrance/exit on the south end of the property. The parking requirement for this project is for 33 spaces, and 45 spaces are being proposed, five of which will be for employees. Traffic flow will include entrances and exits on Horsham Road and Route 309. Traffic will circulate around fueling facility. All delivery trucks will follow same traffic pattern. All Zoning Hearing Board comments have all been addressed. Supervisor Michael Fox inquired about restrictions on fuel delivery trucks entering the site. Mr. Diehl responded that since this is a 24/7 day a week business, there is a large window of time for scheduled deliveries on non-peak hours. Supervisor Robert Birch inquired whether it will be mandatory for trucks to exit on Horsham Road. Mr. Birch also inquired whether left hand turns from the business will be permitted on Horsham Road. Mr. Diehl reported that larger trucks will have to exit on Horsham Road. Chief J. Scott Bendig stated that presently traffic can make either a right or left turn at this exit to Horsham Road. A traffic study for this project has been submitted. Chairman Joseph Walsh inquired whether the entire facility (food and gas pumps) is a 24 hour facility. Mr. Diehl reported that the entire facility will be open 24 hours a day.

Kerry Eck, Real Estate Development Manager for Giant LLC and Horsham Realty Associates was sworn in as a witness. The question was raised whether Giant could restrict left hand turns onto Horsham Road. Mr. Eck reported that restricting of left hand turns was absolutely possible, stating that a right turn is the safest move. Mr. Eck summarized Giant's fuel program, which was started in 1998 and continues to be a great addition to the one- stop shopping concept and an essential part of Giant's business plan. Mr. Eck provided an explanation of the Gas Rewards Program and its popularity with Giant customers. Mr. Eck reported that Giant currently has fuel pumps at the Hatfield and Souderton Giant stores, with plans being made for fuel pumps to be added to the store in Chalfont. Mr. Eck reported that stringent safety features are in place at all fuel pumps, using state of the art safety features, which comply with or exceed state requirements. He also stated that the fuel dispensing hoses

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shall be mounted in such a manner and will be of sufficient length that regardless of which side of the vehicle the fill cap is located on, the hoses will be able to reach, therefore reducing the delay in traffic queing during the redemption periods.

Township Traffic Engineer Consultant Kevin Johnson, P.E. expressed a concern with the heavier volume of traffic at the end of the gas points redemption period. Mr. Eck responded that each points redemption period expires on a Saturday with seven redemption periods scheduled per year. Traffic Planning and Design was requested to evaluate the Giant gas site on Oregon Pike in Lancaster County at the end of the January 2013 redemption period. The Lancaster County facility has a que (stacking) that can accommodate 24 vehicles in line. The que at this new location will be able to accommodate 37 cars. He also reported that Giant budgets for and provides labor for associates to control traffic during these redemption periods, with three employees directing traffic during the redemption period on Friday and Saturday. Tractor trailers delivering merchandise will arrive about 3 to 4 times a week in off peak hours. Fuel trucks making deliveries will be scheduled for off peak times as well – early morning or later in the evening.

John Yurick, Traffic Engineer with McMahon Associates stated that a traffic impact study was prepared for the site and subsequently was revised per TPD and PennDOT recommendations. Meetings were held with PennDOT to discuss the scope of the project. Studies were done on the entrance and exit driveways, Five- Points intersection and the intersection of North Wales Road and Bethlehem Pike during peak weekday periods. The conclusion of the report was that there is a high level of pass by traffic; that the Five-Points intersection functions with some delays, which should improve now that the Parkway is open and the traffic signals on Route 309 are in sync; that extending the center median on Bethlehem Pike by about 33 feet, will make it more difficult for vehicles to make a left turn from Bethlehem Pike into the site. Mr. Johnson advised that he was satisfied with their study, but stated that

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some smaller details will still need to be worked out. Supervisor Michael Fox asked Mr. Johnson if he is satisfied that there should be no major traffic issues on Route 309. Mr. Johnson stated that he is satisfied and doesn't expect traffic issues to develop from this new business.

Under public comment – Alexa Gorowski of the Frugal Frames shop inquired about the neighborhood mailboxes which are in the path of the proposed dumpster at the Giant to Go site. Ms. Gorowski inquired as to whether Giant will contact post office to relocate these mailboxes and she was assured that it would be taken care of.

Mr. Iannozzi entered Exhibits A-1 to A-14 into the record and stated that the Board of Supervisors has forty five days to render decision and order. The hearing was closed at 9:33 p.m. Chairman Joseph Walsh stated that the Board was prepared to take action at tonight's meeting. Resolution #3, made by Chairman Joseph Walsh, seconded by Supervisor Robert Birch and adopted unanimously, approved the Conditional Use #C59 – Giant to Go at 741 Bethlehem Pike, subject to the comments made by counsel and witnesses.

Robert Iannozzi, Esquire read a proposed Decision and Order prepared for the Conditional Use Application C-60 for John J. Pileggi, Jr. following the February 25, 2013 Public Hearing on this application. The Decision and Order states that the conditional use approval is granted for development of an 11 acre site on Limekiln Pike at Lower State Road under the Open Space Overlay Option for eighteen single family detached units with a central recreation area, which would include walking paths and lawn areas subject to four conditions. Robert Kerns, Esquire was present representing the applicant, John J. Pileggi, Jr. Mr. Kerns reported that the applicant is in agreement with the conditions issued by the Township, but requested a partial waiver to Item #11 in the approval resolution concerning landscaping. Mr. Kerns stated that since the site was previously a nursery, Mr. Pileggi would like to use material already on the site to meet the landscape requirements with the concurrence of Boucher & James. Mr. Kerns

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stated that with that caviot stated, Mr. Pileggi will accept all conditions issued by the Township. The Board expressed concurrence with this request. . Resolution #4, made by Supervisor Michael Fox, seconded by Chairman Joseph Walsh and adopted unanimously, approved the Conditional Use Decision and Order #C-60, John J. Pileggi, Jr.

Chairman Joseph Walsh reported that John J. Pileggi, Jr. is also seeking approval for the land development/subdivision plan for this property. Ken Amey, P.E., Township Planning Consultant reported that he has reviewed all plans and opined that this plan is in compliance with the provisions of the Open Space Overlay Option. Resolution #5, made by Chairman Joseph Walsh, seconded by Supervisor Michael Fox and approved unanimously, approved the Land Development Plan (LDS #664) for John Pileggi.

Director of Fire Services Rick Lesniak reported that on February 25, 2013 the Board of Supervisors authorized the advertisement of proposed Ordinance #12-267. This Ordinance will amend Chapter 56 of the Township Code governing Alarm Systems. This amended Chapter would adopt the provisions of Section 7511 of the Pennsylvania Crimes Code to govern false fire and burglary alarms within the Township and provide for a consistent definition of a "false alarm" and specific penalties up to $300 per occurrence. Resolution #6, made by Chairman Joseph Walsh, seconded by Supervisor Robert Birch and approved unanimously, adopted Ordinance #12-267, an amendment regulating false alarms and burglary alarms.

Director of Finance, Shannon Drosnock reported that Act 84 of 2011, provided that the Pennsylvania Department of Labor and Industry can annually increase the minimum dollar amount required for Townships to seek formal bids and/or written quotes for purchases and contracts by the increase in the Consumer Price Index. For 2013 the threshold for formal bidding has been increased from $18,500 to $18,900 and the threshold for written quotes has been increased from $10,000 to $10,200. Resolution #7, made by Supervisor Michael Fox, seconded by Supervisor Robert Birch and approved unanimously, approved the changes to the

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Montgomery Township Purchasing Policies and Procedures by increasing the required limits for bidding and written quotes in accordance with the Department of Labor and Industry thresholds for 2013.

Chief J. Scott Bendig reported that in 2013 the Police Department is scheduled to replace two marked patrol vehicles and one administrative vehicle. At this time, the department is requesting approval for the purchase of a 2013 Dodge Charger from Lansdale Auto Group, an authorized vendor under the Co-Stars Cooperative Purchase Program at a cost of $27,675. The vehicle will replace an administrative vehicle in the police fleet. Resolution #8, made by Chairman Joseph Walsh, seconded by Supervisor Robert Birch and approved unanimously, approved the purchase of a 2013 Dodge Charger from Lansdale Auto Group at a cost of $27,675.

Chief J. Scott Bendig reported that previously the Montgomery Township Police Department had entered into a cooperative agreement with other Montgomery County police departments to participate in the Central Montgomery County Special Weapons and Tactics (CMSWAT) Team. CMSWAT is a task force deployed for incidents and situations that exceed the capability of traditional police resources. Chief Bendig requested approval for two Montgomery Township officers to attend the CMSWAT training at Fort Dix, New Jersey in June, September and October of 2013. CMSWAT pays the full cost of the training. Resolution #9, made by Supervisor Michael Fox, seconded by Vice Chairman Jeffrey McDonnell and approved unanimously, approved the out of state training for Officers Andrew Benner and Joseph McGuigan.

Chairman Joseph Walsh made a motion to approve the payment of bills. Vice Chairman Jeffrey McDonnell seconded the motion. The payment of bills was unanimously approved as submitted.

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There being no further business to come before the Board, the meeting adjourned at 9:50 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

SUBJECT: Presentation of Certificate of Achievement for Excellence in Financial Reporting Award – GFOA Representative

MEETING DATE: March 25, 2013 ITEM NUMBER: #6

MEETING/AGENDA: ACTION NONE

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

INITIATED BY: Shannon Q. Drosnock
Finance Director

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

BACKGROUND:

The GFOA established the Certificate of Achievement for Excellence in Financial Reporting Program (CAFR Program) in 1945 to encourage and assist state and local governments to go beyond the minimum requirements of generally accepted accounting principles to prepare comprehensive annual financial reports that evidence the spirit of transparency and full disclosure and then to recognize individual governments that succeed in achieving that goal.

Reports submitted to the CAFR program are reviewed by selected members of the GFOA professional staff and the GFOA Special Review Committee (SRC), which comprises individuals with expertise in public-sector financial reporting and includes financial statement preparers, independent auditors, academics, and other finance professionals.

In 2012 for fiscal year 2011, the Township prepared its annual financial report in Comprehensive Annual Financial Report (CAFR) format and applied to GFOA for consideration in the CAFR Program.

In December of 2012, the Township received a letter from the GFOA congratulating them on their CAFR and awarding the Township the Certificate of Achievement in Financial Reporting for the fiscal year ended December 31, 2011. This is the second consecutive year that the Township has received this award.

Marita Kelly, a representative from the Pennsylvania Chapter of the Government Finance Officers Association, will be presenting the award to the Township.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Acknowledge receipt of award

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.

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Montgomery Township
Pennsylvania

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2011

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.

GOVERNMENT FINANCE OFFICERS ASSOCIATION OF THE UNITED STATES AND CANADA CORPORATION SEAL CHICAGO

President

Executive Director

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

SUBJECT: Consider Adoption – Post Issuance Tax Compliance Policy and Procedures

MEETING DATE: March 25, 2013 ITEM NUMBER: #7

MEETING/AGENDA: ACTION NONE

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

INITIATED BY: Shannon Q. Drosnock
Finance Director

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

BACKGROUND:

Montgomery Township will make settlement on the issuance of $8.745M in Tax Exempt Bonds this week. Upon the issuance of bonds, the issuer and borrower have a significant number of post-issuance obligations with regard to monitoring a bond issue for compliance with federal tax rules in order to maintain the tax-exempt status on the bonds.

A few examples of the many post-issuance compliance obligations include:

- Tracking the proceeds of a tax-exempt bond issuance to ensure that they are used for qualified purposes.
- Keeping detailed records of all expenditures and investments related to bond funds.
- Ensuring the project financed is used in a manner consistent with the legal requirements.
- Providing annual required disclosure information regarding the project's financial and operating status.

In addition, the Internal Revenue Service ("IRS") recommends that material tax records be retained for the life of a bond issue, plus three years. Borrowers that have effective post-issuance tax compliance programs in place are more likely to be able to successfully respond to any possible IRS inquiry. In addition, borrowers with an established program will be well positioned to effectively judge the possible benefits of future refunding opportunities.

The Township's Bond Counsel, Suzanne Mayes of Cozen O'Connor, has prepared a Post-Issuance Tax Compliance Policy for consideration for adoption by the Township. This policy will govern the Township's procedures over the 30 year term of the bonds to ensure the Township is in compliance with federal tax requirements. Tax compliance has become a focus of the IRS in recent years and one of the required bond documents, the IRS 8038-G requests information on the adoption of this policy by the Township.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT

None.

RECOMMENDATION:

Adopt Compliance Policies and Procedures for Tax-Exempt Bonds to ensure compliance with the requirements of the Internal Revenue Code of 1986, as amended, the requirements of the Securities and Exchange Commission and the requirements Municipal Securities Rulemaking Board (the "MSRB") under SEC Rule 15c2-12.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby adopt Compliance Policies and Procedures for Tax-Exempt Bonds to ensure compliance with the requirements of the Internal Revenue Code of 1986, as amended and the requirements of the Securities and Exchange Commission and the Municipal Securities Rulemaking Board under SEC Rule 15c2-12.

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.

TOWNSHIP OF MONTGOMERY
(Montgomery County, Pennsylvania)

COMPLIANCE POLICIES AND PROCEDURES
FOR TAX-EXEMPT BONDS

1. Purpose. The purpose of these compliance policies and procedures ("Compliance Policy") is to ensure compliance with (a) requirements of the Internal Revenue Code of 1986, as amended (the "Code"), that must be satisfied to maintain the tax-exempt status of any tax-exempt bonds (the "bonds") issued by the Township of Montgomery, Montgomery County, Pennsylvania (the "Issuer"), and (b) requirements of the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB") under SEC Rule 15c2-12 (the "Rule") regarding secondary market disclosure filings relating to the Issuer's bonds. In connection with the issuance of each series of bonds, the Issuer will also execute a tax certificate, a continuing disclosure agreement and other documentation as advised by bond or tax counsel ("collectively, the "Issuance Documentation") which will require it to take certain actions with respect to the requirements under the Code and the Rule for such bonds.

2. Responsibility for Monitoring Compliance. The Board of Supervisors of the Issuer (the "Governing Body") has the overall, final responsibility for monitoring ongoing compliance with the requirements of the Code, the Rule, this Compliance Policy and the Issuance Documentation. The Governing Body assigns to the Finance Director (the "Compliance Officer") the primary operating responsibility to monitor such compliance. The Compliance Officer may delegate aspects of such responsibility to other employees or contractors of the Issuer, but shall retain overall responsibility for ensuring compliance and coordinating compliance when more than one individual or contractor is given responsibility. The Compliance Officer shall update Exhibit A hereto to the extent that any such responsibility is delegated.

This Compliance Policy shall be used in conjunction with the Issuance Documentation. This Compliance Policy is not a substitute for the specific compliance requirements related to each bond issue contained in the applicable Issuance Documentation, and the Compliance Officer shall review the Issuance Documentation in connection with each bond issue and consult with bond counsel and other professionals as to monitoring ongoing compliance with the requirements contained in the applicable Issuance Documentation.

3. Arbitrage Yield Restriction and Rebate Requirements. The Compliance Officer shall maintain or cause to be maintained records of:

(a) purchases and sales of investments made with proceeds of bonds (including amounts treated as "gross proceeds" of bonds under section 148 of the Code), any documentation required to establish the fair market value of investments upon purchase and receipts of earnings on those investments;

(b) expenditures made with proceeds of bonds (including investment earnings on bond proceeds) for the governmental purposes of the bonds, such as for the costs of purchasing, constructing and/or renovating property and facilities;

(c) calculations that will be sufficient to demonstrate that the expenditure of proceeds has complied with an available spending exception to the arbitrage rebate requirement in respect of that bond issue;

(d) calculations that will be sufficient to demonstrate that the rebate amount, if any, that was payable to the United States of America in respect of investments made with gross proceeds of that bond issue and records showing that such rebate amount, if any, was paid and a Form 8038-T filed with the IRS on a timely basis;

(e) information and records showing that investments held in yield-restricted advance refunding or defeasance escrows for refunded bonds, investments made with unspent bond proceeds after the expiration of the applicable temporary period and any other bond proceeds subject to yield restriction were not invested in higher-yielding investments; and

(f) such other information and records as required by the Issuance Documentation.

4. Restrictions on Private Business Use and Private Loans. The Compliance Officer shall enforce the restrictions on private business use that apply to land, buildings, facilities and equipment ("property") which are financed with proceeds of bonds, and of the restriction on the use of proceeds of bonds to make or finance any loan to any person other than a state or local government unit, including:

(a) under section 141 of the Code, no more than generally 10% of the proceeds (5% in certain cases) of any bond issue (including the property financed with the bonds) may be used for private business use, and no more than the lesser of $5,000,000 or 5% of the proceeds of a bond issue may be used to make or finance a loan to any person other than a state or local government unit;

(b) "private business use" means use by any person other than a state or local government unit, including business corporations, partnerships, limited liability companies, associations, nonprofit corporations, natural persons engaged in trade or business activity, and the United States of America and any federal agency, as a result of ownership of the property or use of the property under a lease, management or service contract (except for certain "qualified" management or service contracts), output contract for the purchase of electricity or water, privately sponsored research contract (except for certain "qualified" research contracts), "naming rights" contract, "public-private partnership" arrangement, or any similar use arrangement that provides special legal entitlements for the use of the bond-financed property; private business use starts on the first date on which the Issuer enters into a binding contract with a nongovernmental person for use of the financed property which is not subject to any material contingencies;

(c) before entering into any use arrangement with a nongovernmental person (which includes the United States of America) that involves the use of bond-financed property, the Compliance Officer will evaluate whether that use arrangement, if put into effect, will be consistent with the restrictions on private business use of the bond-financed property;

(d) in connection with the evaluation of any proposed nongovernmental use arrangement under paragraph (c), the Compliance Officer shall determine whether to engage nationally recognized bond counsel to obtain advice on whether that use arrangement, if put into effect, will be consistent with the restrictions on private business use of the bond-financed property, and, if not, whether any "remedial action" permitted under section 141 of the Code may be taken as a means of enabling that use arrangement to be put into effect without adversely affecting the tax-exempt status of any bonds; and

(e) records shall be maintained of such nongovernmental uses, if any, of bond-financed property, including copies of the pertinent leases, contracts or other documentation, and the related determination that those nongovernmental uses are not inconsistent with the status of the bonds that financed the property, including any advice received from bond counsel and any remedial actions taken.

5. Secondary Market Disclosure. The Compliance Officer shall be responsible for the filing of annual reports and notices of material events as required by the Rule and the Issuer's continuing disclosure agreements. Such filings shall be made by the Compliance Officer using the MSRB's electronic filing system (currently referred to as the Electronic Municipal Market Access system or EMMA) in accordance with the applicable continuing disclosure agreement. The Compliance Officer shall retain copies of each filing together with a receipt of filing or other acknowledgement from the MSRB.

6. Records to be Maintained for Bonds. It is the policy of the Issuer that, unless otherwise permitted by future IRS regulations or other guidance, written records (which may be in electronic form) will be maintained with respect to each issue of bonds for as long as those bonds remain outstanding plus six (6) years. For this purpose, bonds include refunding bonds that refinance the property that was financed by the original bonds.

The records to be maintained are to include:

1. the official Transcript of Proceedings (including the Issuance Documentation) for the original issuance of the bonds;
2. the records showing compliance with the requirements of paragraph 3 above;
3. the records described in paragraph 4(e) above; and
4. the filings described in paragraph 5 above.

The basic purpose of the foregoing record retention policy is to enable the Issuer to readily demonstrate to the IRS upon an audit of any bond issue that the Issuer has complied with all applicable requirements that it must satisfy after the issue date of the bonds under the Code and to demonstrate compliance with the Rule.

7. Remedial Action.

(a) Internal Revenue Code. If the applicable requirements of the Code have been violated with respect to any issue of bonds, the Compliance Officer, after consultation with bond counsel, shall determine whether any remedial actions available under the Code or through the IRS are required to maintain the tax-exempt status of any bonds and recommend such remedial action to the Governing Body. If the Compliance Officer, after consultation with bond counsel, determines that no such remedial actions are required, he or she shall report on the violation and such determination to the Township Manager, for further discussion with the Governing Body, if determined to be necessary by the Township Manager.

(b) Available Remedies for Code Violations. Currently available remedies for certain violations of the federal tax laws include:

1. For violations of the restrictions on private business use, Treasury Regulations Section 1.141-12 sets forth certain remedial actions which can be taken following a deliberate action which causes private business use, including redemption of bonds, alternative use of proceeds and alternative use of financed facilities, all subject to the various conditions set forth in such regulations. Certain remedies must be taken by the date of the deliberate action or shortly thereafter (within 90 days, for example, for redemptions). A deliberate action occurs on the first date on which the issuer enters into a binding contract with a nongovernmental person for use of the financed property which is not subject to any material contingencies.

2. The Internal Revenue Service has a voluntary closing agreement program for tax-exempt debt and other tax-advantaged debt ("TEB VCAP") which allows issuers to voluntarily

resolve violations of the Code or applicable regulations through closing agreements with the Internal Revenue Service. TEB VCAP is not available when: (a) absent extraordinary circumstances, the violation can be remediated under existing remedial action provisions or other tax-exempt bond closing agreement programs; (b) the issue is under examination; (c) the tax-exempt status or tax-advantaged status of the debt is at issue in any court proceeding or is being considered by the IRS Office of Appeals; or (d) the Internal Revenue Service determines that the violation was due to willful neglect.

3. For certain violations of the rebate and arbitrage rules, an issuer can pay a penalty under Treasury Regulations Section 1.148-3(h) or make yield reduction payments under Treasury Regulations Section 1.148-5(c).

(c) Secondary Market Disclosure. If any required filings described in paragraph 5 or any of the Issuance Documentation have not been timely made or are inaccurate or incomplete, the Compliance Officer shall determine if and to what extent remedial action is required and recommend such remedial action to the Governing Body.

8. Annual Review. The Compliance Officer shall complete an annual review by March 31st of each year in order to confirm that the requirement of paragraphs 3, 4 and 5 hereof have been met for the preceding year and whether any violations of the applicable federal tax law have been determined for any issue of bonds. In the case of failure to follow this Compliance Policy, the Compliance Officer shall review such failure with the appropriate employees or contractor and determine appropriate action to ensure future compliance. In the case of a violation of the applicable federal tax law, the Compliance Officer shall review the appropriate remedial actions as described above.

9. Bond Counsel/Training. Based on his or her experience, the Compliance Officer, upon assuming such role, shall determine whether he or she needs to attend training in order to perform the duties hereunder. The Compliance Officer shall also determine the same for any employee who has been delegated responsibility under this policy, and shall arrange for the appropriate training in each case. The Compliance Officer may also consult with bond counsel, request to attend such other training program (for him or herself or another employee) or obtain such training materials as are reasonably required in order to permit the Compliance Officer or any delegate to perform his or her duties hereunder.

Adopted by Montgomery Township Board of Supervisors: March 25, 2013

Exhibit A

Delegation of Compliance

Specific Responsibility Delegated	Person to whom Responsibility Delegated	Date
Board of Supervisors	Shannon Drosnock, Finance Director	March 25, 2013

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

SUBJECT: Consider Ratification of and Authorization to Execute a Collective Bargaining Agreement with the Montgomery Township Professional Fire Fighters, IAFF Local 4890

MEETING DATE: March 25, 2013 ITEM NUMBER: #8

MEETING/AGENDA: ACTION **XX** CONSENT NONE

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

INITIATED BY: Lawrence J. Gregan, Township Manager

BOARD LIAISON: Robert Birch, Chairman Liaison – Public Safety Committee

BACKGROUND:

Following Collective Bargaining efforts in accordance with the provisions of Pennsylvania Act 111, Police and Firefighters Collective Bargaining Law, the Board of Supervisors and the Montgomery Township Professional Fire Fighters, IAFF Local 4890 have reached a settlement of a Collective Bargaining Agreement governing the terms and conditions of the Firefighters employment with the Township. The Agreement will be in effect for the years 2013 – 2015. The terms negotiated in the Collective Bargaining Agreement include provisions governing the following:

- Terms of Agreement,
- Recognition,
- Definitions,
- Maintenance of Membership,
- Dues Deductions & Fair Share,
- Wages and Payroll,
- Overtime Compensation,
- Payday and Payroll Practices,
- Seniority, Health Insurance,
- Pension Benefits, Paid Leave,
- Leaves of Absence,
- Tuition and Textbook Reimbursement,
- Life Insurance,
- Training & Development,
- Liability Insurance,
- Disability Benefits,
- Protective Equipment,
- Grievance Procedure,
- Management Rights,
- Effect of existing Policies,
- Procedures and Practices
- Severability, Headings, Applicable Law and Modification or Amendment.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

Funding for the provisions of the Collective Bargaining Agreement was included in the 2013 Budget.

RECOMMENDATION:

It is recommended that the Board of Supervisors ratify and authorize execution of the Collective Bargaining Agreement between MontgomeryTownship and the Montgomery Township Professional Fire Fighters, IAFF Local 4890.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors that we hereby ratify and authorize execution of the Collective Bargaining Agreement between Montgomery Township and the Montgomery Township Professional Fire Fighters, IAFF Local 4890.

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: Announcement of the Legislative Breakfast- April 12, 2013

MEETING DATE: March 25, 2013 ITEM NUMBER: #9

MEETING/AGENDA: ACTION NONE

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

INITIATED BY: Laura Duff BOARD LIAISON: Joseph Walsh, Chairman
Public Information Coordinator

BACKGROUND:

In observation of Local Government Week, Montgomery Township would like to celebrate the week's events with a Legislative Breakfast. This will be the 4th Annual event of this nature. The breakfast will be held at the Township Building on Friday, April 12, 2013 from 8 to 10:30AM. In the past, the Township's Legislative Breakfast was well-attended and provided a great opportunity for discussion of issues that affect the Township and our residents.

Local, County, State and Federal officials representing our area are invited to the Legislative Breakfast. The meeting will bring together municipal officials and legislators to discuss issues affecting the local community.

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: Announce Date of Spring 2013 Curbside Leaf Waste Collection

MEETING DATE: March 25, 2013 ITEM NUMBER: #10

MEETING/AGENDA: ACTION NONE

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

INITIATED BY: Stacy Crandell
Assistant to the Township Manager

BOARD LIAISON: Joseph P. Walsh, Chairman
Liaison to Environmental Advisory Committee

BACKGROUND:

In compliance with DEP regulations, the Township contracts with Republic Services, Inc. DBA BFI Waste Services of PA, LLC to provide curbside leaf and yard waste collection twice a year in the Fall and the Spring from residential properties in the Township. The Spring 2013 curbside leaf and yard waste collection is scheduled for Saturday, April 20, 2013.

In order to participate in the collection, residents must place the collected leaf and yard waste materials in biodegradable paper bags at the curb prior to 7:00AM that day for collection.

In addition to the curbside leaf waste collection on that day, the Township will be conducting their monthly leaf and yard waste drop off collection at William F. Maule Park at Windlestrae (Main Section/Kenas Road) from 8AM to Noon. This drop-off occurs monthly on the third Saturday of every month.

Leaf and yard waste materials collected are disposed of at the Barnside Farm Compost Facility (DEP approved compost facility) via a contract with the Northern Montgomery County Recycling Commission (NMCRC).

This information has been placed on the Township's website, cable channel and distributed by e-news to all registered participants.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT:

This is a budgeted item under the Environmental Fund, which allows for two yearly curbside collections along with a monthly dumpster drop-off.

RECOMMENDATION:

The Board is requested to announce the information regarding the collection program.

MOTION/RESOLUTION: None.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

SUBJECT: Announcement of Earth Day Events

MEETING DATE: March 25, 2013 ITEM NUMBER: #11

MEETING/AGENDA: ACTION NONE

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

INITIATED BY: Stacy Crandell
Assistant to the Township Manager

BOARD LIAISON: Joseph P. Walsh, Chairman
Liaison to Environmental Advisory Committee

BACKGROUND:

This year the Environmental Advisory Committee (EAC) will continue their partnership with the Montgomery Mall to host its annual Earth Day Event, which will be held on Saturday, April 20, 2013 at the Montgomery Mall. This event will provide information to the public on various ways they can contribute to help sustain our environment. In addition, there will be a paper shredder and an electronic and equipment recycling (excluding televisions) for the residents of the area which will be located outside in the parking lot behind Dick's Sporting Goods. This year, the EAC decided to not have speakers as they had last year and to shorten the display time from 11AM-4PM to 11AM-2PM. In addition, the EAC will have the Briar Bush Nature Center join them with some animal demonstrations.

The following outdoor activities will take place:

10AM-12PM – Parking Lot behind Dick's Sporting Goods (Rain or Shine)

- Free Electronic & Equipment Recycling Compliments of 1-800-GOT-JUNK (No businesses, No TV's or household appliances)

10AM-1PM – Parking Lot behind Dick's Sporting Goods (Rain or Shine)

- Free Residential Paper Shredding- limit 3 file-size boxes (no businesses)

The main event will be held inside the Mall in front of Macy's on the first floor with the following information and demonstrations on:

11AM-2PM- Inside Activities (Lower Level Court of Macy's)

- Composting
- Raised Bed Gardens
- Rain Barrels
- Storm Water Management
- Energy Conservation
- Kids Crafts
- Briar Bush Nature Center will be having animal demonstrations starting at 11:30AM.
- Energy Efficient Cars will be inside the mall.

A number of organizations will be participating this year will include:

Montgomery Township (Recreation, 300th Anniversary Info, Township and EAC info)
Montgomery Mall- Simon Property Group
Penn State Extension

PowerSave Schools
Bridle Path Green Team
FDMT
Briar Bush Nature Center

Township residents are encouraged to come out and participate in this community event.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None.

RECOMMENDATION:

The Board is requested to announce the Earth Day events.

MOTION/RESOLUTION: None.

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

Come to the

Earth Day Celebration

at the

MONTGOMERY MALL

Saturday, April 20, 2013

Parking lot behind Dick's Sporting Goods
10:00 a.m. – 12:00 p.m.
Free Electronics Recycling Compliments of 1-800-GOT-JUNK
(No businesses, No TVs or household appliances)
10:00 a.m. – 1:00 p.m.
Free Residential Shredding Compliments of TITAN Shredding
(Limit: 3 file-sized boxes, no businesses)

Macy's Court (lower level)
11:00 a.m. – 2:00 p.m.
Information and demonstrations on:
Composting, Container Gardens & Rain Barrels
Rain and Storm Water Management
Energy Conservation
Kids Crafts
Free Reusable Shopping Bags
Local Bike Trails & Bike Safety
Energy Efficient Cars
Endangered Animals
Briar Bush Nature Center (11:30 a.m. Animal Presentation)

For more information, please call Guest Services at (215) 362-1601

MONTGOMERY MALL

Briar Bush Nature Center

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Scope of Work to Complete for DVRPC Feasibility Grant Phase II

MEETING DATE: March 25, 2013 ITEM NUMBER: #12

MEETING/AGENDA: ACTION NONE

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

INITIATED BY: Stacy Crandell
Assistant to the Township Manager

BOARD LIAISON: Joseph P. Walsh, Chairman
Board of Supervisors

BACKGROUND:

In December 2011, the Township applied for a grant under Delaware Valley Regional Planning Commission's (DVRPC) Regional Trails Program Phase II Grant Program to conduct a study to determine the most feasible alignment for a trail connection between the proposed Powerline Trail and Route 202 Parkway Trail. The Grant in the award of $32,000 was awarded to the Township by DVRPC on behalf of the William Penn Foundation in May 2012.

In October 2012, the Board of Supervisors authorized the execution of the grant agreement with DVRPC for the $32,000 Regional Trails Program Phase II to conduct the Powerline Trail Connector Study.

In January 2013, the Township received a letter from DVRPC to obtain a budget and a professional services scope of work from a consultant who would provide services on this feasibility study. Staff met with Gilmore & Associates, the Township Engineer, to discuss the scope of work on this project.

Attached is a professional services scope of work and cost proposal from Gilmore Associates for the Powerline Trail Connector Feasibility Study. The proposal is for the $32,000 which is covered by the grant with $8,000 local match from the Township for in-kind donation. The work needs to be completed prior to end of 2013 to be covered by the DVRPC grant.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

On October 22, 2012, the Board of Supervisors authorized the execution of the grant agreement with DVRPC for the $32,000 Regional Trails Program Phase II.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

The grant is for $40,000 with $32,000 in grant money with $8,000 in-kind match donation from Montgomery Township.

RECOMMENDATION:

Staff is recommending the Board approve the Professional Scope of Work from Gilmore & Associates.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the professional scope of work from Gilmore Associates in the amount not to exceed $32,000 to perform the Powerline Trail Connector Feasibility Study.

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.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

REVISED March 13, 2013
March 7, 2013

File No. 13-03011

Lawrence J. Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18976

Reference: Professional Services Scope of Work and Cost Proposal
Powerline Trail Connector Feasibility Study

Dear Larry:

As requested, Gilmore & Associates, Inc. is pleased to present a scope of work and cost to provide professional services for the Montgomery Township Powerline Trail Connector Feasibility Study.

PROJECT UNDERSTANDING

Montgomery Township was awarded funding through the Delaware Valley Regional Planning Commission (DVRPC) Regional Trails Program - Phase II to determine the most feasible route alignment for an approximately 1.5 mile multi-use trail connection between the existing Powerline and 202 Parkway Trails. The scope of work as presented within the grant application included four basic components:

- Identification of alignment alternatives with associated cost-benefit and community support analysis for each.
- Review and evaluation of obstacles and opportunities within the study corridor.
- Selection of the most feasible, preferred alignment based on the detailed comparisons of the quality of trail experience, community attitude, and legal, environmental and trail construction issued.
- Preparation of necessary task outline and timeline, estimated cost, and information necessary to seek funding for trail engineering and construction.

The first two study components include public outreach and stakeholder communication. It was anticipated this would include landowner contact, targeted public input, and coordination with Township staff, PennDOT (202 Parkway Trail), PECO (Powerline Trail), Horsham Township (adjoining Powerline Trail) and Montgomery County (regional trail issues and priorities).

The grant funding was awarded in an amount of $32,000. As part of the grant agreement, the Township is committed to providing $8,000 in matching in-kind services for a total project amount of $40,000. Gilmore & Associates, Inc. will work with Township staff on the task described below and in a capacity to assist with any in-kind services the Township completes.

SCOPE OF WORK

The following scope of work is recommended to provide professional services and completion of the feasibility study and is tailored to provide the scope of work presented within the grant application.

Mapping & Field Investigation

Mapping

Compile existing mapping resources to prepare base maps to be used throughout the duration of the study. It is anticipated sources of mapping will be the Township, Montgomery County, DVRPC, and other Federal agencies. Topographic survey is not anticipated in order to complete this task.

Investigation

1. Identify several potential trial routes. It is anticipated up to five potential routes may be investigated.
2. Identify affected and adjacent properties.
   a. Identify current and any required easements and/or right-of-way along each route.
3. Field view and photograph notable features, view sheds and obstacles along each route.
4. Prepare map delineating each route and any notable features, view sheds and obstacles.

Agency Coordination

Agency Coordination

Coordinate with local (Horsham Twp.), county and state (PennDOT, PADEP) agencies as well as utility owners (PECO) along each route and at connection locations. Specific permits and other requirements of these agencies will be identified.

Cost Analysis

Cost Analysis

Provide budget estimate for each route. The budget will include allowances for engineering, permitting, right-of-way/easements and construction.

Community Support Analysis

Community Outreach Surveys and Community Meetings

Support and assist Township Staff in preparation and administration of community surveys and meetings to solicit input from the community.

Compile Results

Tabulate and compile survey results and summarize meeting minutes. Review community input and incorporate into the study.

Township Meetings

Township Meetings

Attend township meetings to present potential routes and obtain input from the Planning Commission, Environmental Advisory Committee, Department of Parks & Recreation and the Board of Supervisors.

Final Report & Presentation

Final Report & Presentation

Provide final study report and present recommendations at Board of Supervisor Meeting. The final report will include information needed to seek funding for engineering and construction project outline, timeline, budgets, and other pertinent information

BUDGET

We propose the following fixed cost not to exceed fees for the professional services presented above:

Mapping and Field Investigation	$9,400
Agency Coordination	$6,900
Cost Analysis	$2,700
Community Support Analysis	$2,900
Township Meetings	$4,200
Final Report & Presentation	$5,000
TOTAL – Professional Services	**$32,000**
Township In-Kind Services	$8,000
Project Total	$40,000

We look forward to working with the Township to meet its goals for this project. We anticipate this proposal will be submitted to the DVRPC in support of the Township's grant application. Please call us if you have any questions or require additional information.

Sincerely,

Russell S. Dunlevy, P.E.
Executive Vice President
Gilmore & Associates, Inc.

RSD/jpd/sl

cc: Karyn Hyland, P.E., Project Manager
James Dougherty, P.E., Project Manager

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

SUBJECT: Consider Approval of 2013 Autumn Festival Solicitation Letter

MEETING DATE: March 25, 2013 ITEM NUMBER: #13

MEETING/AGENDA: ACTION NONE

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

INITIATED BY: Sharon Tucker
Recreation Coordinator

BOARD LIAISON: Robert Birch & Candyce Fluehr Chimera
Liaisons to Autumn Festival Committee

BACKGROUND:

The Autumn Festival, in its thirteenth year, is an annual, all-day, community celebration filled with activities (pony rides, amusements, corn maze, police, scarecrow making, food vendors, etc.) for all residents to enjoy. This year, the Autumn Festival Committee recommends that the event be held on Saturday, October 5th, from 10 am to 4 pm with no rain date. Over 100 volunteers and Township staff come together to make this event a success.

The committee is also responsible for obtaining the funds necessary to partially finance the event. As a part of the committee's fundraising efforts, a solicitation letter is sent to businesses in the Township seeking various levels of sponsorship in order to fund the activities at the Festival. Sponsorship levels include:

- Fall Foliage - up to $499
- Scarecrow - $500 - $999
- Pumpkin - $1,000+

Depending on the level of donation the business falls into, they will be eligible for certain benefits as detailed in the Sponsorship Brochure. Solicitation of donations also reduces the cost to residents at the festival. (Please see the attached letter and brochure).

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

A four-year summary of the Autumn Festival indicating amounts of donations, fees, revenues, and

expenses is attached. Our current fund balance as of the end of 2012 is $36,504.24. $7,000 is budgeted as the Township donation amount for 2013.

RECOMMENDATION:

Staff recommends the Board approve the 2013 Autumn Festival Solicitation Letter and Brochure.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the 2013 Autumn Festival Solicitation Letter and Brochure.

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.

2009-2012 AUTUMN FESTIVAL REVENUES AND EXPENDITURES

	2009 ACTUAL	2010 ACTUAL	2011 ACTUAL	2012 ACTUAL
Interest Income	$283.97	$70.48	$97.13	$122.98
Sponsor Donations	$4,865.00	$4,800.00	$7,050.00	$12,075.00
Township Donations (General Fund)	$7,000.00	$7,000.00	$7,000.00	$7,000.00
Vendor Fees*	$8,038.00	$10,571.80	$9,807.90	$10,973.00
Total Revenue	$20,471.72	$22,442.28	$23,955.03	$30,170.98
Total Expenditures	$18,732.48	$18,895.16	$20,277.93	$20,130.39
Surplus or (Deficit)	$1,739.24	$3,547.12	$3,677.10	$10,040.59
Fund Balance-Beginning	$17,500.19	$19,239.43	$22,786.55	$26,463.65
Fund Balance-Ending	$19,239.43	$22,786.55	$26,463.65	$36,504.24

*Vendor Fees include Food proceeds, For-profit and Non-profit table fees and Activity revenue.

Dear Prospective Autumn Festival Sponsor,

On October 5, 2013, Montgomery Township will be hosting its **13th annual Autumn Festival**. Each year, this special community day event attracts several thousand participants to the William F. Maule Park at Windlestrae for a community celebration filled with entertainment, food and many free activities.

With a wide variety of family-centric and all-age activities including inflatable amusements, a corn maze, hayrides, pumpkin decorating, scarecrow making, a petting zoo, pony rides, police and fire demonstrations, music, vendors, crafters, and – *of course* – snacks and beverages, the festival is a true example of neighborly camaraderie and pride.

There is no better way to showcase your role as an active member of the community in which you conduct business than through your sponsorship which allows us to continue to host a family-friendly event enjoyed by all who attend.

We've made it easy for you to support the festival by creating three multi-tiered sponsorship levels -- with each level containing specific elements of sponsor recognition. ***Please refer to the enclosed Sponsorship Brochure for details.***

Please contact Sharon Tucker at (215) 393-6900 or stucker@montgomerytwp.org or Ginny Bailey at (215) 393-6900 or vbailey@montgomerytwp.org if you have any questions.

Together we can make Montgomery Township's 2013 Autumn Festival the best ever!

Thank you for your consideration.

Sincerely,

Mary Alfarano
Autumn Festival Chairman

Candyce Fluehr Chimera & Robert J. Birch
Board of Supervisors Liaisons

I want to sponsor the
Autumn Festival on October 5th!

Please check a sponsorship level:

- ☐ Pumpkin: $1,000+
  - ☐ I would like a sponsor table
  - ☐ I would like 5 wristbands
- ☐ Scarecrow: $500 - $999
  - ☐ I would like a sponsor table
- ☐ Fall Foliage: up to $499

Sponsor Name: _____

Contact Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Please reply as soon as possible – but **no later than August 31** – to guarantee full sponsor benefits.

Enclosed is my check made payable to:

Montgomery Township
Autumn Festival Sponsor
1001 Stump Road
Montgomeryville, PA 18936

About Autumn Festival

On Saturday, October 5, 2013, Montgomery Township will host its 13th annual Autumn Festival in beautiful William F. Maule Park at Windlestrae, off Kenas Road.

Encompassing families and friends from the township and its nearby neighborhoods, *thousands* of attendees partake in entertainment, education, food and frivolity.

The Autumn Festival is a unique and cost-effective way to showcase your business or organization to a diverse, community-based audience.

With your generosity, we can continue to make this award-winning event a shining example of community spirit and local pride. Thank you for your support!

The Autumn Festival Committee

Mary Alfarano
Sue Dessner
Ruth Hardin

Candyce Fluehr Chimera and Robert J. Birch
Board of Supervisors Liaisons

Saturday, October 5, 2013

Sponsorship Opportunities

William F. Maule Park at Windlestrae
Kenas Road

Sponsor Benefits

PUMPKIN – $1,000+

Receive *all* the benefits of the Scarecrow level *plus*:

- Opportunity to place promotional literature/item in the attendees' take-away bags.
- 20-second promotional "ad" via loudspeaker at the event.
- Size upgrade of company name on Festival shirt.
- Five free amusement wristbands.

(Please email your 20-second promotional "ad" to stucker@montgomerytwp.org. Literature/promotional ad must have prior approval by the Board of Supervisors. Promotional "ad" to be presented by the DJ at the event.)

SCARECROW – $500-$999

Receive *all* the benefits of the Fall Foliage level *plus*:

- Company name printed on the back of the staff/volunteer shirt.
- One free sponsor table at the event.

FALL FOLIAGE – up to $499

Receive the following benefits:

- Recognition as a valued sponsor on Autumn Festival signage *(attendance 3000+).*
- Recognition as a valued sponsor via a loudspeaker announcement at the Festival.
- Recognition as a valued sponsor on a special Autumn Festival page of the Montgomery Township website and cable channels.
- Satisfaction of knowing that you played an important role in making the Autumn Festival a truly special community event.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

SUBJECT: Consideration - Preliminary/Final Land Development Plan – Maple Drive and Crystal Road Townhouses – Select Properties - LDS #639A

MEETING DATE: March 25, 2013 ITEM NUMBER: #14

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 applicant, Select Properties, proposes to create a land development of 36 lots, within the Township's R-3A - Residential Zoning District. The site is approximately 8.1 acres and is located at the intersection of Maple Drive (paper street) and Crystal Road. This development is an extension of the Firefox development which was submitted by the Klein Company and was approved in 2007, but is not as yet constructed.

The Township staff and consultant 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 approve this plan or deny 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 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 36 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 recording plan.** *(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 11th day of March, 2013.

MOTION BY:

SECOND BY: VOTE:

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

DESCRIPTION	ORIGINAL DATE	REVISED DATE
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

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

October 8,2012

03032.16

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

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

Dear Commissioners,

On behalf of our client, Select Properties Inc., the following waivers are being requested from the Montgomery Township Subdivision and Land Development Ordinance for the above mentioned project:

1. **Section §205-10.D.(2)(a):** A waiver to provide a paving width of 26 feet since the proposed road will be a continuation of Briarwood Lane (as part of the adjacent Firefox development) as provided under §205-10.D.(1)(a).

2. **Section §205-10.D.(2)(b).:** A waiver to provide a proposed cul-de-sac length of 993.25 feet, being a 569.81 feet continuation of Briarwood Lane (as part of the adjacent Firefox development).

3. **Section §205-54.D.:** A waiver to provide a fee in lieu of installing the required quantity of replacement trees.

4. **Section §205-100-107:** A waiver to utilize the accepted Traffic Impact Study for the adjacent Firefox development in lieu of providing an additional Traffic Impact Study.

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

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 9, 2012

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 note that this project was previously reviewed by Chambers Associates, Inc. In Chambers Associates' letter dated January 28, 2010, all engineering issues had been satisfactorily addressed. 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 October 5, 2012.

B. Waiver Request Letter, as prepared by Schlosser & Clauss Consulting Engineers, Inc., dated October 8, 2012.

C. Township Engineer's Review Letter, as prepared by Chambers Associates, Inc., dated August 23, 2007.

D. Township Engineer's Review Letter, as prepared by Chambers Associates, Inc., dated October 23, 2008 and last revised November 26, 2008.

E. Township Engineer's Review Letter, as prepared by Chambers Associates, Inc., dated January 28, 2010.

II. GENERAL

The subject site is located on the west side of the intersection of Maple Drive and Crystal Road in Montgomery Township, PA. 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. Zoning Ordinance

The Applicant has been granted the following variance from the Zoning Ordinance:

1. §230-5.B – A variance was granted to permit decks in the buffer area for units nos. 31 through 36 on May 15, 2007 with the following conditions:
    1. The subject property shall be developed in accordance with all the representations made at the hearing; and
    2. The condominium agreement with ultimate purchasers will provide that there will be no enlargement of the decks of units nos. 31 through 36 beyond the 10'x12' size, as testified at the hearing regarding the subject property nor will they be enclosed at any time in the future.

Based on our review, the following item does not appear to comply with the Zoning Ordinance.

1. §230-5.B – The variance that was granted from this section of the Ordinance contains a condition that states: "no enlargement of the decks of units nos. 31 through 36 beyond the 10'x12' size". The Land Development Plan, sheet 1 of 15, illustrates decks for units nos. 31 through 36 as the same size as the decks for all the other units (12'x15'). The plans should be revised prior to recording so that these decks are shown to represent the maximum deck allowable by the variance (10'x12').

B. Subdivision and Land Development Ordinance

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

1. §205-10.D.(2)(a) – A waiver is requested from 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, which is 26 feet in width. We recommend approval of this waiver since it meets the requirements of the paving width for residential streets as listed in §205-10.D.(1)(a).

2. §205-10.D.(2)(b) – A waiver is requested from the requirement that a cul-de-sac shall not be more than 500 feet long. The Applicant is proposing a total length of 993.25 feet for Briarwood Lane with the portion within this proposed development being 569.81 feet.

3. §205-54.D – A waiver is requested from the requirement that an estimated quantity of replacement trees required is to be shown on the landscape plan or on a schedule as replacement trees to be contributed to the Township. The Applicant is requesting to provide a fee in lieu of installing the required quantity of replacement trees.

4. §205-100 to 107 – A waiver is requested from providing a Traffic Impact Study. The Applicant is requesting to utilize the previously accepted Traffic Impact Study for the adjacent Firefox Development in lieu of providing an additional Traffic Impact Study.

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

1. §205-18.1.C & §205-29 – An Erosion and Sedimentation Control Plan should 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.

2. §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 will need to apply for a grading permit prior to construction.

C. Stormwater Management

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

D. General

1. On the Land Development Plan, sheet 1 of 15, the "100 YR. FLOODPLAIN" line indicates to "See Note #8". However, Note #9 is the note which refers to the floodplain line. The text should be revised prior to issuance of the plans for construction.

2. The lengths of Briarwood Lane referenced in Waiver Request #2 should match the cul-de-sac lengths referenced in Note #6 on the Land Development Plan, sheet 1 of 15. These distances should be confirmed prior to approval and the plans revised accordingly prior to issuance of the plans for construction.

3. 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.

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,

Karyn L. Hyland

Karyn L. Hyland, P.E.
Project Manager
Gilmore & Associates, Inc.

Douglas C. Rossino

Douglas C. Rossino, P.E.
Assistant Project Manager
Gilmore & Associates, Inc.

KLH/DCR

cc: Lawrence J. Gregan, Manager - Montgomery Township
Marita A. Stoerrle, Development Coordinator - Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Matthew Schelly, Senior Planner – Montgomery County Planning Commission
Thomas F. Zarko, P.E., Sewer Authority Engineer – CKS Engineers, Inc.
Clayton Heckler – Select Properties, Inc.
Kirk W. Clauss, P.E. – Schlosser & Clauss Consulting Engineers, Inc.
Russell S. Dunlevy, P.E. – Gilmore & Associates, Inc.

Consulting Engineers
and Surveyors

Chambers Associates, Inc.

831 DeKalb Pike
Center Square, PA 19422-1271
610-275-1114
FAX 610-275-1807
EMAIL staff.csq@chambersassoc.com

405 East Lancaster Avenue
Wayne, PA 19087-4202
610-688-6166
FAX 610-688-6705
EMAIL staff@chambersassoc.com

January 28, 2010

Board of Supervisors
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

RE: **TOWNHOUSES AT MAPLE DRIVE & CRYSTAL ROAD**
JOB # 105-607/TWP. REF. #LD/S-639

Dear Members of the Board:

As requested, we have reviewed the following plans and information:

1. Land Development Plan, Sheet 1 of 15, dated July 20, 2007, last revised January 8, 2010
2. Existing Features Plan, Sheet 2 of 15, dated July 20, 2007, last revised January 8, 2010
3. Grading Plan, Sheet 3 of 15, dated July 20, 2007, last revised January 8, 2010
4. Utility Plan, Sheet 4 of 15, dated July 20, 2007, last revised January 8, 2010
5. E & S Control Plan, Sheet 5 of 15, dated July 20, 2007, last revised January 8, 2010
6. Landscaping & Lighting Plan, Sheet 6 of 15, dated July 20, 2007, last revised January 8, 2010
7. PCSM Plan, Sheet 7 of 15, dated July 20, 2007, last revised January 8, 2010
8. Briarwood Lane Profiles, Sheet 8 of 15, dated July 20, 2007, last revised January 8, 2010
9. Crystal Road Profile, Sheet 9 of 15, dated July 20, 2007, last revised January 8, 2010
10. Miscellaneous Profiles, Sheet 10 of 15, dated July 20, 2007, last revised January 8, 2010
11. Construction Details I, Sheet 11 of 15, dated July 20, 2007, last revised January 8, 2010
12. Construction Details II, Sheet 12 of 15, dated July 20, 2007, last revised January 8, 2010
13. Construction Details III, Sheet 13 of 15, dated July 20, 2007, last revised January 8, 2010
14. E & S Control Details, Sheet 14 of 15, dated July 20, 2007, last revised January 8, 2010
15. PCSM Details, Sheet 15 of 15, dated April 2, 2007, last revised January 8, 2010
16. Erosion and Sediment Control and Stormwater Management Report, dated July 20, 2007, last revised September 3, 2008

Introduction

The applicant, Select Properties, Inc., proposes to create land development in the Township R3A-Residential Zoning District. This land development is an extension of the Firefox Development submitted by the Klein Group. The Select Properties development will extend Briarwood Lane approximately 540 feet inward and toward Crystal Road. Public sanitary sewer and water service is proposed. Stormwater detention will consist of two independent systems ultimately discharging into the adjoining floodplain.

All engineering comments listed in our November 26, 2008 letter have been addressed to our satisfaction.

Miscellaneous Comments

1. The following permits and approvals shall be required prior to final land development:

    a. Approval of the Sewer Authority
    b. An Approved DEP Land Planning Module
    c. Approval of the Soil Conservation Authority
    d. An NPDES Permit

Very truly yours,

John O. Chambers, Jr., P.E.

JOC/LJM/gs
docs\lonnie\reviews\montgomery\105607-4

c: Select Properties, Inc.
Schlosser & Clauss Consulting Engineers, Inc.
Matthew Schelly
Frank R. Bartle, Esq.
Thomas F. Zarko, P.E.

Consulting Engineers
and Surveyors

Chambers Associates, Inc.

831 DeKalb Pike
Center Square, PA 19422-1271
610-275-1114
FAX 275-1807

405 East Lancaster Avenue
Wayne, PA 19087-4202
610-688-6166
FAX 610-688-6705

October 30, 2008
Revised: November 26, 2008

Board of Supervisors
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

RE: **TOWNHOUSES AT MAPLE DRIVE & CRYSTAL ROAD**
JOB # 105-607/TWP. REF. #LD/S-639

Dear Members of the Board:

As requested, we have reviewed the following plans and information:

1. Land Development Plan, Sheet 1 of 13, dated July 20, 2007, last revised September 3, 2008
2. Existing Features Plan, Sheet 2 of 13, dated July 20, 2007, last revised September 3, 2008
3. Grading Plan, Sheet 3 of 13, dated July 20, 2007, last revised September 3, 2008
4. Utility Plan, Sheet 4 of 13, dated July 20, 2007, last revised September 3, 2008
5. E & S Control Plan, Sheet 5 of 13, dated July 20, 2007, last revised September 3, 2008
6. Landscaping & Lighting Plan, Sheet 6 of 13, dated July 20, 2007, last revised September 3, 2008
7. PCSM Plan, Sheet 7 of 13, dated July 20, 2007, last revised September 3, 2008
8. Briarwood Lane Profile, Sheet 8 of 13, dated July 20, 2007, last revised September 3, 2008
9. Miscellaneous Profiles, Sheet 9 of 13, dated July 20, 2007, last revised September 3, 2008
10. Construction Details I, Sheet 10 of 13, dated July 20, 2007, last revised September 3, 2008
11. Construction Details II, Sheet 11 of 13, dated July 20, 2007, last revised September 3, 2008
12. Erosion & Sediment Control Details, Sheet 12 of 13, dated July 20, 2007, last revised September 3, 2008
13. PCSM Details, Sheet 13 of 13, dated April 2, 2007, last revised September 3, 2008
14. Erosion and Sediment Control and Stormwater Management Report, dated July 20, 2007, last revised September 3, 2008

Introduction

The applicant, Select Properties, Inc., proposes to create land development in the Township R3A-Residential Zoning District. This land development is an extension of the Firefox Development submitted by the Klein Group. The Select Properties development will extend Briarwood Lane approximately 540 feet inward and toward Crystal Road. Public sanitary sewer and water service is proposed. Stormwater detention will consist two independent systems ultimately discharging into the adjoining floodplain.

Wetland Comments

1. The location of existing wetlands shown on the plan must be certified by a Professional Wetlands Specialist. This certification is not shown on the Record Plan. S.O. Section 205-78B(2)

2. The wetland certificate signature block should eliminate the surveyors reference.

Record Plan Comments

1. Sidewalks should not conflict with pedestrian movements as currently designed. The parking areas and sidewalks conflict. S.O. Section 205-22A

Existing Features Plan Comments

1. The existing sanitary and sewer service of the existing house and existing apartment building should be shown on the plan to be removed in accordance to current standards. S.O. Section 205-78B(1)

Construction Details and Site Improvement Plan Comments

1. The berm/swale conveyance channel should be shown on the plan in the rear of units 31 through 36. S.O. Section 205-29C

Miscellaneous Comments

1. The name of the land development has not been shown on the Record Plan or any of the subsequent plans.

2. The following permits and approvals shall be required prior to final land development:

   a. Approval of the Sewer Authority
   b. An Approved DEP Land Planning Module
   c. Approval of the Soil Conservation Authority
   d. An NPDES Permit

Very truly yours,

John O. Chambers, Jr., P.E.

JOC/LJM/at
docs\ljm\reviews\105607-3-revised.ltr

c: Select Properties, Inc.
Schlosser & Clauss Consulting Engineers
Matthew Schelly
Thomas F. Zarko, P.E.

Consulting Engineers
and Surveyors

Chambers Associates, Inc.

831 DeKalb Pike
Center Square, PA 19422-1271
610-275-1114
FAX 275-1807

405 East Lancaster Avenue
Wayne, PA 19087-4202
610-688-6166
FAX 610-688-6705

August 23, 2007

Board of Supervisors
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

RE: **TOWNHOUSES AT MAPLE DRIVE & CRYSTAL ROAD**
JOB # 105-607/TWP. REF. #LD/S-639

Dear Members of the Board:

As requested by Marita Stoerrle's July 24, 2007 memorandum, we have reviewed the following plans and information:

1. Land Development Plan, Sheet 1 of 10, dated July 20, 2007
2. Existing Features Plan, Sheet 2 of 10, dated July 20, 2007
3. Site Improvement Plan, Sheet 3 of 10, dated July 20, 2007
4. E & S Control Plan, Sheet 4 of 10, dated July 20, 2007
5. Landscaping & Lighting Plan, Sheet 5 of 10, dated July 20, 2007
6. PCSM Plan, Sheet 6 of 10, dated July 20, 2007
7. Briarwood Lane Profile, Sheet 7 of 10, dated July 20, 2007
8. Construction Details I, Sheet 8 of 10, dated July 20, 2007
9. Construction Details II, Sheet 9 of 10, dated July 20, 2007
10. Erosion & Sediment Control Details, Sheet 10 of 10, dated July 20, 2007
11. Erosion and Sediment Control and Stormwater Management Report, dated July 20, 2007

Introduction

The applicant, Select Properties, Inc., proposes to create land development in the Township R3A-Residential Zoning District. This land development is an extension of the Firefox Development submitted by the Klein Group. The Select Properties development will extend Briarwood Lane approximately 540 feet inward and toward Crystal Road. Public sanitary sewer and water service is proposed. Stormwater detention will consist two independent systems ultimately discharging into the adjoining floodplain.

Floodplain Comments

1. The applicant has shown on the plan an approximate location of the 100 year flood line. This approximation is based on an interpretation of the flood insurance study (FIS) for Montgomery Township as prepared by the Federal Emergency Management Agency, Federal Insurance Administration (dated November 15, 1983). The adjoining Firefox Development performed a detailed engineering study of the floodplain using a computer model methodology. In our opinion, the same type of study will be required to establish the location of the 100 year floodplain for this land development. Z.O. Section 230-12A

2. The location of existing wetlands shown on the plan must be certified by a Professional Wetlands Specialist. This certification is not shown on the Record Plan. S.O. Section 205-78B(2)

Record Plan Comments

1. A radius should be shown on the plan for the curved section between Station 3+00 and Station 4+50. S.O. Section 205-78C(1)(c)

2. Radii should be shown along the curved within the parking area and eyebrow cartway between units 26 and 36. S.O. Section 205-78C(1)(c)

3. The applicant has shown a cul-de-sac which exceeds the Township's requirement for cul-de-sac length. A cul-de-sac shall not be approved when a through street is practical. The connection of Briarwood Lane to Crystal Lane has not been explored by the applicant. A cul-de-sac shall not be more than 500 feet long. The applicant's cul-de-sac design does not meet the Township's subdivision and land development requirements for cul-de-sac length nor has the possibility of extending Briarwood Lane to Crystal Lane been documented by the applicant. S.O. Section 205-10D(2)

4. The minimum paving width for a cul-de-sac shall be 30 feet. The applicant has shown a 26 foot wide cul-de-sac length. S.O. Section 205-10D(2)(a)

5. Sidewalks shown at the beginning of the Briarwood Lane extension should be redesigned so that 90 degree angles eliminated from the design. The sidewalks should be extended into Briarwood Lane in a manner which promotes ease of pedestrian movement. S.O. Section 205-22A

6. The applicant's design of sidewalks adjoining the public parking spaces at the extension of Briarwood Lane should either be a minimum of six feet in width or shall be separated from the curb line by a minimum of a two foot grass strip. As currently shown on the plan, vehicular overhang into the sidewalks will prevent pedestrians from utilizing the sidewalks at this location. S.O. Section 205-22A

Zoning Comments

1. The applicant has shown on the Record Plan a 75 foot front buffer extending from the title line or center line of Crystal Road into the land development. The buffer should be measured from the street line. The street line shall be deemed to be the same as the ultimate right-of-way line even though it may be the legal description of the property boundary line. Additionally, the Zoning Ordinance definition of a buffer area states that a buffer area is a strip of land around the peripheral of a site measured from the property line or street lines and used for the purpose of insulating the site area and adjacent land from one another. The buffer area is to be planted and maintained in shrubs, bushes, trees, grass or other natural ground cover material and contains no parking areas, buildings or structures. The use of approximately 17 feet of Crystal Road as a portion of the front buffer violates the Township Zoning Ordinance definition of a buffer area. Z.O. Section 230-5B

Existing Features Plan Comments

1. The existing sanitary and sewer service of the existing house and existing apartment building should be shown on the plan. S.O. Section 205-78B(1)

2. The applicant has shown on the Record Plan emergency access to Richardson Road connection between units 25 and 26. This connection will utilize Maple Drive as part of the emergency access connection. The Existing Features Plan shows Maple Drive to be at this location a ten foot unimproved cartway. In our opinion, to utilize Maple Drive as an emergency access connection to Richardson Road, the applicant must construct this portion of Maple Drive to Richardson in accordance with the current specification for emergency access vehicles. S.O. Section 205-17A(1)(2)

3. The Existing Features Plan should contain the existing soils within the area to be developed and specifically the alluvial soil floodplain map should be shown on the Existing Features Plan. S.O. Section 205-78B(1)

Site Improvement Plan Comments

1. In our opinion, a berm/swale conveyance channel should be proposed along the perimeter of the tract separating units 31 through 36 from the Firefox Land Development. S.O. Section 205-29C

2. The length, pipe size, type of pipe and slope of pipe should be shown on the plan for storm sewer section 21 to 22 and 23 to 24. S.O. Section 205-18A(1)

3. All curbs shall be straight concrete curbs and shall be constructed in accordance with Township standards. Due to the multitude of driveway cuts along the proposed curb line and the lack of space between the proposed driveway cuts and sidewalk areas, we recommend that the applicant redesign the curb depressions so that the driveway cuts or curb depressions are one long continuous concrete apron. This can be done along the entire length of the Briarwood Lane extension with the exception of the concrete curb placement between units 5 and 6. S.O. Section 205-17D(2)

4. A vertical curve of 149 feet is required at PVI Station 1+50. At PVI Station 1+50, Briarwood Road Profile View, Sheet 7 of 10, a 120 foot vertical curve is proposed. S.O. Section 205-10C(2)

5. The detention basin side slope shall be gently grading to permit the ease of maintenance and shall not exceed 4 to 1. The applicant has shown side slopes within the proposed detention basins at 3 to 1. S.O. Section 205-18D(3)(d)

6. The size of the pipe used to provide the underground storage should be shown on the permanent basin outlet structure B1 detail, Sheet 8 of 10. S.O. Section 205-18D(2)

Construction Details Comments

1. The minimum specification with for the construction of concrete curbs shall be 7" by 8" by 18" concrete curb in accordance with the specifications of the Pennsylvania Department of Transportation, Form 408. The applicant has not shown a concrete curb detail on the plan. S.O. Section 205-17D(2)

2. All concrete curbs shall be properly cured with white curing compound as specified by the Department of Transportation, Form 408. This information is not shown on the plan. S.O. Section 205-17D(3)

3. The construction of concrete curbs shall be in accordance with the standard detail design specification set forth in Appendix A, Ordinance 18 as required by Code. This information is not shown on the plan. S.O. Section 205-17D(4)

4. The minimum specification for sidewalk construction shall be concrete at a minimum of four feet in width and four inches thick except at driveway crossings where sidewalks shall be at least six inches thick with steel mesh. Concrete shall be 4000 pounds per square inch (psi), 6% air entrained concrete with a minimum cement content of 564 pounds at a maximum of five inch slump. Concrete specifications for sidewalk construction have not been shown on the plan. S.O. Section 205-22B

5. All concrete sidewalks shall be properly cured with white curing compound as specified by the Pennsylvania Department of Transportation, Form 408. After 30 days and also one month prior to dedication to the Township, all sidewalks shall be sealed with a water repellant sealant by rolling or spraying. This information is not shown on the plan. S.O. Section 205-22C

Miscellaneous Comments

1. The name of the land development has not been shown on the Record Plan or any of the subsequent plans.

2. The high water elevations have not been shown on the plans for the proposed basins. S.O. Section 105-018D(1)

3. One foot free board is required for all basin designs. Free board is not shown on the plans. S.O. Section 105-018D(1)

4. The applicant should consider raising the basin top of berm. This would reduce the width of the emergency spillway which is excessive in our opinion (51.5 feet). S.O. Section 105-018D(1)

5. The Stormwater Management Report should be revised to incorporate the following:

   a. Basin B-2 must hold the one year storm event for twenty-four (24) hours. S.O. Section 105-018D(1)

   b. An infiltration test is required within both basin systems. This is required to de-water the basin after a one year storm and provide BMP's in accordance with DEP guidelines. S.O. Section 105-018D(1)

6. The following permits and approvals shall be required prior to final land development:

   a. Approval of the Sewer Authority
   b. An Approved DEP Land Planning Module
   c. Approval of the Soil Conservation Authority
   d. An NPDES Permit
   e. A Floodplain Map Revision if the Required Flood Studies Requires a Map Revision to FEMA

Very truly yours,

John O. Chambers, Jr., P.E.

JOC/LJM/at
docs\ljm\reviews\105607.ltr

c: Select Properties, Inc.
Schlosser & Clauss Consulting Engineers
Matthew Schelly
Thomas F. Zarko, P.E.

Boucher & James, Inc.
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November 6, 2012

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

SUBJECT: TOWNHOUSES AT MAPLE DRIVE AND CRYSTAL ROAD
PRELIMINARY / 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 October 5, 2012, with the landscape plan last revised November 6, 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.

We offer the following comments for your review:

1. Landscape Plan Requirements

SLDO Section 205-51.A(18) requires that a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. This estimate shall be provided after the Board of Supervisors has ruled on any requested waivers and shall show the value of all proposed landscaping. Unit costs for plant material shall include costs for labor, materials, and guaranty, and shall be so stated on the estimate.

2. Preservation, Protection and Replacement of Existing Trees

SLDO Sections 205-53 and 205-54 outline the requirements for preservation, protection and replacement of trees. The plans provide tree preservation calculations based upon a tree count that was conducted on September 27, 2007 with Kirk Clauss, P.E., of Schlosser & Clauss, Consulting Engineers, and Stacy Nash, R.L.A., representing the Applicant, and Richard Tralies, R.L.A., ASLA, of **Boucher & James, Inc.** The proposed disturbance to trees in the 8" – 23" category and to trees over 23" – 48" category exceeds the permitted disturbance without replacement trees being provided. One hundred-forty (140) 2 ½ - 3" caliper replacement trees are required. In accordance with SLDO Section 205-54.D, the Applicant has requested a waiver to provide a fee in-lieu-of the replacement trees.

3. General Requirements

SLDO Section 205-49.C requires all landscape plans to be prepared by a landscape architect registered by the Commonwealth of Pennsylvania and familiar with this Landscape Article in order to promote the proper use of and arrangement of plant materials. The plans are required to be prepared, signed and sealed by a landscape architect registered within the Commonwealth of Pennsylvania.

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

Sincerely,

Judith Stern Goldstein/kam

Valerie L Liggett

Judith Stern Goldstein, ASLA, R.L.A.
Director of Landscape Architecture and Planning Services

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

JSG/vll/kam

Enclosure

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Joseph P. Hanna, P.E., Chambers & 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.

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LIGHTING NOTES:

1. DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE MONTGOMERY TOWNSHIP LIGHTING CONSULTANT AT LEAST 48 HOURS PRIOR TO THE START OF ANY SITE ELECTRICAL WORK OR INSPECTIONS.
2. THE MONTGOMERY TOWNSHIP LIGHTING CONSULTANT MUST BE CONTACTED DURING BOTH "ROUGH" AND "FINAL" STAGES OF CONSTRUCTION.
3. THE MONTGOMERY TOWNSHIP LIGHTING CONSULTANT MUST BE GIVEN THE OPPORTUNITY TO OBSERVE OPEN TRENCH AND CONDUIT PRIOR TO BACKFILL.
4. THE MONTGOMERY TOWNSHIP LIGHTING CONSULTANT SHALL BE CONTACTED AT COMPLETION OF SITE ELECTRICAL CONSTRUCTION (I.E. "FINAL").
5. THE DEVELOPER SHALL MAKE ARRANGEMENTS FOR THE NECESSARY ELECTRICAL INSPECTIONS AT BOTH PHASES ("ROUGH" AND "FINAL") OF CONSTRUCTION AND PROVIDE EVIDENCE OF SAME TO MONTGOMERY TOWNSHIP.

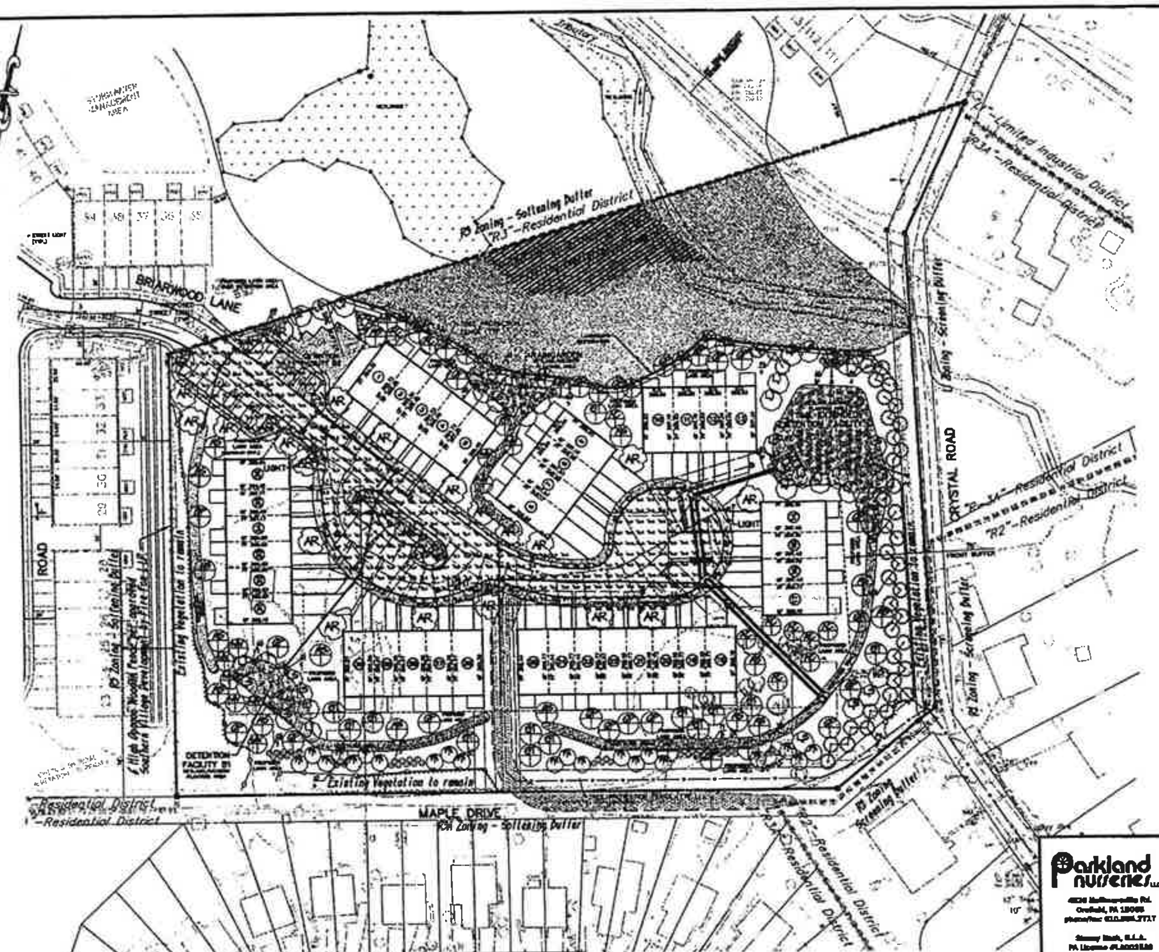
LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	TYPE	DESCRIPTION
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CALCULATION SUMMARY

AREA	AVG. (FC)	MAX. (FC)	MIN. (FC)	AVG./MIN	MAX./MIN
ROADWAY	0.1	3.3	0	N/A	N/A

[illegible]



LEGEND

EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING GAS
PROPOSED GAS
EXISTING ELECTRIC
PROPOSED ELECTRIC
EXISTING TELEPHONE
PROPOSED TELEPHONE
EXISTING CABLE TV
PROPOSED CABLE TV
EXISTING UTILITY POLE
PROPOSED UTILITY POLE
EXISTING STREET LIGHT
PROPOSED STREET LIGHT
EXISTING CONTOUR
PROPOSED CONTOUR
POSITIVE DRAINAGE INDICATOR
SURVEYED WETLANDS DELINEATION LINE
PROPOSED RIP-RAP
PROPOSED LANDSCAPE RESTORATION
PROPOSED WETLAND/MEADOW PLANTINGS
PROPOSED SWALE PLANTINGS

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE CALL SYSTEM, INC. – PHONE: 1-800-242-1776 THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACT 199 [illegible]

PLANTING SPECIFICATIONS

1. NAME, SIZE AND QUALITY OF PLANTS
[illegible]
2. SOIL EXCAVATION & PLANT PREPARATION
[illegible]
3. PLANTING AND MULCHING
[illegible]
4. PRUNING
[illegible]
5. STAKING AND GUYING
[illegible]
6. REMOVAL OF ALL PLANTING DEBRIS
[illegible]
7. GUARANTEE
[illegible]
8. OCCUPANCY
[illegible]

LANDSCAPE SCHEDULE

[illegible]

COMPLIANCE CHART

[illegible]

Parkland Nurseries LLC
[illegible]

REV.	DATE	DESCRIPTION	BY
4	11/06/12	REVISED PER LANDSCAPE ARCHITECT COMMENTS	KWC
3	10/05/12	REVISED PER TOWNSHIP REVIEWS	KWC
2	01/06/10	REVISED PER TOWNSHIP CONSULTANTS	GGK
1	08/03/08	REVISED PER TOWNSHIP CONSULTANTS	GGK

LANDSCAPING & LIGHTING PLAN

PREPARED FOR:
SELECT PROPERTIES
2313 N. BROAD ST.
COLMAR, PA 18915

SITUATE:
MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

SCHLOSSER & CLAUSS
CONSULTING ENGINEERS, INC.
21 EAST LINCOLN AVE., SUITE 200
HATFIELD, PA 19440-2540
PHONE: 215-855-3300 FAX: 215-855-3300
EMAIL: [illegible]

SCALE:	1" = 50'		
DRAWN BY:	GGK	DATE:	07-20-2007
CHECKED BY:	KWC	DWG NO:	03032
JOB NO:	03032	SHEET	6 of 15

Boucher & James, Inc.
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February 9, 2010

Mr. John B. Nagel, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

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

Dear Mr. Nagel:

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 January 8, 2010. 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.

We offer the following comments for your review:

1. Landscape Plan Requirements

SLDO Section 205-51.A(18) requires the submission of a detailed cost estimate with the Final Landscape Plan submission. This estimate shall show the value of all proposed landscaping. Unit costs for plant material shall include costs for materials, labor and guarantee and shall be so stated on the estimate required. A detailed cost estimate shall be provided with the Final Landscape Plan submission after the Board of Supervisors has ruled on any requested waivers.

2. Planting Requirements

SLDO Section 205-52.G requires individual lot landscaping to be provided in accordance with the requirements of Table 1. Two (2) shade trees are required per unit for a total of seventy-six (76) trees. The plans provide some of the required plantings, but then indicate that the remainder (180 shrubs) of the required individual lot landscaping is to be provided by the planting of five deciduous and evergreen shrubs along the front foundation of each unit. This is not acceptable. Due to the tendency of homeowners to quickly remove or replace plantings that they construe as being part of their personal property, foundation plantings may not be used to meet any of the Township landscaping requirements. Additionally, the applicant shall clearly indicate the location, species, size, and any other pertinent information for ALL proposed landscaping on the plan so that it may be adequately reviewed. The plans should be revised to show each lot's on-lot landscaping and to clearly demonstrate compliance with the requirements of this section.

3. Preservation, Protection and Replacement of Existing Trees

SLDO Sections 205-53 and 205-54 outline the requirements for preservation, protection and replacement of trees. The plans provide tree preservation calculations based upon a tree count that was conducted on September 27, 2007 with Kirk Clauss, P.E., of Schlosser & Clauss, Consulting Engineers, and Stacy Nash, R.L.A., representing the Applicant, and Richard Tralies, R.L.A., ASLA, of Boucher & James, Inc. The proposed disturbance to trees in the 8" – 23" category and to trees over 23" – 48" category exceeds the permitted disturbance without replacement trees being provided. One hundred-forty (140) 2 ½ - 3" caliper replacement trees are required. In accordance with SLDO Section 205-54.D, the Applicant has requested a waiver to provide a fee in-lieu-of the replacement trees.

4. General Requirements

SLDO Section 205-49.C requires all landscape plans to be prepared by a landscape architect registered by the Commonwealth of Pennsylvania. The Final Landscape Plan must be signed and sealed by a registered landscape architect.

5. General Comments

A. There is a discrepancy between the number of Acer saccharum (AS) listed in the Plant Schedule and the number shown on the landscape plan on Sheet 6 of 15. 10 AS are listed in the Plant Schedule. However, 11 are shown on the plans. The plans should be revised to correct this discrepancy.

B. The Landscape Schedule proposes a minimum spread for the softening buffer shrub Cornus stolonifera (CS) of twenty-four (24) feet. Additionally, the table indicates the spread of the proposed Viburnum dentatum shrubs as eight (8) feet. Minimum spreads for other shrubs within the softening buffer are shown as 24 (24) inches. The plans should be revised to correct these discrepancies.

C. There is a discrepancy in the proposed tree protection fencing location as shown in the Tree Protection Detail and notes. Tree Protection Note 2 indicates that the fence is to be placed one (1) foot beyond the drip line of the tree. However, the tree protection detail indicates that the fence is to be placed at the drip line or fifteen (15) feet from the trunk of the tree, whichever is greater. We would recommend the tree protection fencing be placed at the drip line or fifteen (15) feet from the trunk of the tree, whichever is greater. The plans should be revised to correct this discrepancy.

D. The Compliance Chart indicates that nineteen (19) parking spaces are proposed and that one (1) tree is required for each thirteen (13) parking spaces. However, the plans show a total of twenty-two (22) parking spaces, and Table 1 in the Montgomery Township SLDO requires one (1) shade tree for every ten (10) parking spaces. While the number of shade trees proposed to meet this requirement is adequate, the Compliance Chart should be revised to demonstrate compliance with the ordinance requirements.

E. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

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

Sincerely,

Judith Stern Goldstein, ASLA, R.L.A.
Director of Landscape Architecture and Planning Services

Valerie L. Spooner, R.L.A.
Planner/Landscape Architect

JSG/vls/kam

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Amy Saylor, Shade Tree Commission
John O. Chambers, P.E., Township Engineer
Kevin Johnson, P.E., TPD, Inc., Traffic Consultant
Gary G. Kulp, P.E., Schlosser & Clauss Consulting Engineers, Inc.
Clayton Heckler, Select Properties, Inc.
Stacey Nash, R.L.A., Parkland Nurseries, LLC.

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September 16, 2008

Mr. John B. Nagel, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

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

Dear Mr. Nagel:

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 September 3, 2008. 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. The development would take access from Briarwood Lane, proposed within the Firefox Land Development. The site will be served by public water and sewer. Stormwater management facilities are also proposed.

We offer the following comments for your review:

1. Landscape Plan Requirements

SLDO Section 205-51.A(18) requires the submission of a detailed cost estimate with the Final Landscape Plan submission. This estimate shall show the value of all proposed landscaping. Unit costs for plant material shall include costs for materials, labor and guarantee and shall be so stated on the estimate required. A detailed cost estimate shall be provided with the Final Landscape Plan submission after the Board of Supervisors has ruled on any requested waivers.

2. Preservation, Protection and Replacement of Existing Trees

SLDO Sections 205-53 and 205-54 outline the requirements for preservation, protection and replacement of trees. The plans provide tree preservation calculations based upon a tree count that was conducted on September 27, 2007 with Kirk Clauss, P.E., of Schlosser & Clauss, Consulting Engineers, and Stacy Nash, R.L.A., representing the Applicant, and Richard Tralies, R.L.A., ASLA, of Boucher & James, Inc. The proposed disturbance to trees in the 8" – 23" category and to trees over 23" – 48" category exceed the permitted disturbance without replacement trees being provided. One hundred-forty (140) 2 ½ - 3" caliper replacement trees are required. In accordance with SLDO Section 205-54.D, the Applicant has requested a waiver to provide a fee in lieu of the replacement trees.

4. General Requirements

SLDO Section 205-49.C requires all landscape plans to be prepared by a landscape architect registered by the Commonwealth of Pennsylvania. The Final Landscape Plan must be signed and sealed by a registered landscape architect.

5. General Comments

A. There appear to be multiple conflicts between Street Trees and sewer and water utilities. In addition, a LS is proposed to be located less than 10 feet away from the underground stormwater facility in the northwest corner of the site, and a PM is proposed to be located less than 10 feet from a stormwater pipe along the eastern boundary. The plans should be revised to provide a minimum of 10 feet between trees and underground utilities.

B. The legend on Sheet 5 of 13 should be revised to delineate the tree protection fence line type. In addition, a note regarding the installation of tree protection fencing should be added to the General Erosion and Sedimentation Control Procedures. The plans should be revised accordingly.

C. Sheets 6 and 7 of 13 should be revised to indicate the areas proposed for each seed mix listed on Sheet 7.

D. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

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

Sincerely,

Judith Stern Goldstein, R.L.A., ASLA
Director of Landscape Architecture and Planning Services

Elaine A. Mills, R.L.A., ASLA
Planner / Landscape Architect

JSG/eam/kam

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Economic Development
Marita Stoerrle, Development Coordinator
Marianne McConnell, Shade Tree Commission
John O. Chambers, P.E., Township Engineer
Schlosser & Clauss Consulting Engineers, Inc., 21 E. Lincoln Ave. Suite 200, Hatfield, PA 19440
Clayton Heckler, 2312 North Broad Street, Colmar, PA 18915

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AUG 1 7 2007
MONTGOMERY TOWNSHIP

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August 15, 2007

Mr. John B. Nagel, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

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

Dear Mr. Nagel:

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. 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. The development would take access from Briarwood Lane, proposed within the Firefox Land Development. The site will be served by public water and sewer. Two (2) detention basins are also proposed.

We offer the following comments for your review:

1. <u>Landscape Plan Requirements</u>

   A. SLDO Section 205-51.A(9) requires the location of existing individual trees with trunks eight inches (8") in diameter or more, measured at twelve inches (12") above the ground to be shown on the Landscape Plan. Trees in hedge rows, groves and woodlands with trunk diameters of eight inches in diameter or more may be shown by indicating the outer canopy or drip line of the tree grouping. Existing trees shown as masses must be labeled with an approximate quantity and caliper as calculated. The plans should be revised to include this information.

   B. SLDO Section 205-51.A(10) requires the locations, caliper and common name of all trees twenty-four inches (24") or greater in caliper measured twelve inches (12") above the ground to be shown on the Landscape Plan. All such trees shall be shown on the Existing Features Plan or Landscape Plan whether these trees exist in open areas, hedge rows or continuous wooded areas.

C. SLDO Section 205-51.A(16) requires the Landscape Plan to include the location of all proposed plant species including trees, shrubs, ground cover, perennials and lawn. The Landscape Plan does not include designated lawn areas. The plans should be revised to label areas of proposed lawn.

D. SLDO Section 205-51.A(18) requires the submission of a detailed cost estimate with the Final Landscape Plan submission. This estimate shall show the value of all proposed landscaping. Unit costs for plant material shall include costs for materials, labor and guarantee and shall be so stated on the estimate required. A detailed cost estimate shall be provided with the Final Landscape Plan submission after the Board of Supervisors has ruled on any requested waivers.

E. SLDO Section 205-51.A(19) requires the Landscape Plan to include the limits and details of temporary fencing to be used for protection of existing trees and shrubs during construction. The plans include a tree protection fencing detail. However, the detail should be revised to state that the fencing should be located either 15' from the trunk of the tree or at the dripline whichever is greater. Furthermore, the limits of tree protection fencing should be shown on the Landscape Plan. The plans should be revised to include this information.

2. Planting Requirements

A. SLDO Section 205-52.B(2)(c) states that an applicant shall not be required to provide a buffer yard planting if existing planting, topography, or man-made structures are acceptable to the Board of Supervisors. Existing vegetation has been proposed to be utilized to meet the buffer requirements for the Northern and Western property lines. The applicant shall demonstrate that the existing vegetation is adequate to meet the buffer requirements by providing calculations and designating individual existing plants as buffer plants or by scheduling a site meeting with Boucher & James, Inc. in order to inspect the existing vegetation.

B. SLDO Section 205-52.F(6) requires a minimum of one shade tree and two shrubs to be provided for each 30 linear feet of basin perimeter. The plans state that a total of 415 L.F. of basin perimeter is proposed. However, it does not appear that this calculation accounts for the basin in the southwest corner of the site, labeled as Detention Facility B1. The plans should be revised to provide the required landscaping in this area and clearly demonstrate compliance. Furthermore, the seed mixes proposed to be utilized in the stormwater management areas appear to be acceptable. However, we recommend the plans be revised to include shading or hatching to clearly define the areas in which each mix is proposed.

3. Preservation, Protection and Replacement of Existing Trees

SLDO Sections 205-53 and 205-54 outline the requirements for preservation, protection and replacement of trees. The plans currently state the requirements, but do not state the quantity of required replacement trees. The plans also state that these requirements will be addressed after a site meeting has been conducted with Boucher & James, Inc. The

applicant should contact this office in order to schedule a tree count in accordance with the requirements of these sections and then revise the plans to meet these requirements.

4. General Requirements

SLDO Section 205-49.C requires all landscape plans to be prepared by a landscape architect registered by the Commonwealth of Pennsylvania. The Final Landscape Plan must be signed and sealed by a registered landscape architect.

5. General Comments

A. There appear to be several discrepancies between the numbers provided in the Landscape Schedule and the graphic representation on the Landscape Plan. On the plan, 14 CS are shown in the southern softening buffer but 23 are listed in the schedule. Also, 18 AC are shown on the Landscape Plan while 17 are listed in the schedule for individual lot landscaping. The plan should be revised to correct these discrepancies.

B. The plans include a planting detail showing a deciduous tree. We recommend the plans be revised to include an additional detail or notes which indicate that the same planting methods, including staking, are to be utilized for the planting of evergreen trees.

C. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

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

Sincerely,

Judith Stern Goldstein, R.L.A., ASLA
Director of Landscape Architecture/Planning Services

Richard M. Tralies, R.L.A., ASLA
Planner/Landscape Architect

JSG/sar

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Economic Development
Marita Stoerrle, Development Coordinator
Marianne McConnell, Shade Tree Commission
John O. Chambers, P.E., Township Engineer
Schlosser & Clauss Consulting Engineers, Inc., 21 E. Lincoln Ave. Suite 200, Hatfield, PA 19440
Clayton Heckler, 2312 North Broad Street, Colmar, PA 18915

MEMORANDUM

TO:	Board of Supervisors
FROM:	Planning Commission Jonathan Trump, Chairman
DATE:	January 17, 2013
RE:	Maple Drive and Crystal Road Townhouses Select Properties, Inc.

The Planning Commission has reviewed the revised plan for the Maple Drive and Crystal Road Townhouses and would like to recommend to the Board of Supervisors that this plan be approved, subject to satisfactory compliance with all comments of the Township review agencies.

The motion specifically stated that the Emergency Services Departments need to be satisfied with the plan with regard to emergency and fire apparatus maneuvering.

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

January 16, 2013

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

Re: MCPC# 05-0203-006
Township ID: LD/S #639
Plan Name: Crystal Road Townhouses - Select Properties, Inc.
Plans dated 20 July 2007, last rev. 5 Oct 2012
(2 lots, 36 dus, comprising 8.11 acres)
Situate: Maple Drive (N) / Crystal Road (W)
Montgomery Township

Applicant's Name and Address
Select Properties, Inc.
2312 North Broad Street
Colmar, PA 18915

Contact: Kirk Clauss
Phone: 215.855.3000

Dear Mr. Gregan:

We received on November 14, 2012, the above referenced final subdivision and land development plans and have reviewed them, as requested by Marita Stoerrle, Township Development Coordinator, in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," and we forward this letter as a report of our review and recommendations. We have previously reviewed this project in letters dated October 23, 2008, August 3, 2007, January 26, 2007, April 5, 2006, and November 4, 2010.

Background

The applicant is proposing to combine two properties along Maple Drive and Crystal Road and develop the resulting tract with 36 townhouses and a cul-de-sac that connects to the neighboring "Firefox" project. The tract is in the R-3A Residential District, which allows townhouses at a density of up to 6 dwelling units per gross acre. The applicant is proposing 4.5 dwelling units per gross acre. The site is almost completely wooded (see aerials below), contains a tributary to the West Branch of the Neshaminy Creek, the tributary's floodplain, and the site slopes from its highest point in the south east corner to the tributary, a drop of about 23 feet over about 400 feet. About one third of the tract drains into the wetlands on the neighboring tract. A stormwater management area is proposed for the area near the tributary and Crystal Road. The two surrounding roads are not to be improved. Public sewer and water is to be provided to the new residential units.

Recommendation

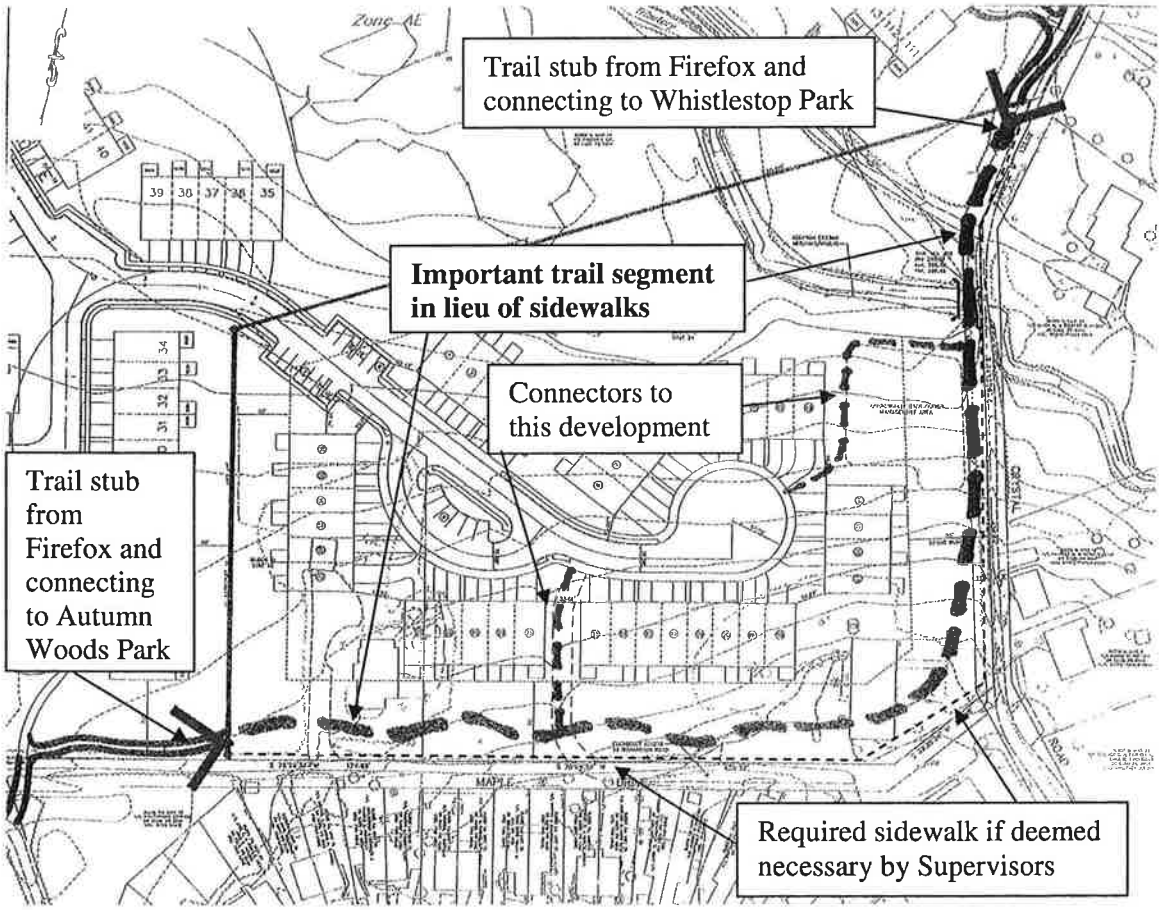
Since there seems to be a zoning non-conformity in addition to other issues, we cannot recommend approval of this final plan for land development until these issues are addressed to the satisfaction of the Township. Our concerns are as follows:

Zoning and SaLDO Issues

1. **Public Open Space.** R-3A districts require at least 50% common open space. (Zoning 230-50.) According to the definition (Zoning 230-5), common open space is open space "not limited to site resident use." The plans do not show any land that is "not limited to site resident use." Therefore, it seems this plan is not in compliance with this Zoning requirement. Perhaps the applicant could provide public access easements and applicable signage to satisfy this requirement. The plans should include calculations to demonstrate compliance.

   Also, all developments are required to provide an additional 10% of the total lot area for park or recreational use to the township. (SLDO 205-113, 114.) The area of the public access easement along trails might be considered towards the required area, possibly saving the applicant fees in lieu of the park and recreation land area. The plans should include calculations to demonstrate compliance.

2. **Trails in Lieu of Required Sidewalks.** The applicant is required to provide sidewalks and other street improvements along Crystal Road and Maple Drive if the Supervisors deem them necessary. (SLDO 205-8, 205-22) Since the Fox Tract development is providing two trail stubs to each side of the Select Properties tract, **a connecting trail should be provided in lieu of the requirement for sidewalks** (see Trail Connections Plan below). The trail should be built to township standards and include a 25-foot wide public access easement. **This segment is a very important part of the overall trail system! This segment fills a gap in the township's primary trail that loops around the township.** The applicant should also connect this trail to the cul-de-sac so that the new residents can benefit from the township trail.



Trail Connections Plan

Other Plan Issues

3. **Emergency Access.**
   a. **Signs.** Fire lane signs should also be installed near the end at the Felton parking lot.
4. **Guest Parking.** While perhaps meeting the letter of the requirements, most of the guest parking is located in the area of the development with the least density of houses. The bulb area has no guest parking. Guests to almost 18 homes may be likely to park in the cul-de-sac, which is a safety hazard, especially since fire trucks require the full circle to turn around quickly. No Parking signage may be required. If some of the units could be separated further or pushed back or the bulb made larger, perhaps at least a few parking spaces could be added or moved to this area.
5. **Parcel Lines.** The drawing that is to be recorded should clearly indicate the existence and merging of the two parcels that currently comprise the project area. The existing and proposed lot areas should be indicated. Any roadway dedication should be indicated at this time also.

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.

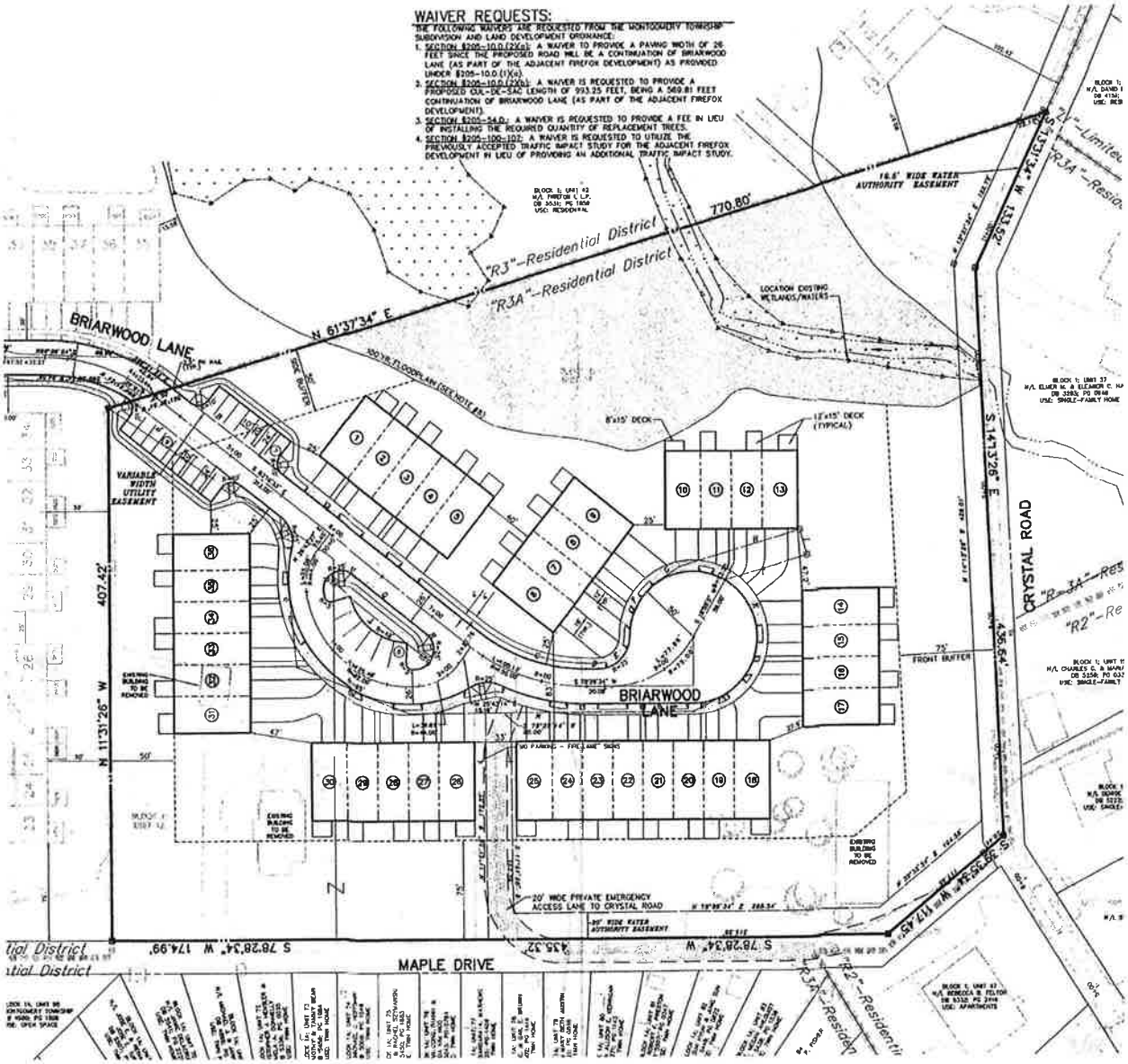
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

Matthew Schelly, Senior Community Planner to Montgomery Township
610.278.3739 – email: mschelly@montcopa.org

attachments: Reduction of Applicant's Proposed Land Development Plan, Aerial Views of the Subject Tract

c: Select Properties, Inc., Applicant
Kirk Clauss, Applicant's Contact
All Township Planning Commission Members
All Township Supervisors
Bruce Shoupe, Township Director of Planning & Zoning Administration, Zoning Officer
Marita Stoerrle, Township Development Coordinator
Frank Bartle, Esq., Township Solicitor
Ken Amy, Township Planning Consultant
Van Rieker, Township Planning Consultant
Karyn Hyland, Gilmore & Associates, Township Engineer
Kevin Johnson, TPD, Inc., Township Traffic Engineer and Township Lighting Consultant
Judy Stern Goldstein, Township Landscape Consultant



Applicant's Land Development Plan

Aerial View of the Subject Tract from the West

Aerial View of the Subject Tract from the South

MONTGOMERY COUNTY PLANNING COMMISSION

box 311 • norristown • pennsylvania • 19404-0311 • 610-278-3722
office location: suite 201 • one montgomery plaza • swede & airy streets • norristown pa
FAX 610-278-3941 • Website www.montcopa.org/plancom

November 4, 2010

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

Re: MCPC# 05-0203-005
Township ID: LD/S #639
Plan Name: Select Properties, Inc.
Plans dated 20 July 2007, last rev. 8 Jan 2010
(2 lots, 36 dus, comprising 8.11 acres)
Situate: Maple Drive (N) / Crystal Road (W)
Montgomery Township

Applicant's Name and Address
Select Properties, Inc.
2312 North Broad Street
Colmar, PA 18915

Contact: Gary Kulp
Phone: 215.855.3000

Dear Mr. Gregan:

We received on January 17, 2010, the above referenced preliminary subdivision and land development plans and have reviewed them, as requested by Marita Stoerrle, Township Development Coordinator, in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," and we forward this letter as a report of our review and recommendations. We have previously reviewed this project in letters dated October 23, 2008, August 3, 2007, January 26, 2007, and April 5, 2006.

Background

The applicant is proposing to combine two properties along Maple Drive and Crystal Road and develop the resulting tract with 36 townhouses and a cul-de-sac that connects to the neighboring "Firefox" project. The tract is in the R-3A Residential District, which allows townhouses at a density of up to 6 dwelling units per gross acre. The applicant is proposing 4.5 dwelling units per gross acre. The site is almost completely wooded (see aerials below), contains a tributary to the West Branch of the Neshaminy Creek, the tributary's floodplain, and the site slopes from its highest point in the south east corner to the tributary, a drop of about 23 feet over about 400 feet. About one third of the tract drains into the wetlands on the neighboring tract. A stormwater management area is proposed for the area near the tributary and Crystal Road. The two surrounding roads are not to be improved. Public sewer and water is to be provided to the new residential units.

Review Comments

Once again, most of our comments from the October 23, 2008, August 3, 2007, and the January 26, 2007 letters have been ignored by the applicant; so, most of these comments repeat our previous comments, but some have been revised to clarify the importance of some of the issues and point out a cost saving option for the applicant. In addition, the zoning non-compliance issue is emphasized once again in this letter.

1. **Public Open Space.** R-3A districts require at least 50% common open space. (Zoning 230-50.) According to the definition (Zoning 230-5), common open space is open space "not limited to site resident use." The plans do not show any land that is "not limited to site resident use." Therefore, it seems this plan is not in compliance with this Zoning requirement. Perhaps the applicant could provide public access easements and applicable signage to satisfy this requirement. The plans should include calculations to demonstrate compliance.

   Also, all developments are required to provide an additional 10% of the total lot area for park or recreational use to the township. (SLDO 205-113, 114.) The area of the public access easement along the trails might be considered towards the required area, possibly saving the applicant fees in lieu of the park and recreation land area. The plans should include calculations to demonstrate compliance.

2. **Emergency Access.**

   a. **Signs.** Fire lane signs should also be installed near the end at the Felton parking lot.

   b. **Detail Reference.** The Grading and/or Landscape Plans should reference the detail on the Construction Details Sheet for the construction of the emergency access.

3. **Trails in Lieu of Required Sidewalks.** The applicant is required to provide sidewalks and other street improvements along Crystal Road and Maple Drive if the Supervisors deem them necessary. (SLDO 205-8, 205-22) Since the Fox Tract development is providing two trail stubs to each side of the Select Properties tract, a connecting trail should be provided in lieu of the requirement for sidewalks (see Trail Connections Plan below). The trail should be built to township standards and include a 25-foot wide public access easement. This segment is a very important part of the overall trail system. This segment fills a gap in the township's primary trail that loops around the township. The applicant should also connect this trail to the cul-de-sac so that the new residents can benefit from the township trail.

4. **Guest Parking.** While perhaps meeting the letter of the requirements, most of the guest parking is located in the area of the development with the least density of houses. The bulb area has no guest parking. Guests to almost 18 homes may be likely to park in the cul-de-sac, which is a safety hazard, especially since fire trucks require the full circle to turn around quickly. No Parking signage may be required. If some of the units could be separated further or pushed back or the bulb made larger, perhaps at least a few parking spaces could be added or moved to this area.

5. **Parcel Lines.** The drawing that is to be recorded should clearly indicate the existence and merging of the two parcels that currently comprise the project area. The existing and proposed lot areas should be indicated. Any roadway dedication should be indicated at this time also.

Recommendation

At this time, since there seems to be a zoning non-conformity, **we cannot recommend approval** of this preliminary plan for land development. However, once these issues are addressed to the satisfaction of the Township, and provided that the proposed plan complies with your municipal land use regulations and all other appropriate regulations we can then recommend final approval of this land development.

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.

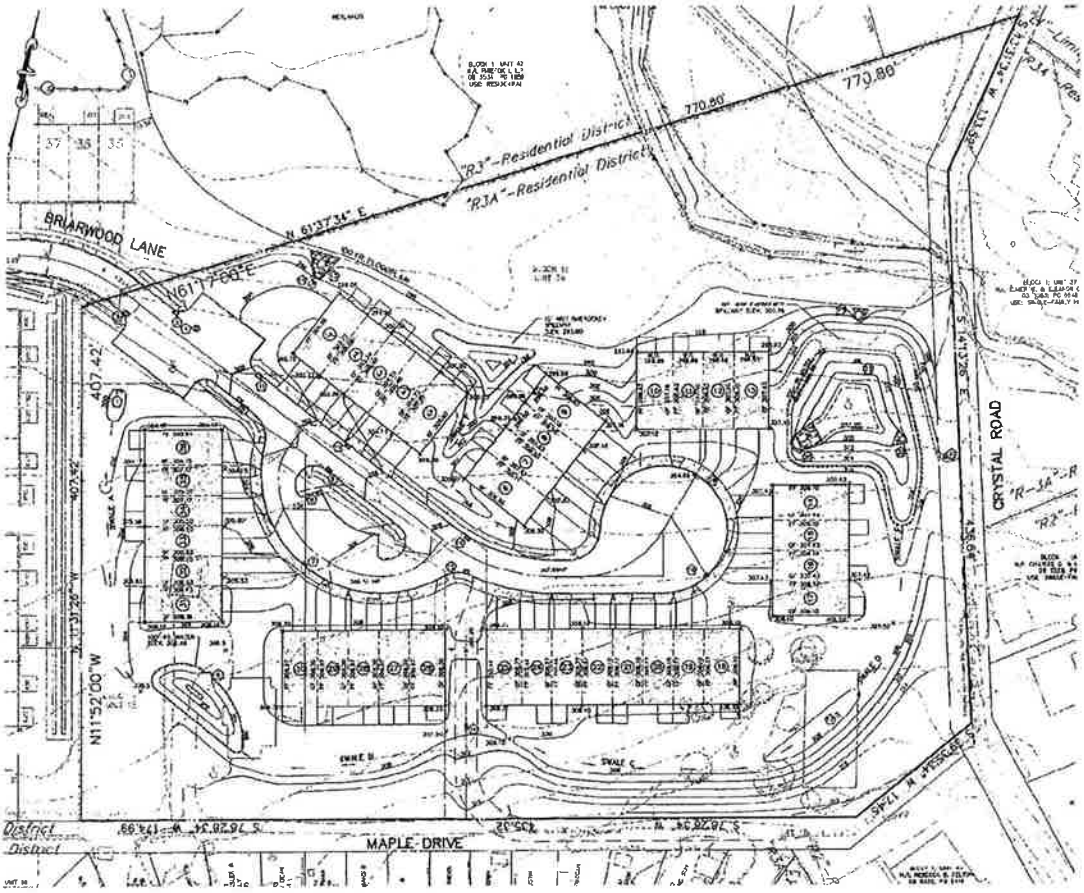
Should the governing body approve this amendment, Section 505 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

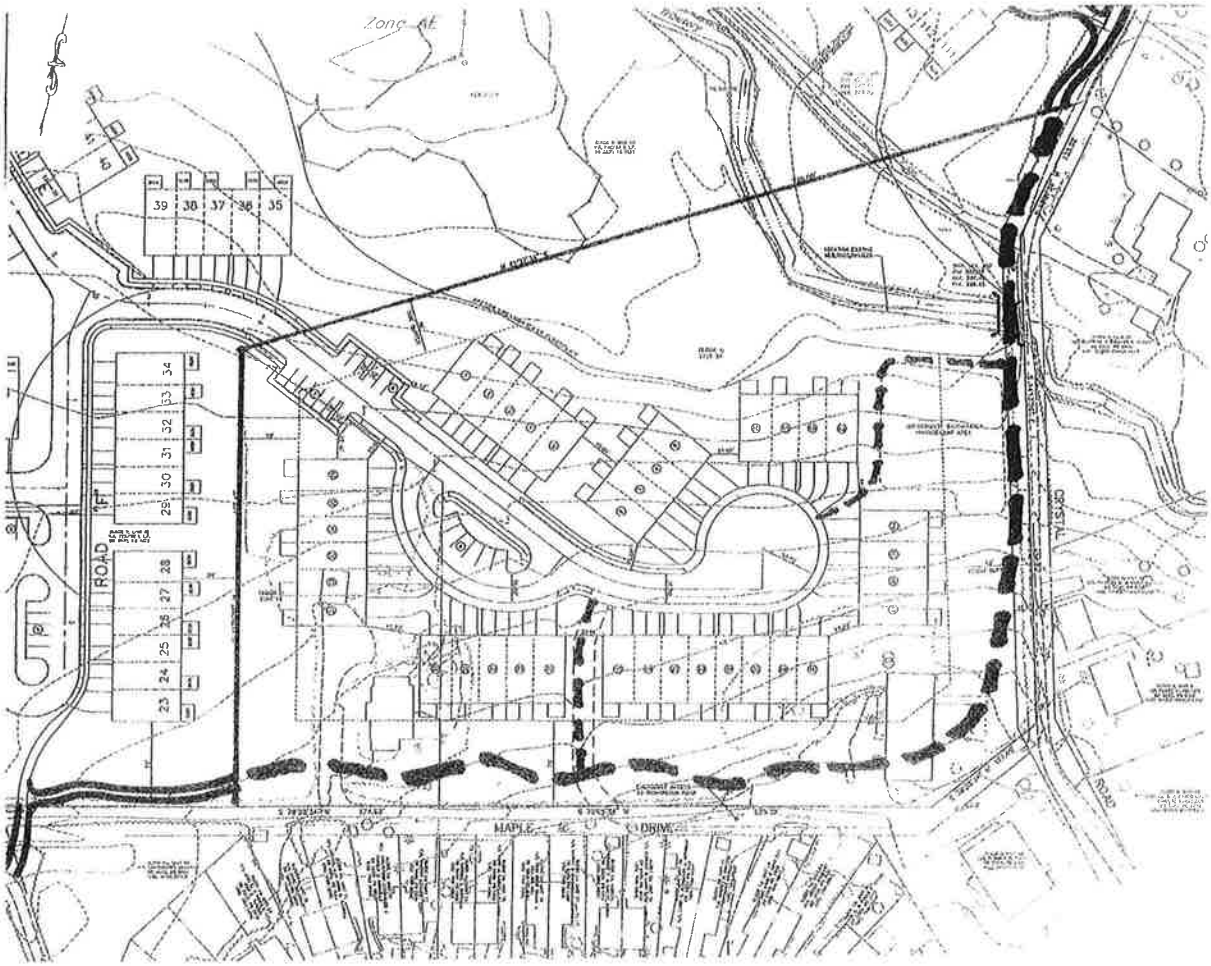
Matthew Schelly, Senior Community Planner to Montgomery Township
610.278.3739 – email: mschelly@mail.montcopa.org

attachments: Reduction of: Applicant's Proposed Grading Plan, Trail Connections Plan, Aerial View of the Subject Tract

c: Select Properties, Inc., Applicant
Gary Kulp, Applicant's Contact
All Montgomery Township Planning Commission Members
Frank R. Bartle, Esq., Township Solicitor
John O. Chambers, Township Engineer
Pennoni Associates, Inc., Township Traffic Engineer and Lighting Consultant
Judy Stern Goldstein, Township Landscape Consultant
Bruce Shoupe, Township Zoning Officer
Marita Stoerrle, Township Development Coordinator



Applicant's Grading Plan



Trail Connections Plan

Aerial View of the Subject Tract from the West

Aerial View of the Subject Tract from the South

MONTGOMERY COUNTY PLANNING COMMISSION

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FAX 610-278-3941 • Website www.montcopa.org/plancom

August 3, 2007

Mr. John B. Nagel, Manager
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936

Re: MCPC# 05-0203-003
Township ID: LD/S #639
Plan Name: Crystal Road
Plans dated 20 July 2007
(2 lots, 36 dus, comprising 8.11 acres)
Situate: Maple Drive (N) / Crystal Road (W)
Montgomery Township

Applicant's Name and Address
Select Properties
2312 North Broad Street
Colmar, PA 18915

Contact: Clayton Heckler
Phone: 215.822.8899

Dear Mr. Nagel:

We received on July 27, 2007, the above referenced preliminary and final subdivision and land development plans and have reviewed them, as requested by Marita Stoerrle, Township Development Coordinator, in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," and we forward this letter as a report of our review and recommendations. We have previously reviewed the sketch plan for this project in a letter dated January 26, 2007.

Background

The applicant is proposing to combine two properties along Maple Drive and Crystal Road and develop the resulting tract with 36 townhouses and a cul-de-sac that connects to the neighboring "Firefox" project. The tract is in the R-3A Residential District, which allows townhouses at a density of up to 6 dwelling units per gross acre. The applicant is proposing 4.5 dwelling units per gross acre. The site is almost completely wooded (see aerial below), contains a tributary to the West Branch of the Neshaminy Creek, the tributary's floodplain, and the site slopes from its highest point in the south east corner to the tributary, a drop of about 23 feet over about 400 feet. About one third of the tract drains into the wetlands on the neighboring tract. A stormwater management area is proposed for the area near the tributary and Crystal Road. The two surrounding roads are not to be improved. Public sewer and water is to be provided to the new residential units.

Review Comments

Most of our comments from the January 26, 2007 letter have been ignored by the applicant, so most of these comments (except items 3 and 6) repeat our previous comments.

1. **Township Trail Network.** A connecting trail should be provided to the new trail to be built on the neighboring Fox tract (see Trail Connections Plan below). This trail should be built to township standards and include a 25-foot wide public access easement. The applicant should also connect this trail to the cul-de-sac so that the new residents can benefit from the township trail.
2. **Public Open Space.** R-3A districts require at least 50% common open space. (Zoning 230-50.) Since these townhouses are not to be lotted out, it seems all the land not occupied by buildings will be owned in

common. How much of that could be considered "common open space?" According to the definition, common open space is open space "not limited to site resident use."

Also, all developments are required to provide an additional 10% of the total lot area for park or recreational use to the township. (SLDO 205-113, 114.) The area of the public access easement along the trails might be considered towards the required area.

3. **Emergency Access.**
   a. **Material.** Where the access crosses a lawn area, the access should be constructed with turf blocks or a construction with a similar finished lawn appearance and with added structural capacity, especially since a stormwater pipe passes under this route.
4. **Guest Parking.** While perhaps meeting the letter of the requirements, most of the guest parking is located in the area of the development with the least density of houses. The bulb area has no guest parking. If some of the units could be separated further or pushed back or the bulb made larger, perhaps at least a few parking spaces could be added or moved to this area.
5. **Stormwater BMPs.** Considering the close proximity of the proposed stormwater management area to the tributary, advanced BMPs should be included in the facility. Perhaps a forebay or other pre-treating methods could be included in the site plan.
6. **Parcel Lines.** The drawing that is to be recorded should clearly indicate the existence and merging of the two parcels that currently comprise the project area. The existing and proposed lot areas should be indicated. Any roadway dedication should be indicated at this time also.

Recommendation

At this time, once these issues are addressed to the satisfaction of the Township, and provided that the proposed plan complies with your municipal land use regulations and all other appropriate regulations we can recommend approval of this land development.

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 this amendment, Section 505 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

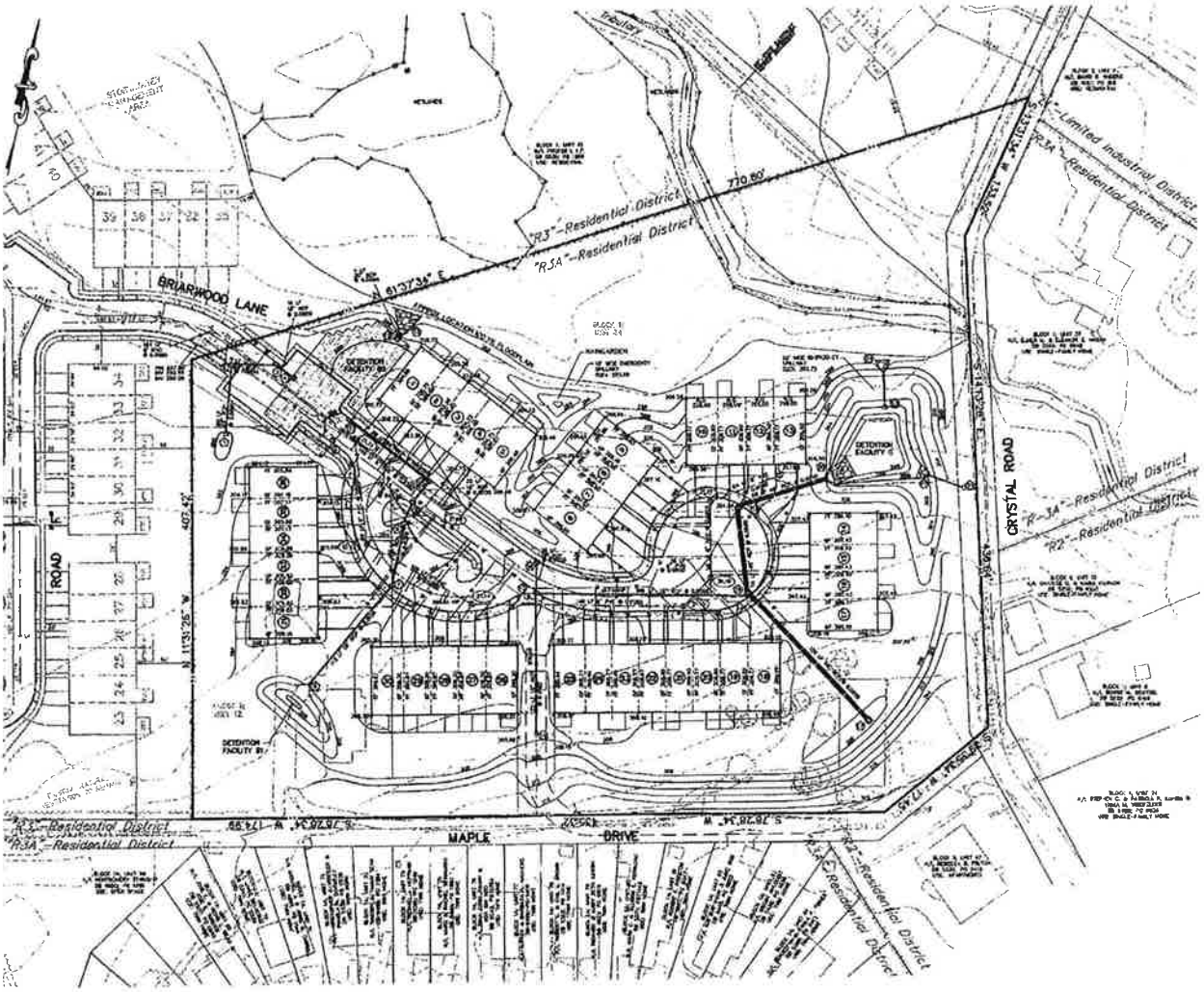
Sincerely,

Matthew Schelly

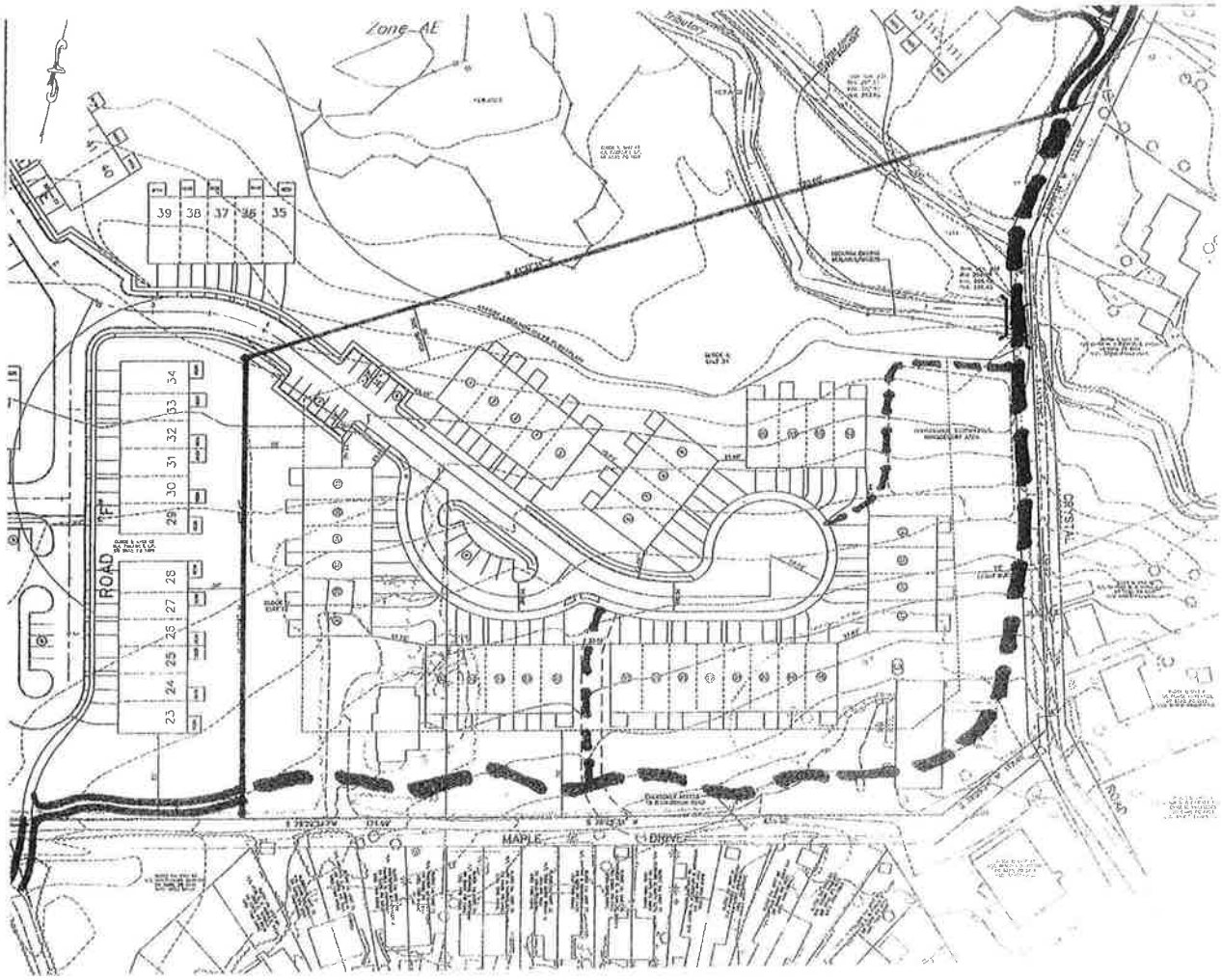
Matthew Schelly, Senior Community Planner to Montgomery Township
610.278.3739 – email: mschelly@mail.montcopa.org

attachments: Reduced copies of: Applicant's Proposed Plan, Trail Connections Plan, Aerial View of the Subject Tract

c: Select Properties, Applicant
Clayton Heckler, Applicant's Contact
All Montgomery Township Planning Commission Members
Merle R. Ochrach, Esq., Township Solicitor
John O. Chambers, Township Engineer
Pennoni Associates, Inc., Township Traffic Engineer
Judy Stern Goldstein, Township Landscape Consultant
Chris Green, Gilmore & Associates, Township Lighting Consultant
Judith Starkin, Township Zoning Officer
Marita Stoerrle, Township Development Coordinator



Applicant's Plan



Trail Connections Plan

Aerial View of the Subject Tract

TRAFFIC PLANNING AND DESIGN, INC.
Est. 1989
2500 East High Street, Ste 650
Pottstown, PA 19464
Phone: 610.326.3100
Fax: 610.326.9410
TPD@TrafficPD.com
www.TrafficPD.com

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Top 10 Best Place To Work in PA

Philadelphia 100
Hall of Fame Firm

November 12, 2012

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 October 5, 2012.

Based on this review, we offer the following comments:

Traffic Engineering Comments

1. In accordance with §205-100 and §205-102, a Traffic Management Study is required for all subdivision or land development residential uses with 20 or more lots or dwelling units. The Applicant has requested a waiver from providing a traffic study, indicating that the traffic generated from this site was included in the traffic study previously prepared for the adjacent Firefox development. A review of that traffic study, prepared by McMahon Associates and dated July 2006, makes no reference to the proposed 36 townhomes for this site.

   The anticipated trip generation of this site will add 16 trips in the weekday A.M. peak hour and 19 trips in the P.M. peak hour to the adjacent roadway network. Should the Township grant the requested waiver of preparing a traffic study, an escrow should be provided to the Township to address potential traffic signal timing issues that may arise after build out of the site.

2. A waiver from §205-10.D(2)b has been requested to provide a 993.25 ft cul-de-sac. The cul-de-sac for this site is approximately a 580 foot extension of Briarwood Lane. A 20 foot wide emergency access is being provided as a second means of access for emergency vehicles.

3. Since access to this site cannot be made via public roadways, the Applicant should indentify how access for construction will be accommodated. It may be necessary for the Applicant to enter into private agreements with those entities for access.

Street Lighting Comments

4. Revise the Luminaire Schedule to reflect the current American Revolution Luminaire Catalog Number, 247-10S XH MT2 R3 AY DF.

5. Revise the Luminaire Specifications note on Sheet 11 of 15 to correctly refer to the American Revolution Luminaire current Catalog Number, 247-10S XH MT2 R3 AY DF.

6. Revise the Pole Specifications note on Sheet 11 of 15 to correctly refer to the pole manufacturer information as "Poles to be similar or equivalent to J.H. Baxter & Co. 12 PV for 12'-0" poles.".

7. The luminaire symbol does not match in scale between the Luminaire Schedule and the plan view.

8. The calculation summary provided levels do not meet the criterion characterized by Local Roads with low pedestrian conflict area and R3 Pavement classification. The minimum maintained average values should be 0.4 footcandles; the minimum maintained values should be dictated by the Uniformity Ratio of 6.0/1.0.

9. Revise Lighting Note #1 to state:

   "Developer shall be responsible for contacting the Montgomery Township Lighting Consultant and Montgomery Township Public Works Department at least 48 hours prior to the start of any site electrical work or inspections."

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

Pennoni
PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

October 23, 2008

MONG 0711

John B. Nagel, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

RE: Traffic Engineering and Lighting Review
Townhouses at Maple Drive and Crystal Road LD/S # 639

Dear Mr. Nagel:

We have completed our traffic engineering and lighting review of the referenced project.

Submission:

1. Sheets 1 to 13 of 13, Land Development plans, prepared by Schlosser & Clauss Consulting Engineers, Inc., revised September 3, 2008.

Traffic Engineering Comments:

1. The pedestrian curb ramps and driveway aprons must be installed in accordance with PENNDOT Publication RC-67M dated April 21, 2008. The ramp and driveway details should be revised to reflect these standards. The location and type of proposed curb ramps should be better defined;

2. It is our understanding that the applicant will request a waiver for the proposed 992 L.F. cul-de-sac. Section 205-10D(2)(b) states that "A cul-de-sac shall not be more than 500 feet long.";

3. A Traffic Study is required that documents the impacts of the projected traffic volumes that will be generated by the proposed townhouses. A Traffic Impact Study was completed for the adjacent Firefox development (LD/S# 630), however the study did not account for the additional 36 units proposed with this application. It is our understanding that the applicant will request a waiver from providing a revised traffic impact study.

Lighting Comments:

1. Provide a lighting layout with legible lighting fixture symbols.

2. § 1.1.c(c) Illumination Levels
Point by point lighting calculations shall be provided showing contributions from all proposed fixtures, including building mounted fixtures, covering the entire site as well as all spill on adjacent roadways and property above 0.0 foot candles. Provide summary of lighting calculation of the site only including average, maximum, minimum and uniformity ratios. 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.

3602 Horizon Drive • Suite 160 • King of Prussia, PA 19406 • Tel 610•277•2402 • Fax 610•277•7449
www.pennoni.com

3. § 3 Conduit and Service Box Installation
   Lighting Note #1 shall say: DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE MONTGOMERY TOWNSHIP LIGHTING CONSULTANT AT LEAST 48 HOURS PRIOR TO THE START OF ANY SITE ELECTRICAL WORK OR INSPECTIONS.

4. Provide complete catalog numbers for lighting fixtures, including lamp wattage and distribution type. Provide fixture mounting detail.

If you should have any questions, please do not hesitate to contact us.

Very truly yours,

PENNONI ASSOCIATES INC.

Earl W. Armitage III

Earl W. Armitage III, P.E.
Transportation Division

cc: John O. Chambers, P.E., Township Engineer
Clayton Heckler, Select Properties, Inc.
Gary G. Kulp, P.E., Schlosser & Clauss Consulting Engineers, Inc.
Philip W. Wursta, P.E., Township Traffic Engineer

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Pennoni
PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

September 12, 2007

MONG 0711

John B. Nagel, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

RE: Traffic Engineering Review -- Land Development Plan LD/S # 639
Townhouses at Maple Drive and Crystal Road

Dear Mr. Nagel:

We have completed our traffic engineering review of the referenced project.

Submission:

1. Sheets 1 to 10 of 10, Land Development plans, prepared by Schlosser & Clauss Consulting Engineers, Inc., dated July 20, 2007.

Traffic Engineering Comments:

1. Curb ramps should be installed at each location where a pedestrian crossing is expected and where the sidewalk terminates at a curb. A curb ramp detail should be added to the construction details;

2. Section 205-10D(2)(b) of the Zoning and Subdivision Ordinances states that "A cul-de-sac shall not be more than 500 feet long." A waiver will be required from the Township to allow the proposed 992 L.F. cul-de-sac;

3. A Traffic Impact Study is required that documents the projected traffic volumes to be generated by the proposed townhouses. We have a record of a Traffic Impact Study for the adjacent Firefox development (LD/S# 630), however the study did not account for the additional 36 units proposed with this application.

If you should have any questions, please do not hesitate to contact us.

Very truly yours,

PENNONI ASSOCIATES INC.

Earl W. Armitage III

Earl W. Armitage III, P.E.
Transportation Division

cc: John O. Chambers, P.E., Township Engineer
Clayton Heckler, Select Properties, Inc.
Gary G. Kulp, P.E., Schlosser & Clauss Consulting Engineers, Inc.
Philip W. Wursta, P.E., Township Traffic Engineer

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

Richard M. Lesniak
DIRECTOR OF FIRE SERVICES
FIRE MARSHAL
EMERGENCY MANAGEMENT COORDINATOR

FIRE MARSHAL OFFICE:
215-393-6936

TO: Bruce Shoupe, Director of Planning and Zoning

FROM: Richard Lesniak, Director of Fire Services

DATE: March 19, 2013

DEVELOPMENT NAME: **Townhouses at Maple Drive and Crystal Road**

LOT AMOUNT(S): **2**

LD/S#: **639** **PLANS DATE:** **07/20/2007**

LOCATION: **Maple Drive and Crystal Road** **REVISION DATE:** **03/11/2013**
Block 1 – Units 12 - 34

On March 6, 2013, members of the Department of Fire Services met with Mr. Kirk Clauss, P.E., to discuss emergency access concerns related to the above referenced development. The meeting resulted in the following agreed upon improvements:

1. The existing intersection of Crystal Road and Maple Drive will be widened to provide for additional paved area to maneuver fire apparatus. Said improvements are shown on the revised site plan dated March 11, 2013

2. Bollards and chains will be installed at each end of the emergency access road. The chains will 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 dated March 11, 2013.

3. The homeowner's association documents will include language for contractors to remove snow once the depth reaches 3" in depth 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.

4. 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 agreed to leave the improvements in place at the end of construction to be used as an additional access to the development.

Should you have any questions, please feel free to contact me.

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

03032.27

March 11, 2013

Richard Lesniak
Montgomery Township Fire Services
1001 Stump Road
P.O. Box 68
Montgomeryville, PA 18936

Subject: Townhouse Land Development
Maple Drive and Crystal Road
Montgomery Township, Montgomery County, PA

Dear Mr. Lesniak:

This letter is written to confirm the agreements that were made at a meeting that was held on March 6, 2013 between me and representatives from Montgomery Township Fire Services Department.
A concern was raised by the Montgomery Township Police Department regarding the ability for emergency vehicles to properly maneuver along the proposed emergency access driveway.
It was decided that the proposed path will be acceptable with the following improvements.

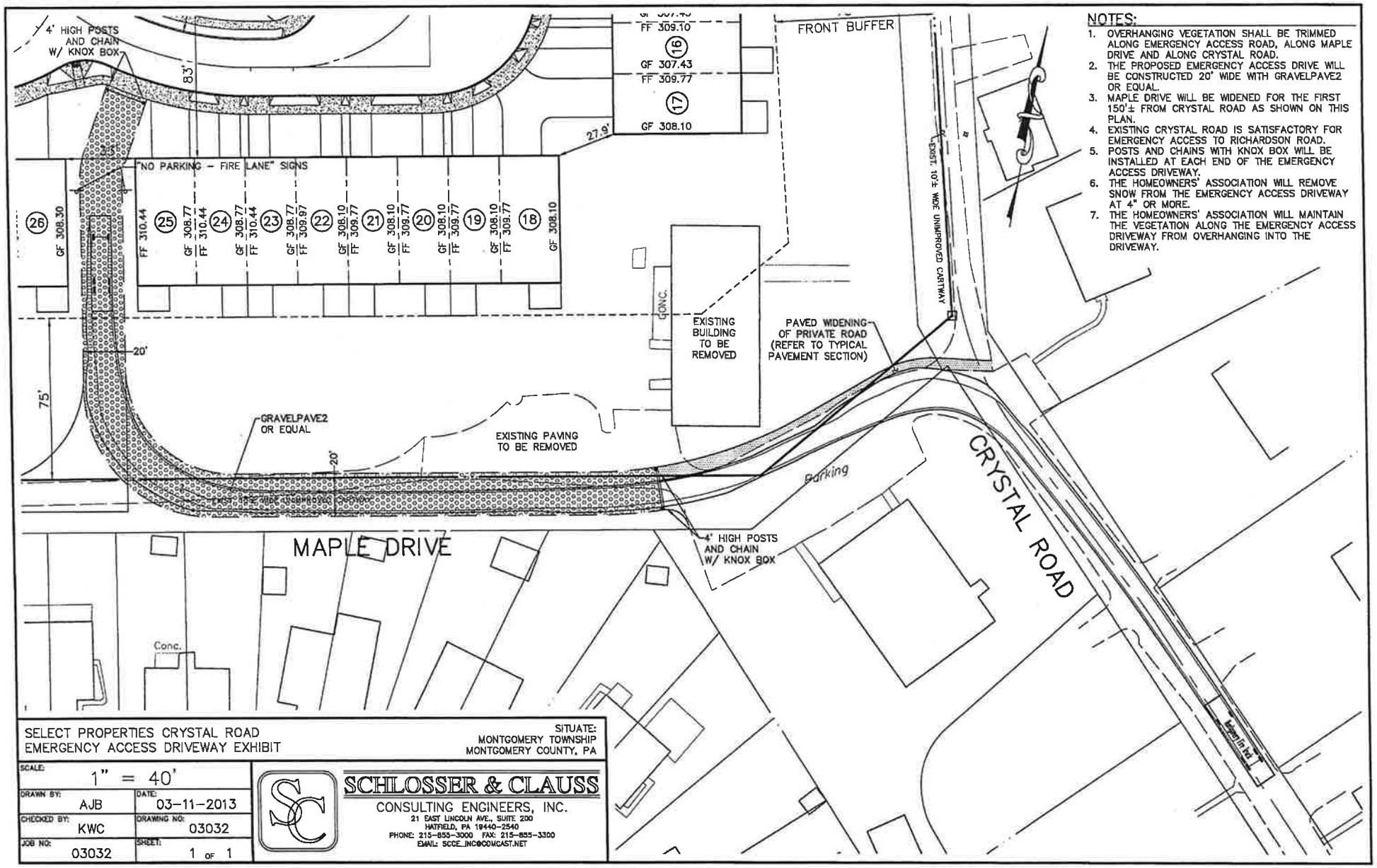
1. Widen the paved area at the curve / intersection of Crystal Road and Maple Drive as shown on the enclosed plan.
2. Posts and chain will be installed at each end of the emergency access driveway with Knox boxes for the fire department access as shown on the plan.
3. Overhanging vegetation to the emergency access will be trimmed. This is along Maple Drive and Crystal Road.
4. The homeowner's association documents will include language for snow removal over 4" deep for the emergency access driveway as well as maintenance of the vegetation along the emergency access driveway.
5. Existing Crystal Road will be satisfactory for emergency access out to Richardson Road.

I believe this sums up the discussion from the meeting on March 6, 2013 related to the emergency access. Please do not hesitate to contact me should you have any questions.

Sincerely,
Schlosser and Clauss Consulting Engineers, Inc. by

Kirk W. Clauss, P.E.
Preisdent

Copy: Bruce Shoupe
Clay Heckler



NOTES:

1. OVERHANGING VEGETATION SHALL BE TRIMMED ALONG EMERGENCY ACCESS ROAD, ALONG MAPLE DRIVE AND ALONG CRYSTAL ROAD.
2. THE PROPOSED EMERGENCY ACCESS DRIVE WILL BE CONSTRUCTED 20' WIDE WITH GRAVELPAVE2 OR EQUAL.
3. MAPLE DRIVE WILL BE WIDENED FOR THE FIRST 150'± FROM CRYSTAL ROAD AS SHOWN ON THIS PLAN.
4. EXISTING CRYSTAL ROAD IS SATISFACTORY FOR EMERGENCY ACCESS TO RICHARDSON ROAD.
5. POSTS AND CHAINS WITH KNOX BOX WILL BE INSTALLED AT EACH END OF THE EMERGENCY ACCESS DRIVEWAY.
6. THE HOMEOWNERS' ASSOCIATION WILL REMOVE SNOW FROM THE EMERGENCY ACCESS DRIVEWAY AT 4" OR MORE.
7. THE HOMEOWNERS' ASSOCIATION WILL MAINTAIN THE VEGETATION ALONG THE EMERGENCY ACCESS DRIVEWAY FROM OVERHANGING INTO THE DRIVEWAY.

SELECT PROPERTIES CRYSTAL ROAD
EMERGENCY ACCESS DRIVEWAY EXHIBIT

SITUATE:
MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PA

SCALE: 1" = 40'	
DRAWN BY: AJB	DATE: 03-11-2013
CHECKED BY: KWC	DRAWING NO: 03032
JOB NO: 03032	SHEET: 1 OF 1

SCHLOSSER & CLAUSS
CONSULTING ENGINEERS, INC.
21 EAST LINCOLN AVE., SUITE 200
HATFIELD, PA 19440-2540
PHONE: 215-855-3000 FAX: 215-855-3300
EMAIL: SCCE_INC@COMCAST.NET

MONTGOMERY TOWNSHIP
FIRE SERVICES DEPARTMENT
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605
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www.montgomerytwp.org

Richard M. Lesniak
DIRECTOR OF FIRE SERVICES
FIRE MARSHAL
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: **February 20, 2013**

DEVELOPMENT NAME: **Townhouses at Maple Drive and Crystal Road**

LOT AMOUNT(S): **2**

LD/S#: **639** **PLANS DATE: 7/20/2007**

LOCATION: **Maple Drive and Crystal Road** **REVISION DATE:** **1/8/2010**
Block 1 – Units 12 - 34

As per your request, the Montgomery Township Department of Fire Services evaluated the existing conditions of Maple Drive as it pertains to a secondary access to the subject land development plan.

Using the 2009 International Fire Code as guidance, I offer the following comments for your consideration:

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

> Comment: Due to the unimproved nature of the roadway, the width varies from point to point and is less than 20 feet wide.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaces so as to provide all-weather driving capabilities.

> Comment: Due to the unimproved nature of the roadway, emergency vehicles would be unable to use the roadway during inclement weather.

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the *fire code official* based on the fire department's apparatus.

> Comment: The developer should evaluate the grade of the access road to determine whether or not the fire department's apparatus are able to travel the entire length of the road. Apparatus specifications are available through the Department of Planning and Zoning.

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

> Comment: The developer should evaluate the angles of approach and departure to determine whether or not the fire department's apparatus are able to access the road. Apparatus specifications are available through the Department of Planning and Zoning.

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34,050 kg).

> Comment: The existing roadway, constructed using crushed stone and dirt, does not comply with the specifications stated above. It should be noted that there are currently significant pot holes and ruts that would prohibit the access of emergency vehicles along this roadway.

Given our evaluation of the existing conditions, it is our opinion that the roadway cannot be used as a secondary emergency access roadway for the subject development. The developer should either improve the existing roadway to comply with the design requirements stated above or incorporate a different access road for the proposed development.

Should you have any questions, please feel free to contact me.

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

William Brightcliffe
DIRECTOR OF FIRE SERVICES
CHIEF FIRE MARSHAL
EMERGENCY PREPAREDNESS DIRECTOR

FIRE MARSHAL OFFICE:
215-393-6936

TO: Marita Stoerrle, Development Coordinator

FROM: William Brightcliffe, Chief Fire Marshal

REVIEW DATE: **January 21, 2010**

DEVELOPMENT NAME: **Townhouses at Maple Drive and Crystal Road**

LOT AMOUNT(S): **2**

LD/S#: **639** **PLANS DATE:** **7/20/2007**

LOCATION: **Maple Drive and Crystal Road**
Block 1 – Units 12 - 34 **REVISION DATE:** **1/8/2010**

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 2006 International Building and Fire Codes as well as Township Ordinance(s).

1. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.
   This note has been addressed in the revision dated 1-8-2010.

2. There shall be 2 fire hydrants installed. 1 fire hydrant shall be placed at unit 36 on the corner. The second hydrant shall be located in the cul-de-sac. Both are marked with an **X** on the diagrams attached.
   This note has been addressed in the revision dated 1-8-2010.

3. On street parking, if allowed, shall be limited to one side of the street only. Any proposed on street parking plan shall be submitted for review and subject to approval of the Fire Marshal's Office. If a private association maintains roads, local police shall have the authority to enforce traffic violations.
   This note has been addressed in the revision dated 1-8-2010.

4. Fire Department Access Roads (including fire lanes) shall be constructed in a manner that will allow fire department apparatus access to *ALL* sides of the building or within 150 ft of all portions of the building. The roadway shall have an unobstructed width of at least 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. The surface of the roadway 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. **NOTE: The Fire Marshal's Office is in agreement with the Hatfield Township's Office and Cliff Sout, engineer on the Fire Fox Development that the Southern Village a "Private Emergency Access Road" will be in place through the 57 Unit Heckler Development leading out to Richardson Road at Crystal Road.**

This will be put in writing in the final plans.
This note has been addressed in the revision dated 1-8-2010.

5. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshals Office or Code Enforcement Office. The Fire Marshals Office SHALL be contacted in regards to placement of truss placard.
   This note has been addressed in the revision dated 1-8-2010.

6. Street address numbers shall be provided on each building as directed by the Fire Marshal's Office.
   This note has been addressed in the revision dated 1-8-2010.

7. 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.
   This note has been addressed in the revision dated 1-8-2010.

8. ALL revisions of the above named plan SHALL be reviewed by the Fire Marshals Office for approval.

Conclusion:

A written response or revised plan must be submitted to the Fire Marshals Office and must satisfactorily address each plan review note listed above.

The current plans are *APPROVED* as submitted.

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

Thank You,

William Brightcliffe

William Brightcliffe, Chief Fire Marshal

Reviewed by:
John Scheiter
Captain/Assistant Fire Marshal

Cc:
Bruce Shoupe, Director of Planning and Zoning
TO FILE

MONTGOMERY TOWNSHIP
FIRE SERVICES DEPARTMENT
1001 STUMP ROAD
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Telephone: 215-393-6935 • Fax: 215-699-8892
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William Brightcliffe
DIRECTOR OF FIRE SERVICES
CHIEF FIRE MARSHAL
EMERGENCY PREPAREDNESS DIRECTOR

DAVID VASCONEZ
FIRE CHIEF

FIRE MARSHAL OFFICE:
215-393-6936

TO: Marita Stoerrle, Development Coordinator

FROM: William Brightcliffe, Chief Fire Marshal

REVIEW DATE: **September 11, 2007**

DEVELOPMENT NAME: **Townhouses at Maple Drive and Crystal Road**

LOT AMOUNT(S): **2**

LD/S#: **639** **PLANS DATE:** 7/20/2007

LOCATION: **Maple Drive and Crystal Road Block 1 – Units 12 - 34** **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 2006 International Building and Fire Codes as well as Township Ordinance(s).

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

2. There shall be 2 fire hydrants installed. 1 fire hydrant shall be placed at unit 36 on the corner. The second hydrant shall be located in the cul-de-sac. Both are marked with an **X** on the diagrams attached.

3. Fire lanes SHALL be established at buildings as directed by the Fire Marshal's Office. Marking of fire lanes shall include 4" YELLOW traffic striping and pavement lettering "NO PARKING FIRE LANE". "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.

4. On street parking, if allowed, shall be limited to one side of the street only. Any proposed on street parking plan shall be submitted for review and subject to approval of the Fire Marshal's Office. If a private association maintains roads, local police shall have the authority to enforce traffic violations.

5. Fire lanes SHALL be established at all Fire Department Connections (FDC). Markings SHALL meet the fire lanes criteria.

6. Fire Department Access Roads (including fire lanes) shall be constructed in a manner that will allow fire department apparatus access to *ALL* sides of the building or within 150 ft of all portions of the building. The roadway shall have an unobstructed width of at least 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. The surface of the roadway 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. **NOTE: The Fire Marshal's Office is in agreement with the Hatfield Township's Office and Cliff Sout, engineer on the Fire Fox Development that the Southern Village a "Private Emergency Access Road" will be in place through the 57 Unit Heckler Development leading out to Richardson Road at Crystal Road. This will be put in writing in the final plans.**

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

8. Street address numbers shall be provided on each building as directed by the Fire Marshal's Office.

9. ALL revisions of the above named plan SHALL be reviewed by the fire marshals office for approval.

10. 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.

Conclusion:

A written response or revised plan must be submitted to the Fire Marshals Office and must satisfactorily address each plan review note listed above.

The current plans are ***NOT APPROVED*** as submitted.

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

Thank You,

William Brightcliffe, Chief Fire Marshal

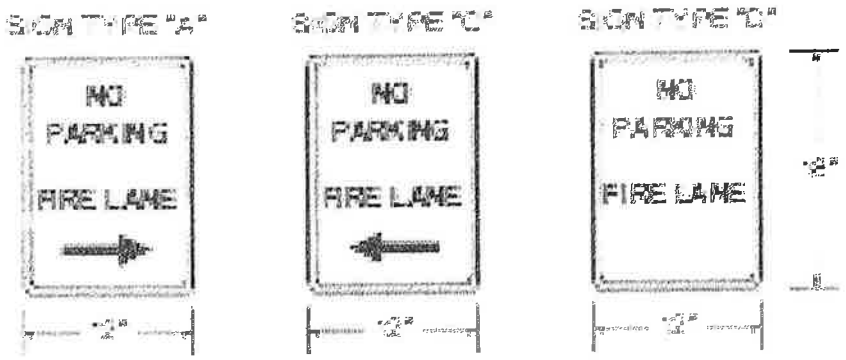
cc: Bruce Shoupe, Director of Planning and Land Development
Ed Boyde, Office of Code Enforcement
Township Engineer, John Chambers
Raymond J. Berry, North Wales Water Authority
Clayton Heckler, Select Properties Inc.
Gary Kulp, Schlosser & Clauss Consulting Engineers
David W. Vasconez, Fire Chief, FDMT

TO FILE

Signage Attachment

Fire Lanes

D103.6-Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305mm)wide by 18 inches (457mm)high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.



D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

D103.6.2 Roads more than 26 feet in width. 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.

Truss Emblem

72-5. Identification emblems on certain properties, buildings or structures containing truss construction. [Added 3-28-2005 by Ord. No. 04-188 Editor's Note: This ordinance also renumbered former § 72-5, Violations and penalties, as § 72-6, which follows this section. **]**

A. Definitions. The following definitions shall apply for the section:

TRUSS CONSTRUCTION — A combination of members, such as beams, bars and ties, usually arranged in triangular units to form a rigid framework for supporting loads over a span of structural members that connect together to span the space between the walls of the building to support a vertical load.

TRUSS EMBLEM — A sign consisting of an isosceles triangle not less than 12 inches horizontally by six inches vertically made of reflective material with white as the background and red lettering containing the following: "F"

to signify a building or structure having a floor with truss construction; "R" to signify a building or structure having a roof with truss construction; or "FR" to signify a building or structure having both a floor and roof with truss construction.

B. Identification of truss construction:

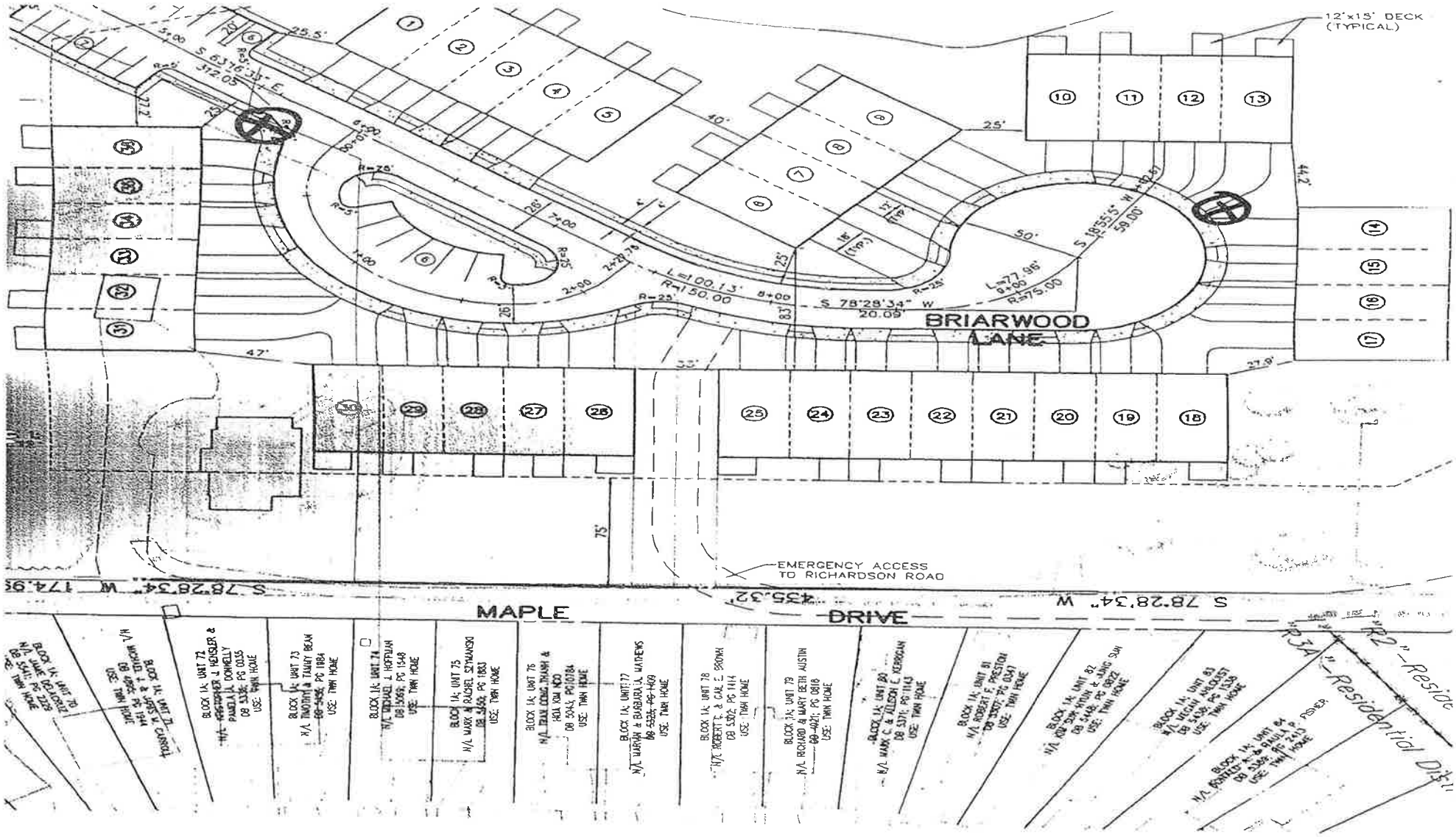
(1) Except as provided in Subsection C below, the owner of a building or a structure containing truss construction in any form or manner shall install and maintain a truss emblem to the left of the main entrance and at a height of not less than five feet above the floor level. The truss emblem required under this section may be purchased from the Township at a cost determined from time to time by resolution of the Board of Supervisors.

(2) The owner, developer, and/or homeowners' association of a residential subdivision, residential condominium, or apartment complex shall install and maintain a truss emblem within the public right-of-way or upon the common element/area (in the case of a private street or condominium) at each entrance to such subdivision or condominium.

C. Exemption. Except for a nonresidential building or structure, the owner of a building or a structure within a residential subdivision, residential condominium, or apartment complex referred to in Subsection B(2) above shall be exempt from installing and maintaining a truss emblem. The owner of any other single-family dwelling unit or semidetached dwelling containing not more than two dwelling units shall also be exempt from installing and maintaining a truss emblem.

D. Fire Marshal approval. The owner and/or developer of any building or structure required to have a truss emblem under this section shall submit a plan for such truss emblem as to design and location for the prior written approval of the Township Fire Marshal.

E. Retroactive compliance required. The provisions of this section shall apply to the owners of existing buildings or structures having truss construction, but such owners shall have one year from the effective date of this section to comply.



SHEET INDEX

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3	OF	10	SITE IMPROVEMENT PLAN
4	OF	10	EROSION & SEDIMENT CONTROL PLAN
5	OF	10	LANDSCAPING PLAN
6	OF	10	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
7	OF	10	BRIARWOOD LANE PROFILE
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9	OF	10	CONSTRUCTION DETAILS II
10	OF	10	EROSION & SEDIMENT CONTROL DETAILS

SURVEYOR'S CERTIFICATE BOUNDARY & TOPOGRAPHY

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

PA REGISTERED SURVEYOR No._____

APPLICANT/ OWNER OF RECORD

SELECT PROPERTIES, INC.
2312 NORTH BROAD STREET
COLMAR, PA. 18915
PHONE: 215-822-8899

PROPERTY INFORMATION

PARCEL #1:
BLOCK 1: UNIT 34
DEED BK 4962; PAGE 797
PARCEL #46-00-00700-00-1
EXISTING USE: APARTMENTS
GROSS AREA: 6.7110 Ac.

PARCEL #2:
BLOCK 1: UNIT 12
DEED BK 5104; PAGE 705
PARCEL #46-00-02581-00-1
EXISTING USE: SINGLE FAMILY RESIDENTIAL
GROSS AREA: 1.4010 Ac.

ZONING INFORMATION

DISTRICT: R-3A RESIDENTIAL
USE: TOWNHOUSE, NOT FULLY DEEDED OUT

BUFFER YARD INFORMATION

	REQUIRED	PROVIDED
MIN. FRONT	75'	75'
MIN. SIDE	50'	50'
MIN. REAR	50'	50'
MAX BLDG COVERAGE	35%	19.2%
MAX IMPERVIOUS COVERAGE (EXCLUDING BUILDING)	30%	17.5%
MAX BUILDING HEIGHT	35'	35'

BUILDING SETBACK INFORMATION

	REQUIRED	PROVIDED
FRONT TO FRONT	60'	60'
FRONT TO BACK	60'	60'
BACK TO BACK	60'	60'
SIDE TO FRONT/BACK	40'	40'
SIDE TO SIDE	25'	25'
DENSITY (DU/GROSS Ac)	4.5	4.5
8.1120 Ac. x 4.5 = 36 UNITS MAX		
MAX. NUMBER OF UNITS PER BUILDING	8	8

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

Date: November 6, 2012

Re: Townhouse Development
Maple Drive and Crystal Road
LD/S #: 639

A review of the above referenced subdivision/land development has been conducted on this date. The following area(s) of public safety concern(s) were noted:

> Private Emergency Access Lane from Maple Drive. This is a potential concern as the ability to utilize this lane will be diminished due to the grading of the emergency lane. In addition, the lack of improvements to Maple Drive and Crystal Road will make maneuvering these roadways extremely difficult for large emergency vehicles to access this Emergency Access Lane.

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

Chief of Police
Richard J. Brady

MONTGOMERY TOWNSHIP POLICE DEPARTMENT

MONTGOMERYVILLE, PA 18936
PHONE: 215-362-2300 • FAX: 215-362-6383 • ORI: PA0461800

January 18, 2010

TO: **MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS**
FROM: **RICHARD J. BRADY, CHIEF OF POLICE**

RE: **SUBDIVISION / LAND DEVELOPMENT, SELECT PROPERTIES, MAPLE AND CRYSTAL ROAD, LD/S: 639A, THIRTY-SIX (36) LOTS, DTD: 09/03/08: LAST REV'D 01/08/10**:

The above referenced subdivision / land development was again reviewed at this office. The following areas of concern were noted:

1. Improvements maybe needed on Maple Avenue and Crystal Avenues to make them emergency access for the fire company.

2. Road "F" should be named in the near future to ensure no conflicts with other streets in the township and neighboring Hatfield Township.

Thank you for the opportunity to review this subdivision / land development.

RECEIVED
JAN 19 2010
MONTGOMERY TOWNSHIP

639

Chief of Police
Richard J. Brady

MONTGOMERY TOWNSHIP POLICE DEPARTMENT

MONTGOMERYVILLE, PA 18936
PHONE: 215-362-2300 • FAX: 215-362-6383 • ORI: PA0461800

September 8, 2008

TO: **MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS**
FROM: **RICHARD J. BRADY, CHIEF OF POLICE**

RE: **SUBDIVISION / LAND DEVELOPMENT, SELECT PROPERTIES, MAPLE AND CRYSTAL ROAD, LD/S: 639, TWO (2) LOTS, (36) UNITS, DTD: 07/20/07: LAST REV'D 09/03/08:**

The above referenced subdivision / land development was again reviewed at this office. The only area of concern is the fact the development that fronts this property must be completed prior to any construction of this subdivision.

Thank you for the opportunity to review this subdivision / land development.

Chief of Police
Richard J. Brady

MONTGOMERY TOWNSHIP POLICE DEPARTMENT

MONTGOMERYVILLE, PA 18936
PHONE: 215-362-2300 • FAX: 215-362-6383 • ORI: PA0461800

July 26, 2007

TO: **MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS**
FROM: **RICHARD J. BRADY, CHIEF OF POLICE**

RE: **SUBDIVISION / LAND DEVELOPMENT, SELECT PROPERTIES, MAPLE AND CRYSTAL ROAD, LD/S: 639, TWO (2) LOTS, (36) UNITS, DTD: 07/20/07**:

The above referenced subdivision / land development was reviewed at this office. The only area of concern is the fact the development that fronts this property must be completed prior to any construction of this subdivision.

Thank you for the opportunity to review this subdivision / land development.

ZONING ORDINANCE
PLAN REVIEW

DATE: March 2, 2010

PLAN REVIEW – Select Properties / Maple Drive Townhouses
LD/S # 639

DEVELOPMENT NAME: FireFox II
LOCATION: Maple Drive and Crystal Road BLOCK: , UNIT:
LOT NUMBER & SUBDIVISION:
ZONING DISTRICT: R3A
PROPOSED USE: 36 Townhouses
ZONING HEARING BOARD APPROVAL REQUIRED? YES
CONDITIONAL USE APPROVAL REQUIRED? NO

	APPROVED	NOT APPROVED	NOT APPLICABLE
USE	X		
HEIGHT	X		
LOT SIZE			X – not deeded out
SETBACKS: FRONT	X		
SIDE	X		
BACK	X		
BUILDING COVERAGE	X		
IMPERVIOUS / GREEN SPACE	X		
VARIANCE / SPECIAL EXCEPTION – granted variance #07020005 to Section 230-5 to permit decks in buffer	X		
NONCONFORMITY			X
OTHER:			

COMMENTS

An agreement exists between The Klein Company (FireFox I) and RealPro Enterprises (FireFox II) regarding the utilization of Crystal Rd and Maple Drive as an emergency access, construction vehicle and sales access. These roads are private and have not been improved. Granting of plan approval does relieve the applicant from obtaining the required easements from the residents along these private roadways. These roadways may require improvements in order to be utilized for the intended uses noted above. Also, the disposition of the improved roadways when they are no longer utilized must be determined.

ZONING OFFICER

DATE

MONTGOMERY TOWNSHIP
DEPARTMENT OF PLANNING AND ZONING
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6920 • Fax: 215-855-1498
www.montgomerytwp.org

BRUCE S. SHOUPE
Director of Planning and Zoning

JUDITH STARKIN
Zoning Officer

ZONING ORDINANCE PLAN REVIEW

PLAN REVIEW #72007
LDS #639
DATE: September 11, 2007

DEVELOPMENT NAME: Select Properties
LOCATION: Maple Drive & Crystal Road
LOT NUMBER & SUBDIVISION: 2
ZONING DISTRICT: R-3A MAP NUMBER: Block 1, Units 12 & 34
PROPOSED USE: TOWNHOMES
ZONING HEARING BOARD APPROVAL REQUIRED? Yes
CONDITIONAL USE APPROVAL REQUIRED? No

	APPROVED	NOT APPROVED
USE	x	
HEIGHT	x	
LOT SIZE	x	
WIDTH	x	
SETBACKS (building)		
FRONT	x	
SIDES	x	
REAR	x	
BUILDING COVERAGE	x	
IMPERVIOUS/GREEN SPACE	x	
PARKING	x	
VARIANCE/SPECIAL EXCEPTION		
NONCONFORMITY	n/a	

COMMENTS

The placement of decks in the 50 foot rear buffer area is a violation of the definition of buffer area.
Section 230-5

The use of approximately 17 feet of Crystal Road as a portion of the front buffer violates the definition of buffer.
Section 230-5

Judith Starkin
Zoning Officer

9/11/07
Date

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

SUBJECT: PennDOT's Offer to Purchase and Just Compensation – Parcel 423 Right-of-Way - Limekiln Pike

MEETING DATE: March 25, 2013 ITEM NUMBER: #15

MEETING/AGENDA: XX *EXECUTIVE SESSION*

REASON FOR CONSIDERATION:

Operational: XX Policy: Discussion: Information:

INITIATED BY: Bruce S. Shoupe
Director of Planning and Zoning

BOARD LIAISON: Joseph P. Walsh
Chairman

BACKGROUND:

The attached is notification from PennDOT that they are offering just compensation for right-of-way and/or land owned by the Township, for road improvements for the County Line Road – WD2. These parcels are:

Parcel No. 423, which is located on Limekiln Pike near the intersection of Lower State Road, which is 4051 sq. ft. of required right-of-way and private access easement for the Rex Property driveway relocation. The compensation offered is $4,700.

PennDOT has advised that the Township Solicitors time for preparing the access easement document for the Rex Property driveway relocation can be reimbursed by PennDOT utilizing Section 710 fees available to Montgomery Township.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

The Board was in general agreement with PennDOT's request so long as the Township Solicitor drafts the access easement agreement between the Township and Mr. Rex and PennDOT reimburse the Township for the Solicitor's time.

ALTERNATIVES/OPTIONS:

Require PennDOT to compensate the Township for this private easement.

BUDGET IMPACT:

Revenue of $4,700

RECOMMENDATION:

Accept the just compensation offered.

MOTION/RESOLUTION:

The resolution is attached.

MOTION: _____ SECOND: _____

ROLL CALL:

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 accept the offer of just compensation from the Pennsylvania Department of Transportation for right–of-way and/or land owned by the Township, in conjunction with the County Line Road – WD2 Project. These rights-of-way will be utilized for road improvements and are identified as follows:

- Parcel No. 423, which is located on Limekiln Pike near the intersection of Lower State Road, which is 4051 sq. ft. of required right-of-way and private access easement for the Rex Property driveway relocation. The compensation offered is $4,700.

Furthermore, Joseph P. Walsh, Chairman is hereby authorized to sign and execute the settlement documents for Parcel No, 423.

MOTION BY:

SECOND BY: VOTE:

DATE:

XC: PennDOT, F. Bartle, J. Chambers, B. Shoupe, Minute Book, Resolution File, File

RW-356 (7/07)

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION

ROW OFFICE PROJ. NO.	060253
COUNTY	Montgomery
S.R. - SECTION	2038 - WD2
MUNICIPALITY	Montgomery Township
PARCEL NO.	423
CLAIM NO.	4601487000
CLAIMANT	The Township of Montgomery

OFFER TO PURCHASE AND SUMMARY OF JUST COMPENSATION

Date: 1/25/13

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Dear Claimant:

Our appraisal of the effect of the above transportation improvement on your property has been completed. Accordingly, we are pleased to offer you the sum of $4,700.00 for the right-of-way required from your property for the transportation improvement and for the effects on your remaining property, if any. This offer is intended to provide just compensation for all of your property interests, including tenants, if any.

The areas required are as follows:

0.027 Acres for Required Right-of-Way
0.066 Acres for Private Access Easement

The amount offered is summarized as follows:

1. Direct Damages		$4,700.00
2. Indirect Damages		$ 0.00
Severance	$ 0.00	
Cost to Cure	$ 0.00	
3. Temporary Easement		$ 0.00
TOTAL DAMAGES OFFERED (items 1 to 3 above)		**$4,700.00**

We hope that you will indicate your acceptance of our offer to the Right-of-Way Representative who delivers this letter so that we can process your payment as soon as possible. If you are undecided about accepting the offer, the Right-of-Way Representative will be glad to visit you again for further discussion of your claim.

Sincerely,

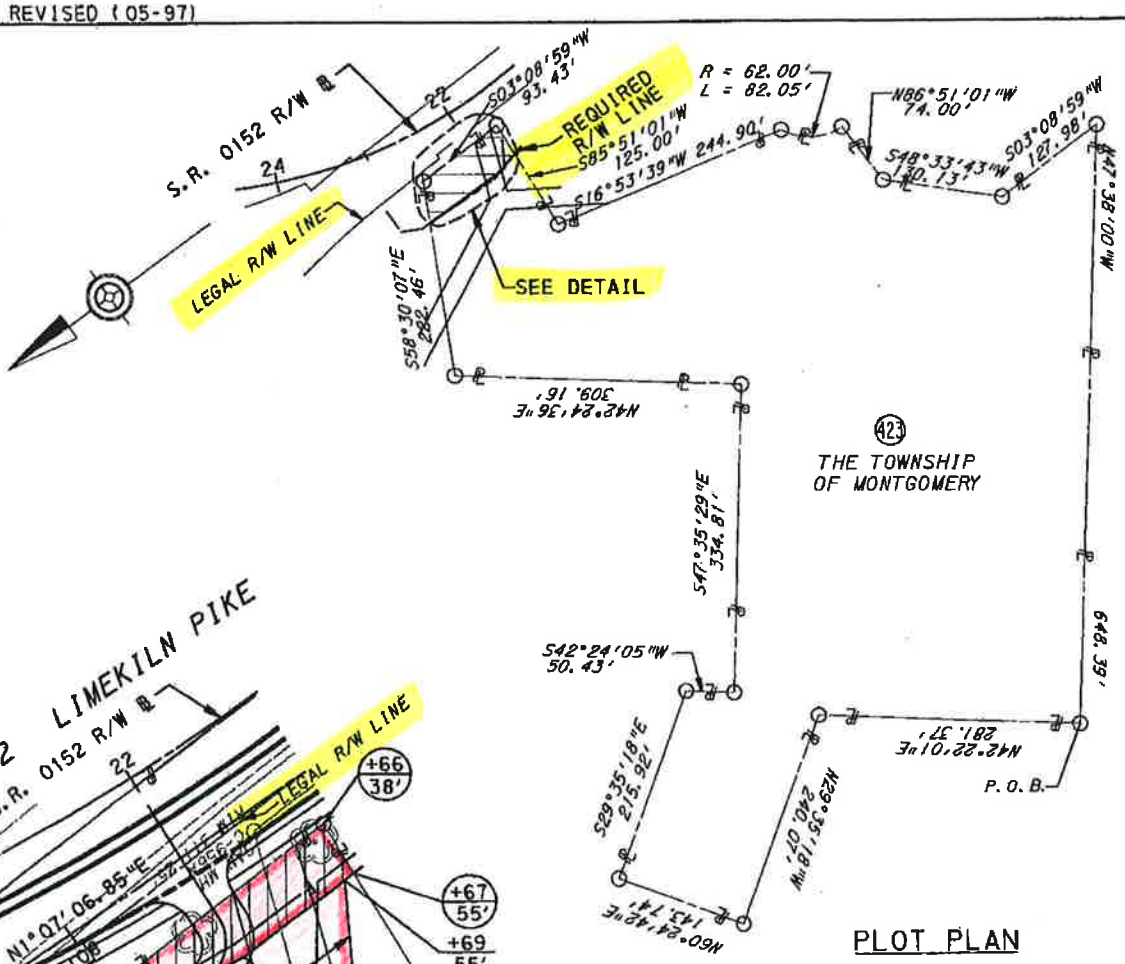
Matthew J. Kulpa, Jr.
District Right-of-Way Administrator
Engineering District 6-0

Attachments: Plan of Area to be Acquired

Your Right-of-Way Representative is: Eugene N. Cipriani, Keystone Acquisition Services, Corp.
Telephone Number: 267-838-9600, ext. 105

D-9012 CADD (02-90) REVISED (05-97)

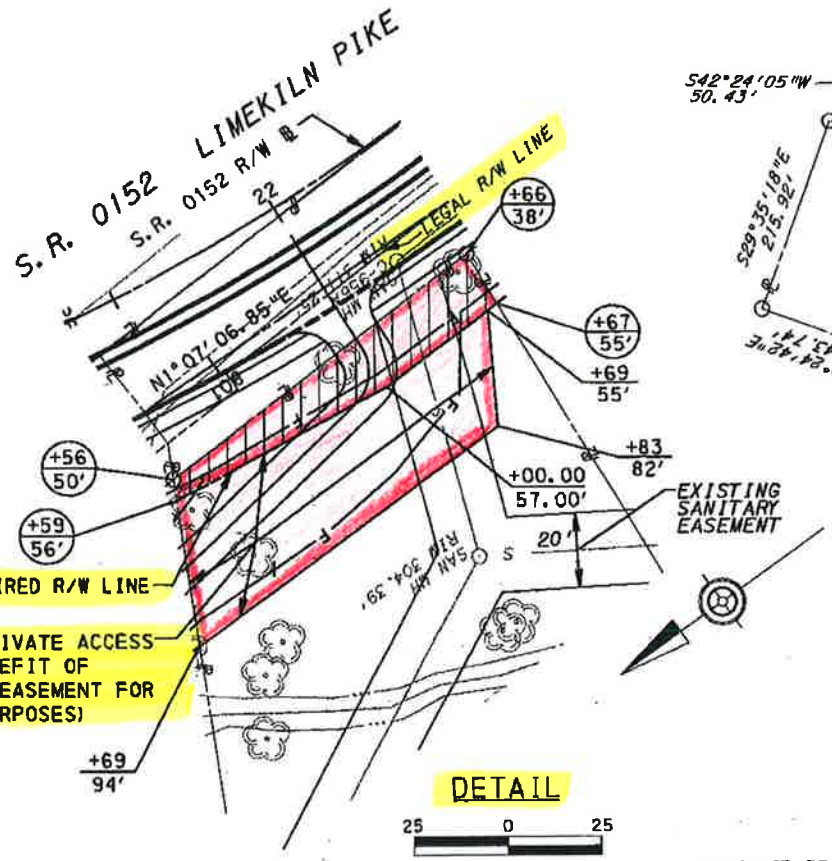
PLOTTED: 11/21/2012



PLOT PLAN

100 0 100

SCALE IN FEET



DETAIL

25 0 25

SCALE IN FEET

PRIVATE PROPERTY LINES ARE PLOTTED FROM DEED OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. PRIVATE LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.

THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

*METES AND BOUNDS PLOTTED FROM PLAN BOOK AND PAGE: 21-409 MONTGOMERY LEA PHASE IIB

LEGEND

REQUIRED RIGHT-OF-WAY

RIGHT-OF-WAY CLAIM INFORMATION

COMMONWEALTH OF PENNSYLVANIA - DEPARTMENT OF TRANSPORTATION

STATE ROUTE	2038	SEC. NO.	WD2 R/W		MONTGOMERY COUNTY
PARCEL NO.	423	SHEET NO.	30	CLAIM NO.	
PROPERTY OWNER(S)	THE TOWNSHIP OF MONTGOMERY				
GRANTOR(S)	THE CUTLER GROUP INC.				

		AREAS	ACRE		ACRE
DEED BOOK	5653	DEED	7.645	REQUIRED AREA	
PAGE	2541	CALCULATED		RIGHT-OF-WAY	0.027
DATE OF DEED	05/11/2007	ADVERSES		SLOPE EASEMENT	
DATE OF RECORD	07/03/2007	EXCEPTIONS		PRIVATE ACCESS	
CONSIDERATION	$1.00	LEGAL R/W		EASEMENT	0.066
TAX STAMPS	EXEMPT	EFFECTIVE			
		TOTAL REQ'D R/W	0.027		
		TOTAL RESIDUE	7.618	DRAINAGE EASEMENT	
		RESIDUE LT	7.618	VERIFICATION DATE	4/15/2011
		RESIDUE RT		DRAWN BY	MLG

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SURVEYOR RICHARD A. SHEWMAN

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JOHN D. KAHIL

OPERATOR: hwy.ptb
FILE NAME: \\Highdata1\Tr-fl4876 (County Line Road)\WD2-Part 05 - FINAL DESIGN\09-Final Right of Way\Plat Sheets\Plot427.dgn

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

SUBJECT: Authorization to Advertise – Public Hearing – Conditional Use #C-61– Capital Telecom Acquisition, LLC – 608 Upper State Road

MEETING DATE: March 25, 2013 ITEM NUMBER: #16

MEETING/AGENDA: WORK ACTION XX NONE

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

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Joseph P. Walsh
Chairman

BACKGROUND:

Attached is an application for conditional use approval from Capital Telecom Acquisitions. They propose the installation of a new telecommunications facility at the rear portion of the property at 608 Upper State Road. The proposal consists of the construction of a 130 foot antenna support structure and the placement of twelve panel-style antennas at the top of the tower. The antennas will extend to an overall height of 134 feet above the ground. Radio equipment is to be placed within an equipment shelter to be located at the base of the tower within a fenced compound 2450 square feet in area. Access is proposed via a new driveway extension from the rear parking lot of the existing building. The access drive will be paved. Parking spaces for two vehicles will be provided outside the gate leading to the compound.

A public hearing on conditional use applications must be held within 60 days of the receipt of the application or in this case by May 13, 2013.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

The Board must authorize the advertising of a Conditional Use public hearing in accordance with Section 205-156.2 of our Zoning Code for this application within 60 days of receipt of the application, unless the Applicant has agreed, in writing, to an extension of this time.

BUDGET IMPACT:

None.

RECOMMENDATION:

It is recommended that a public hearing be advertised for the meeting of May 13, 2013.

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.

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby set Monday, May 13, 2013, after 8:00 p.m., in the Township Building as the date, time and place for a Public Hearing to consider the Conditional Use application of Capital Telecom Acquisitions, for the installation of a new telecommunications facility at the rear portion of the property located at 608 Upper State Road.

BE IT FURTHER RESOLVED that the Township Solicitor be authorized to advertise said public hearing date and time.

MOTION BY:

SECOND BY: VOTE:

DATE:

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

Application for Conditional Use

Township of Montgomery, Montgomery County, Pennsylvania

Notice Of Appeal

Appellant:

Name: Capital Telecom Acquisition, LLC

Address: 1500 Mt. Kemble Ave, Suite 203

Morristown, NJ 07960 ATTN: Scott Von Rein

Phone: 973-425-0606 ext 108 Fax:

E-Mail svonrein@capitaltelecom.com

Owner:

Name: Tradewinds Investment Corp.

Address: 70 West Germantown Pike

East Norriton, PA 19403

Phone: (610) 539-4700 Fax: (610) 539-4701

E-Mail info@gambone.com

Attorney:

Name: Christopher H. Schubert, Esq./ RILEY RIPER HOLLIN & COLAGRECO

Address: 717 Constitution Drive, Suite 201

Exton, PA 19341

Phone: (610) 458-4400 Fax: (610) 458-4441

E-Mail chriss@rrhc.com

Interest of appellant, if not owner (agent, lessee, etc.):

Lessee

1. Brief Description of Real Estate Affected:

Block and Unit Number Block 13, Unit 22

Location 608 Upper State Road, North Wales, PA (back portion of Property)

Lot Size 1.91 acres

Present Use Commercial retail (adult novelties)

Present Zoning Classification LI-Limited Industrial (back portion of Property)

Present Improvements Upon Land Commercial retail building (3,300 +/- s.f.) and ancillary off-street parking

Deed Recorded at Norristown in Deed Book 5698 Page 2097

2. Specific reference to section of the Zoning Ordinance upon which application is based.

Section 230-220 (Wireless Telecommunications Facilities), permitted in the LI Limited Industrial District by conditional use.

3. Action desired by appellant or applicant (statement of proposed use)

See Addendum "A", attached hereto and incorporated herein.

4. Reasons appellant believes Board should approved desired action (refer to section(s) of Ordinance under which it is felt that desired action may be allowed, as well as regulations contained in Article XVII, Signs, Article XIX, Off Street Parking and Loading and Article XXI, Miscellaneous Provisions.

See Addendum "A", attached hereto and incorporated herein.

5. Has previous application for conditional use been filed in connection with these premises?
   ___☐___ Yes ___☑___ No

NOTE:

If more space is required, attach a separate sheet and make specific reference to the question being answered.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

SWORN TO AND SUBSCRIBED BEFORE ME THIS
13th DAY OF March 2013

Carla Capone
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CARLA CAPONE, Notary Public
Uwchlan Twp., Chester County
My Commission Expires April 27, 2016

Appellant's or Owner's Signature
CHRISTOPHER H. SCHUBERT
Attorney for Applicant

BEFORE THE BOARD OF SUPERVISORS OF MONTGOMERY TOWNSHIP, PENNSYLVANIA

IN RE: CONDITIONAL USE APPLICATION OF CAPITAL TELECOM ACQUISITION, LLC for the Use and Benefit of New Cingular Wireless PCS, LLC d/b/a/ AT&T Mobility
***Site Name:* Montgomery**
608 Upper State Road
North Wales, PA

ADDENDUM "A" TO CONDITIONAL USE APPLICATION

I. BACKGROUND

The subject property ("Property") is owned by Tradewinds Investment Corp. and is located at 608 Upper State Road, North Wales, Montgomery County, Pennsylvania. The Property is further identified as Parcel No. 46-00-03916-00-7 on the Montgomery, is about 1.91 acres in area and is improved with a building used for commercial retail, off-street parking for such use and other related improvements related thereto. The Property is "split zoned" – the front part of the Property is zoned C-Commercial and the rear portion of the Property is zoned LI-Limited Industrial.

The applicant, Capital Telecom Acquisition, LLC ("Capital") proposes the installation of a new telecommunications facility at the rear portion of the Property to be located wholly within the LI-Limited Industrial district. The proposal consists of the construction of a proposed 130-foot antenna support structure and the placement of twelve (12) panel-style antennas at the top of the tower. The antennas will extend to an overall height of 134 feet above the ground. Radio equipment is proposed to be placed within an equipment shelter to be located at the base of the tower within a fenced compound 2450 square feet in area. The fence will be a wooden, board-on-board style. Consistent with the Township Code, the tower will be designed to afford collocation capability for up to four (4) additional telecommunications providers. Access is proposed via a proposed driveway extension from the rear parking lot of the existing building. The access drive will be paved and contained within a twenty-foot wide right-of-way. Parking spaces for two vehicles will be provided outside the gate leading to the telecommunications compound.

The telecommunications facility will support the 4-G operations of New Cingular Wireless, PCS, d/b/a AT&T Mobility, to provide reliable coverage to customers of AT&T in the area.

II. REQUESTS FOR RELIEF

Capital requests the following:

1. Pursuant to the authorization contained within the Code of Ordinances of Montgomery Township, as amended (the "Code"), and in particular, Section 230-103.A.5 (*LI-district Use Regulations*) that the Montgomery Township Board of Supervisors grant conditional use approval pursuant to the provisions of Article XXX of the Code (*Wireless Telecommunications Facilities*) to allow the establishment of a telecommunications facility, including a new communications tower 130 feet with antennas extending to an overall height of 134 feet, on Property located within an LI-Limited Industrial district.

2. The Applicant also applies for such other interpretations, waivers and/or variances as may ultimately be required.

III. REASONS WHY ZONING RELIEF SHOULD BE GRANTED

The proposed use is suitable for the Property and is in the best interests of the community and the requested relief should be granted for the following reasons:

1. The proposed facility is necessary in order for Capital's tenant, AT&T, to provide telecommunications service in accordance with its Federal Communications commission license and the Telecommunications Act of 1996.

2. The addition of a telecommunication facility, a passive communications use, is a suitable and appropriate use of the Property. The proposed use is consistent with the spirit, purpose and intent of the Code.

3. The proposed use will not substantially injure or detract from the use of neighboring properties or from the character of the neighborhood and the use of the properties adjacent to the Property will be adequately safeguarded.

4. The proposed use will serve the best interest of the Township, the convenience of the community, and the public welfare by making wireless telecommunications service available and will foster competition among the other approved wireless providers.

5. The proposed use will be entirely consistent with the logical, efficient and economical extension of public services and facilities within the Township including police and fire protection.

6. The proposed facility will be designed in accordance with all applicable safety and industry standards, and will not endanger the safety of persons or property.

7. The proposed use will not over crowd the land or create an undue concentration of population.

8. The proposed use will not impair an adequate supply of light and air to adjacent property.

9. The proposed facility will be fully automated and unattended on a daily basis and will be visited only for periodic maintenance or emergency repair.

10. The proposed use will not adversely affect transportation or unduly burden public facilities.

11. The conditional use, if authorized, will represent the minimum relief necessary in order for Capital's tenant, AT&T, to provide 4-G wireless telecommunications services and will represent the least modification possible of the regulation in issue. The height of the telecommunications facility is the minimum height necessary to perform its function.

12. The telecommunications facility complies with all applicable standards established by the Federal Communications Commission.

13. The telecommunications facility shall not cause radio frequency interference with other communications facilities located in the Township.

14. The Applicant's tenant, AT&T, is licensed by the Federal Communications Commission to operate the telecommunications facility.

15. The telecommunications facility shall comply with all applicable Federal Aviation Administration and Commonwealth Bureau of Aviation Regulations.

16. The surrounding neighborhood will not be subjected to objectionable noise, lighting, glare, heat, ventilation, smoke, fumes, vapors, dust, dirt, gases or radioactive or electrical disturbances by the proposed use or change. No signs or lights will be mounted on the telecommunications facility.

17. The telecommunications facility will be maintained in a safe manner in accordance with the requirements of the Township's Building Code.

For all of the reasons stated above, Capital requests the above referenced relief and any other relief the Board deems necessary.

Detailed Plans of the proposed use have been submitted to the Township, to be incorporated by reference herein, for consideration before the Board of Supervisors.

Respectfully submitted,

RILEY RIPER HOLLIN & COLAGRECO

Date: 3/13/13

By: _____

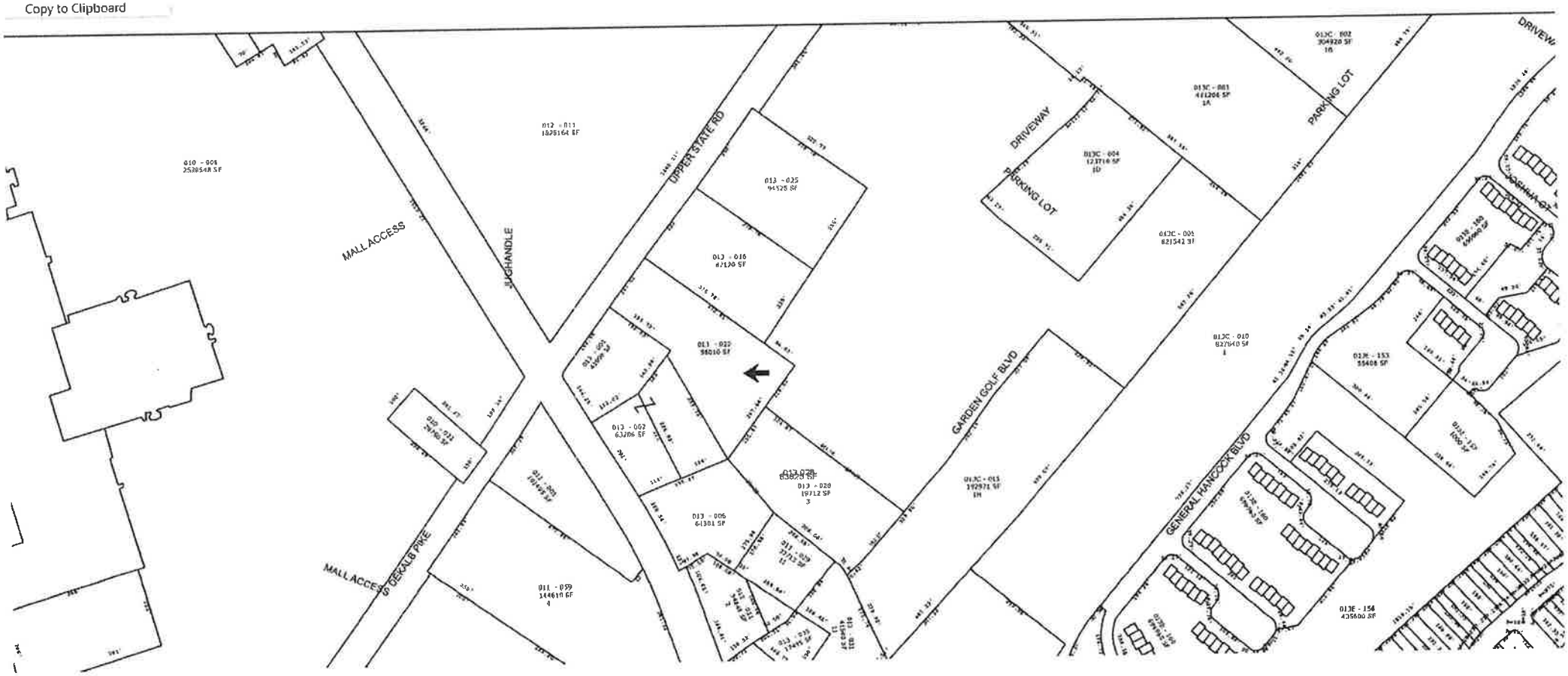
Christopher H. Schubert, Esquire
Attorneys for Applicant

ADDENDUM "A"

Montgomery County Board Of Assessment

Parcel:46-00-03916-007
SUITE 108 UPPER STATE RD NORTH WALES, PA 19454-1418

Copy to Clipboard



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

SUBJECT: Consider Waiver of Special Event Permit Fee– Montgomery Elementary School – Annual SpringFest

MEETING DATE: February 25, 2013 ITEM NUMBER: #17

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Joseph P. Walsh
Chairman

BACKGROUND:
In the past, it has been the policy of the Board of Supervisors to waive permit fees for non-profit and religious organizations. The Township has received a request from Montgomery Elementary School to waive the Special Event permit fee for their Annual SpringFest to be held on May 11, 2013.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

That the special event permit fee for Montgomery Elementary School be waived.

MOTION/RESOLUTION:

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.

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the request of Montgomery Elementary School to waive the special event permit fee for their Annual SpringFest to be held on May 11, 2013.

MOTION BY:

SECOND BY: VOTE:

DATE:

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

MAR 06 2013

MONTGOMERY TOWNSHIP
DEPARTMENT OF PLANNING AND ZONING
1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6920 · Fax: 215-855-1498

Permit # 13030019 **Blk/Unit #** 15-8 **Fee $** N/C **Ck #** _____ **Date** _____

TEMPORARY SIGN

SPECIAL EVENT - OUTDOOR SALES APPLICATION

A temporary event which may significantly impact public or private property, extend beyond the normal use or standards allowed by the zoning ordinance and exceeds normal vehicular and pedestrian traffic, may require the need for services of the Township's Police and Fire Departments. Such events include, but not limited to: entertainment, amusement, cultural recognition, sporting events, arts & crafts or trade shows, sidewalk sales, special seasonal events, special automobile sales/shows, fund raising events and grand openings. Activities may not inhibit or block safe access by emergency responders or adversely impact access and parking required to serve the facility. Company picnics are exempt; unless a temporary structure is erected, which may require a building permit. **At the Regional Shopping Center, indoor special events require a permit but are not limited by the number of events per year. Temporary indoor retail sales at the Regional Shopping Center requires a separate permit.**

Temporary sign permits shall be limited to **one (1) sign per street frontage,** no more than fourteen (14) times per calendar year. A temporary sign permit is limited to maximum of 7-days per permit. Permits are non-transferable. **Maximum ground sign permitted is 32 square feet set back 15' from the curb line and shall not obstruct view of traffic.** Permits for special events or outdoor sales shall be limited to no more than six (6) times per calendar year

Activities, such as hot air ballooning, skydiving events, hang gliding, bungee jumping, etc. as well as carnivals, circuses, festivals, fairs are not permitted unless the Zoning Hearing Board approves as a special exception. Fireworks displays (unless sponsored by the Township) are prohibited.

Application(s) **MUST** be submitted a minimum of **two (2) weeks** in advance of the event. A Temporary retail sales permit must be obtained by all vendors or merchants prior to issuance of permit, unless vendor is already registered with the Township.

SITE ADDRESS	1221 Stump Road, North Wales		
PROPERTY OWNER	MONTGOMERY ELEMENTARY		
ADDRESS	1221 STUMP ROAD,	**PHONE** 215-368-6614	**FAX**
APPLICANT	Heidi Stark ←	☆ call when ready	
ADDRESS	112 Weston Court	**PHONE** 215-412-0446	**FAX**
Describe Special Event :	Annual Springfest - Non-Profit		
		Number of People ~150	

TYPE OF APPLICATION :	**Start Date** MAY 11, 2013	**End Date** 1 AM - 4 pm
☐ Temporary Sign	☐ Special Event-Outdoor/Sidewalk Sales $ 50.00	☐ Special Event w/ tent $ 100.00

TEMPORARY SIGN PERMIT	**LIMITED MAXIMUM 7-DAYS PER PERMIT**
☐ Temp Sign to 32 SF - 7 per days - ground only $ 20.00	☐ Temp Sign to 48 SF - 7 per days - building $ 25.00
☐ Temp Sign to 60 SF - 7 per days - building $ 30.00	☐ Temp Sign to 90 SF - 7 per days - building $ 40.00
☐ Temp Sign p to 120 SF -7 per days – building $ 50.00	☐ Each additional 7-days - 50% fee at initial issuance
TOTAL FEE	**$**

REQUIREMENTS

The following requirements must be met prior to the issuance of a Special Event or Indoor/Outdoor Sales Permit. Upon compliance a permit may be issued.

1) A site plan clearly outlining the property and the proposed area where event or sales shall occur must be submitted.

2) A Temporary Business License shall be obtained for all sales if business is not already registered in the Township.

3) Building or Electrical Permits shall be obtained if lighting, temporary construction or sanitary facilities are proposed.

4) All signs must be approved by staff prior to the issuance of the permit. One (1) temporary sign on the ground **(32 square feet maximum size)** as listed in the Application Type section above shall be allowed per street frontage.

5) Liability insurance is required for events that are held on Township owned property. A copy of the insurance certificate must be submitted with the application **naming Montgomery Township as an "Additional Insured"**.

6) For applications that include amplified music, the applicant must submit supplemental information regarding noise attenuation measures. No music shall be permitted between the hours of 10:00 p.m. and 7:00 a.m.

7) If the event includes a tent or temporary structure, a building permit may be required prior to issuance of the Special Events/Outdoor Sales permit.

8) If food or beverages are included in the event provisions for appropriate recycling/trash containers must be provided. Montgomery County Health Department approval may also be required.

SUPPLEMENTAL QUESTIONS

Please answer the following questions. If more space is needed, please attach additional pages.

1) Are there any crowd issues requiring **Police and/or Fire Services**? ☐ YES ☐ NO

2) **Permit can not be issued until temporary business license(s) is obtained.** Have license(s) **been obtained** for all vendors or merchants not already registered with Township. ☐ YES ☐ NO

I hereby certify that the information stated on forms, plans, and other materials submitted herewith, in support of the application, is true and correct to the best of my knowledge. It is my responsibility to inform Montgomery Township of any changes to information represented in these submittals.

Property Owner's Authorized Signature

Applicant Heidi G Schwerchandt Heidi Date 2-20-13
Signature

Events held at Montgomery Mall requires Manager's or Authorized Signature

The Township Board of Supervisors may at any time revoke and annul this permit for non-performance of, or non-compliance with any of the conditions, restrictions and regulations hereof.

Approved: _____ Zoning 3/12/13 Date _____ Building _____ Date

March 6, 2013

Board of Supervisors
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

To Whom It May Concern:

On Saturday, May 11, 2013, Montgomery Elementary Home and School Association is hosting our annual SpringFest at the school. It is our biggest fundraising event of the school year. It raises money to pay for everything from science kits, to field trips as well as books for our library.

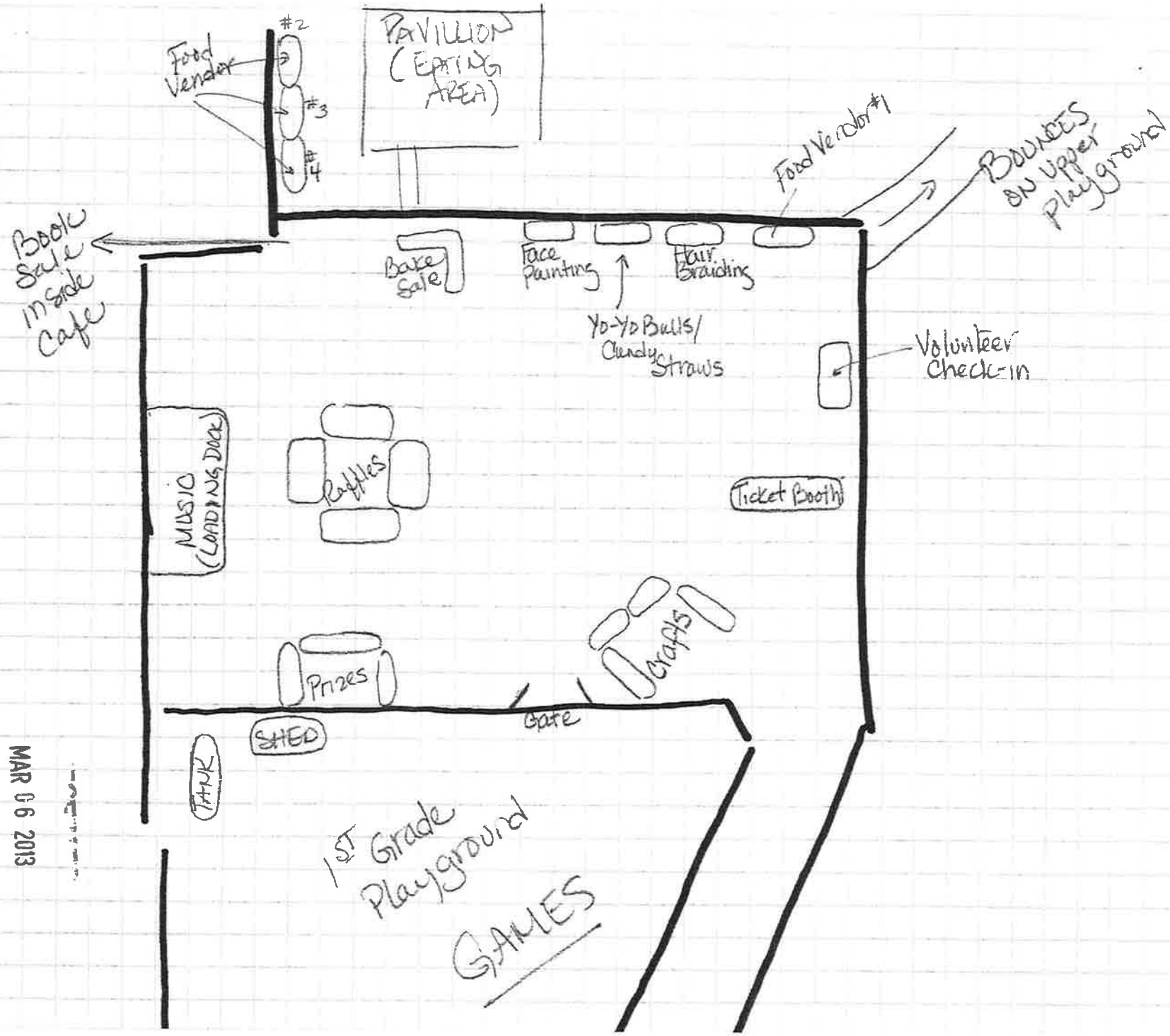
At this time, we are requesting that the Montgomery Township Board of Supervisors waive the *Special Events* fee, as we are a registered 501 (c) (3).

Please feel free to contact me with any questions at 215-412-0446.

Thank you for your consideration.

Heidi Schweighardt-Stark
Co-chair, SpringFest

MAR 06 2013


Food Vendor
#2
#3
#4
PAVILLION (EATING AREA)
Food Vendor #1
BOUNCES ON Upper Playground
Book Sale inside Cafe
Bake Sale
Face Painting
Hair Braiding
Yo-Yo Balls/ Candy Straws
Volunteer Check-in
MUSIC (LANDING DECK)
Raffles
Ticket Booth
Crafts
Prizes
Gate
SHED
TANK
1ST Grade Playground
GAMES

MAR 06 2013

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

SUBJECT: Payment of Bills

MEETING DATE: March 25, 2013 ITEM NUMBER: #18

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:

Please find attached a list of bills for your review.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approval all bills as presented.

MOTION/RESOLUTION:

None.

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

MONTGOMERY TOWNSHIP ELECTRONIC PAYROLL TAX PAYMENTS

DATE	VENDOR NAME	REASON FOR PAYMENT	AMOUNT
03/14/2013	IRS	941 Payment	$75,796.51
03/14/2013	BCG	401/457 Plan Payment	$22,897.66
03/14/2013	PA-SCDU	Withholding Payment	$3,382.15
03/20/2013	Commonwealth of PA	State Tax Payment	$8,103.02
		Total Paid as of 03/25/2013	**$110,179.34**

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
24938	3/14/13	1264	MORGAN STANLEY SMITH BARNEY INC	6,122.45
53680	3/12/13	1264	MORGAN STANLEY SMITH BARNEY INC	83,542.00
53681	3/25/13	00000006	ACME UNIFORMS FOR INDUSTRY	147.00
53682	3/25/13	BT005674	ACS IMAGE SOLUTIONS	305.75
53683	3/25/13	00000068	ADAM WEBSTER	30.00
53684	3/25/13	00001866	ANGEL M. JOHNSON	856.00
53685	3/25/13	BT005432	ARTHUR STACKHOUSE	89.16
53686	3/25/13	00000360	B & H PHOTO & ELECTRONICS CORP	253.95
53687	3/25/13	00902692	BARRY W. BEISWENGER	52.00
53688	3/25/13	BT005591	BCSR, LLC	234.79
53689	3/25/13	00000043	BERGEY'S	321.35
53690	3/25/13	00001938	BILL WIEGMAN	60.00
53691	3/25/13	BT005979	BLUE MOUNTAIN VINEYARDS	74.79
53692	3/25/13	00001903	BRIAN JANSSENS	15.00
53693	3/25/13	00000069	C L WEBER CO INC.	278.78
53694	3/25/13	00000071	CANON SOLUTIONS AMERICA, INC.	821.78
53695	3/25/13	00000380	CARL HERR	75.00
53696	3/25/13	00902694	CAROL HAMMEL	80.00
53697	3/25/13	00000295	AVAYA, INC	103,101.45
53698	3/25/13	BT004728	CHRISTOPHER & BANKS, INC.	248.25
53699	3/25/13	00000363	COMCAST CABLE	216.90
53700	3/25/13	00000108	COUNTY ELECTRIC SUPPLY COMPANY, I	1,651.51
53701	3/25/13	00000024	DAVID P. BENNETT	45.00
53702	3/25/13	00001945	DAVID S. WOLFE	30.00
53703	3/25/13	00001941	DAVID W. VASCONEZ	45.00
53704	3/25/13	00000350	AJK INC.	100.00
53705	3/25/13	00001627	DEER PARK DIRECT	101.35
53706	3/25/13	00000612	DELAWARE VALLEY MUNICIPAL	100.00
53707	3/25/13	00000599	DEPARTMENT OF PUBLIC WELFARE	90.00
53708	3/25/13	00001344	E. THOMAS BRETT	99.69
53709	3/25/13	00001957	EDMOND SKRZAT	30.00
53710	3/25/13	00000169	FEDEX	6.79
53711	3/25/13	00001466	FEDEX OFFICE	40.90
53712	3/25/13	00000666	FLEET MANAGEMENT	195.00
53713	3/25/13	00000180	FRANK CALLAHAN COMPANY, INC.	44.60
53714	3/25/13	00000428	FRANK MANAGEMENT, LLC	708.00
53715	3/25/13	00000474	FRIENDS OF BRIAR BUSH	150.00
53716	3/25/13	00001842	GLEN ROETMAN	30.00
53717	3/25/13	00001709	GOULDEY WELDING & FABRICATIONS, I	801.75
53718	3/25/13	00001825	GUARDIAN PROTECTIVE DEVICES	61.00
53719	3/25/13	00000211	HAGEY COACH INC.	950.00
53720	3/25/13	00000213	HAJOCA CORPORATION	70.68
53721	3/25/13	00000215	HAVIS, INC.	125.00
53722	3/25/13	00000477	HISTAND'S SUPPLY	76.80

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
53724	3/25/13	00000903	HOME DEPOT CREDIT SERVICES	675.10
53725	3/25/13	00000133	BYM INC.	171.00
53726	3/25/13	BT002143	HOT CUTS, INC.	174.64
53727	3/25/13	00902693	IHOR DUBIL	51.00
53728	3/25/13	00000411	IMPACT THRIFT STORES, INC.	300.00
53729	3/25/13	00001388	IPMA-HR INTERNATIONAL PUBLIC	285.42
53730	3/25/13	00001964	JOHN CATALDI	45.00
53731	3/25/13	00000890	JOHN H. MOGENSEN	30.00
53732	3/25/13	00001581	JOSEPH J. SIMES	60.00
53733	3/25/13	00001843	JOSEPH M. BENNETT	90.00
53734	3/25/13	00000740	K.J. DOOR SERVICES INC.	656.94
53735	3/25/13	00000264	KENCO HYDRAULICS, INC.	496.00
53736	3/25/13	00001667	MIDWEST MOTOR SUPPLY CO.,INC	132.65
53737	3/25/13	BT002266	LESLIE'S POOLMART	14.00
53738	3/25/13	00902695	MAETER LANDSCAPE	1,200.00
53739	3/25/13	00001968	MATTHEW VITUCCI	15.00
53740	3/25/13	00000974	MCCARTHY AND COMPANY, PC	425.00
53741	3/25/13	00000129	HERBERT H. METZ, INC.	946.00
53742	3/25/13	00001920	MICHAEL H. BEAN	75.00
53743	3/25/13	00001961	MICHAEL LONG	100.00
53744	3/25/13	00000867	MICHAEL SHEARER	15.00
53745	3/25/13	00002016	MICHAEL SHINTON	30.00
53746	3/25/13	00000324	MOYER INDOOR / OUTDOOR	141.00
53747	3/25/13	00000356	NORTH WALES WATER AUTHORITY	943.20
53748	3/25/13	00001134	OFFICE DEPOT, INC	412.59
53749	3/25/13	00902691	OLIVIA ZUO	65.00
53750	3/25/13	00001400	PA CHIEFS OF POLICE ASSOCIATION	75.00
53751	3/25/13	00001840	PAUL R. MOGENSEN	60.00
53752	3/25/13	00000095	PAUL SMITH	40.00
53753	3/25/13	00000399	PECO ENERGY	10,503.20
53754	3/25/13	00000397	PECO ENERGY	13,701.25
53755	3/25/13	00902671	PEGGY MELANSON	80.00
53756	3/25/13	00000595	PENN VALLEY CHEMICAL COMPANY	100.00
53757	3/25/13	00000726	PENN-HOLO SALES & SERVICES	395.63
53758	3/25/13	00001358	PENNSYLVANIA RECREATION AND PARK	3,403.00
53759	3/25/13	00000009	PETTY CASH	250.00
53760	3/25/13	00000446	PHISCON ENTERPRISES, INC.	100.00
53761	3/25/13	00000945	PIPERSVILLE GARDEN CENTER, INC.	59.99
53762	3/25/13	00001155	PITNEY BOWES GLOBAL FINANCIAL	222.24
53763	3/25/13	00001158	PITNEY BOWES INC.	262.62
53764	3/25/13	00000514	POSTMASTER	88.00
53765	3/25/13	00000345	PRINTWORKS & COMPANY, INC.	249.61
53766	3/25/13	00000251	PSI PERSONNEL, LLC	1,223.10
53767	3/25/13	00001146	RESERVE ACCOUNT	1,500.00

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
53768	3/25/13	00000117	RIGGINS INC	1,934.68
53769	3/25/13	00000115	RIGGINS, INC	4,423.02
53770	3/25/13	00000480	SAFE RIDE NEWS PUBLICATIONS	37.00
53771	3/25/13	00000365	SCOTT BENDIG	345.09
53772	3/25/13	BT003258	SHEARER JOSUWEIT & COMPANY	507.52
53773	3/25/13	00000467	SNAP-ON INDUSTRIAL	32.65
53774	3/25/13	00000096	SOTERIA SAFETY PRODUCTS, LLC	180.00
53775	3/25/13	00000015	NEXTEL PARTNERS OPERATING CORP	406.48
53776	3/25/13	00001394	STANDARD INSURANCE COMPANY	7,701.35
53777	3/25/13	00001847	STAPLES CONTRACT & COMMERCIAL, IN	1,205.09
53778	3/25/13	00902301	STEPHANIE SIMON	78.10
53779	3/25/13	00000496	GOODSON HOLDING COMPANY	3,451.83
53780	3/25/13	00001273	TIM KUREK	589.50
53781	3/25/13	00000065	TIMOTHY MURRAY	15.00
53782	3/25/13	00000327	U.S. MUNICIPAL SUPPLY, INC.	631.74
53783	3/25/13	BT005622	UNHWA PA	37.51
53784	3/25/13	00000032	VISA	451.73
53785	3/25/13	00000520	VALLEY POWER, INC.	876.84
53786	3/25/13	00000040	VERIZON PENNSYLVANIA INC	180.92
53787	3/25/13	00001839	VINAY SETTY	60.00
53788	3/25/13	00000442	VINCENT ZIRPOLI	60.00
53789	3/25/13	00000272	SUSANNE BAUM	492.80
53790	3/25/13	00001191	WARREN FUCHS	30.00
53792	3/25/13	00001329	WELDON AUTO PARTS	1,029.46
53793	3/25/13	00001948	WILLIAM H. FLUCK IV	40.00
53794	3/25/13	00000249	WILLIAM R. GOLTZ	80.00
53795	3/25/13	00000590	YOCUM FORD	198.00
53796	3/25/13	00000209	BOUCHER & JAMES, INC.	3,281.34
53797	3/25/13	00000209	BOUCHER & JAMES, INC.	14,814.24
53798	3/25/13	00000085	CHAMBERS ASSOCIATES, INC.	5,270.96
53799	3/25/13	00000125	DISCHELL, BARTLE, YANOFF & DOOLEY	15,185.00
53800	3/25/13	00000817	GILMORE & ASSOCIATES, INC.	27,702.95
53801	3/25/13	00001282	KENNETH AMEY	2,082.50
53802	3/25/13	00001023	KERNS, PEARLSTINE, ONORATO	1,313.00
53803	3/25/13	00001972	ROBERT L. BRANT	617.50
53804	3/25/13	00001984	TRAFFIC PLANNING AND DESIGN, INC.	12,409.25
			TOTAL	350,095.70