

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
June 10, 2013

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

Lawrence J. Gregan
Township Manager

ACTION MEETING – 8:00 PM

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Announcement of Executive Session
5. Consider Approval of Minutes of the May 28, 2013 Meeting
6. Recognition of Township Youth Student Achievements
7. Consider Escrow Release #2 – LDS#660 – Wegman's Supermarket
8. Discussion – Bicycle and Pedestrian Friendly Initiative
9. Consider Authorization for Emergency Repairs – Ladder 18 Transmission
10. Consider Approval of Amended Township Manager Memorandum of Agreement
11. Consider Payment of Bills
12. Other Business
13. Adjournment

Future Public Hearings/Meetings:

06-12-13 @ 6:45 PM – Autumn Festival
06-12-13 @ 7:30 PM – Park & Recreation Board
06-12-13 @ 7:00 PM – Senior Committee
06-18-13 @ 12:30 PM – Business Development Partnership
06-19-13 @ 7:00 PM – Sewer Authority
06-19-13 @ 7:30 PM – Public Safety Committee
06-19-13 @ 7:30 PM – Shade Tree Commission
06-20-13 @ 7:30 PM – Planning Commission
06-24-13 @ 8:00 PM – Board of Supervisors Meeting

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Public Comment

MEETING DATE: June 10, 2013

ITEM NUMBER: # 3

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Grogan
Township Manager

BOARD LIAISON: Joseph P. Walsh, Chairman



BACKGROUND:

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

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

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Announcement of Executive Session

MEETING DATE: June 10, 2013

ITEM NUMBER: #4

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gegan
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 May 28, 2013 Meeting

MEETING DATE: June 10, 2013

ITEM NUMBER: #5

MEETING/AGENDA: WORK SESSION

ACTION XX NONE

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

INITIATED BY: Lawrence J. Grogan
Township Manager

BOARD LIAISON: Joseph P. Walsh, Chairman

BACKGROUND:

Just a reminder – Please call Deb Rivas or Shirley Snyder on Monday, June 10, 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.

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
MAY 28, 2013**

Chairman Joseph Walsh called the executive session to order at 7:00 p.m. In attendance were Supervisors Robert Birch, Candyce Fluehr Chimera, Michael Fox and Jeffrey McDonnell. Also in attendance were Lawrence Gegan, Frank Bartle, Esquire and Bruce Shoupe.

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

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

Township Solicitor Frank Bartle, Esquire reported that the Board met in an executive session earlier in the evening at 7:00 p.m. Mr. Bartle reported that there were matters of personnel and potential litigation discussed. Mr. Bartle also reported that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Supervisor Michael Fox made a motion to approve the minutes of the May 13, 2013 Board meeting, and Supervisor Robert Birch seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Chairman Joseph Walsh announced that as part of the Township's celebration of its 300th Anniversary in 2014, the 300th Anniversary Committee will be honoring one of the Township's most notable historic residents, General Winfield Scott Hancock. General Hancock was born in Montgomery Township in 1824 and served as a leader of union forces during the Civil War, including the battles of the Wilderness, Spotsylvania, Cold Harbor and the Battle of Gettysburg. In 1880, General Hancock ran as a candidate for President of the United States,

but lost by the narrowest of margins to James Garfield. The Montgomery Bar Association and members of its Community Outreach Committee recently sponsored a "Courting Art" event to promote a more comfortable, visitor-friendly atmosphere at the Montgomery County Court house by populating it with artwork for and by residents of Montgomery County. At this event, a portrait painting of General Hancock was entered by Thomas Lebish. Bruce Stocking, a member of the WS Hancock Society, and the gentleman who portrays General Hancock at historic events, sat for the portrait. At the request of Board Chairman Joseph Walsh, Mr. Lebish graciously donated his painting of General Winfield Scott Hancock to Montgomery Township. The portrait will be posted on the 300th Website and displayed in the lobby of the Township Building in celebration of the 300th Anniversary of the Township. A plate acknowledging the gift will be added below the picture. Resolution #1, made by Chairman Joseph Walsh, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, accepted the donation of the portrait of General Winfield Scott Hancock from its artist, Thomas Lebish, and extended the Township's grateful appreciation to Mr. Lebish for his generous donation of the portrait.

A public hearing for a liquor license transfer for Giant Food Stores, LLC located at 1201 Knapp Road was opened at 8:10 p.m. Notes of testimony were taken by Court Reporter Tim Kurek. Stan Wolowski, Esquire and John MacDonald, Director of Marketing were in attendance, representing Giant Food Stores, LLC. Giant will be operating a restaurant inside its grocery store, and their intent is to sell beer for consumption at the restaurant and also "to go". Mr. Wolowski reviewed the qualifications necessary to permit a transfer of a liquor license from another municipality. Mr. Wolowski and Mr. MacDonald also presented the concept by which Giant will offer beer while dining in the restaurant and also allow six packs of beer to be purchased on the go. The hearing concluded at 8:42 p.m. Resolution #2, made by Chairman Joseph Walsh, seconded by Supervisor Robert Birch and adopted unanimously, approved the

transfer of liquor license to the restaurant facilities within the Giant Food Store located at 1201 Knapp Road, Montgomery Township, Pennsylvania.

The Cutler Group is requesting an escrow release #1 for the Montgomery Knoll Phase IB project in the amount of \$13,118.00. Resolution #3 made by Chairman Joseph Walsh, seconded by Supervisor Robert Birch and adopted unanimously, approved escrow release #1 in the amount of \$13,118.00 for the Montgomery Knoll Phase IB Project.

The Cutler Group is also requesting an escrow release #1 for the Montgomery Preserve Phase I project in the amount of \$29,497.00. Resolution #4, made by Chairman Joseph Walsh, seconded by Supervisor Robert Birch and adopted unanimously, approved escrow release #1 in the amount of \$29,497.00 for the Montgomery Preserve Phase I Project.

Director of Fire Services Rick Lesniak reported that the Department of Fire Services continuously looks for innovative ways to protect the community from the risk of fires and other emergencies. One way is to partner with organizations that support the various activities taken to prevent fires or reduce the impact should a fire occur. The Department of Fire Services is requesting approval to participate in the Vision 20/20 Project. The Project's purpose is to implement the Community Risk Reduction (CRR) concepts for the fire service organizations within the United States. The CRR is a process of identifying risks for a community, and creating strategies to mitigate those risks by integrating emergency response with prevention activities. As an incentive to participate in the program, thirty free smoke alarms for use in the thirty home safety visits, will be provided by the Institute of Fire Engineers. Resolution #5 made by Supervisor Michael Fox, seconded by Supervisor Robert Birch and adopted unanimously granted approval for the Department of Fire Services to participate in the Vision 20/20 Community Risk Reduction Program.

Township Manager, Lawrence Grogan reported that the Pennsylvania State Association of Township Supervisors (PSATS) is requesting support from its member municipalities in

calling upon the Pennsylvania General Assembly to enact common sense and meaningful reforms to the Prevailing Wage Act, which was enacted in 1961 and has been unchanged since that time. The three reforms being requested include: Raising the threshold for prevailing water compliance from \$25,000 to account for inflation since the 1960's and providing for future automatic adjustments based on the consumer price index; excluding "maintenance work" on roads and bridges from compliance with the act, including the replacement of guiderails and curbs, pavement overlays up to 3.5 inches, road widening that does not result in additional lanes, and bridge cleaning and resurfacing; and revising the manner in which prevailing wage rates are calculated to include both union and non-union rates. Resolution #6 made by Chairman Joseph Walsh, seconded by Supervisor Candyce Fluehr Chimera adopted unanimously urged the Pennsylvania General Assembly to enact common sense and meaningful reforms to the Prevailing Wage Act of 1961.

Chairman Joseph Walsh made a motion to approve the payment of bills. Supervisor Robert Birch seconded the motion. The payment of bills was unanimously approved as submitted.

Under other business Supervisor Michael Fox encouraged residents of the Township to contact State Representative Todd Stephens' office to show their support for the RACP Grant for the Township's proposed Community/Recreation Center.

There being no further business to come before the Board, the meeting adjourned at 8:50 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Recognition of Township Youth Student Achievements

MEETING DATE: June 10, 2013

ITEM NUMBER: #6

MEETING/AGENDA:

ACTION

NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

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

BACKGROUND:

Montgomery Township is filled with many talented residents, and this week we would like to honor several local high school graduating seniors for their outstanding athletic and academic achievements.

Lauren Crisler is a graduating senior from North Penn High School where she was a four year varsity player and 2012/2013 Captain of the Maidens basketball team. In the 2012-2013 season she averaged 15.3 points per game, played all five positions, and earned her 1,000th career point. She was also named to the 2012-2013 Pennsylvania Sports Writers All Star Class AAA First Team. Lauren will be attending American University, where she will continue her educational pursuits in addition to basketball.

Vincent Esposito is a graduating senior from North Penn High School where he has had a highly successful track and field year in 2013 culminated by winning the gold medal and state championship for pole vaulting at the 2013 Pennsylvania PIAA Class AAA Track and Field Championship clearing the bar at 15". Vincent also broke the nineteen year old North Penn record for pole vaulting with a personal best vault of 15'4". Vincent will be attending the University of South Carolina on an academic scholarship where he will continue his educational pursuits and continue to pursue his track and field interests.

Chris Melillo is a graduating senior from La Salle College High School where he was a varsity first baseman/ catcher and a member of LaSalle's Honor Society. Off the diamond, Chris participated in the LaSalle Academy where he tutored inner city students in areas such as reading, math, and science. Chris has committed to attend the University of Notre Dame where he will continue his educational pursuits and baseball career.

Andrew Stone is a graduating senior from La Salle College High School where his achievements include winning the 4 x 800 Distance Medley Relay race at the 2013 Penn Relays Championship of America at Franklin Field. Andrew, along with his team members, ran the fastest winning time in the 4 x 800 Distance Medley Relay at the Penn Relays since 2005, the second fastest time in the US this year, and what is believed to be the second fastest 4 x 800 Distance Medley Relay time by any Pennsylvania high school ever. Andrew has committed to attend the University of Notre Dame where he will continue his educational pursuits in addition to his track and field interests.

Jacquelyn James is a graduating senior from Mount St. Joseph's Academy where she rowed on the Mount's "Two-Vee" boat which won the gold medal at the 2013 Stotesbury Cup Regatta. Jacquelyn was named a National Merit Finalist and will be attending Villanova University where she will continue her educational pursuits in addition to pursuing her interest in rowing on the crew team.

Katie Mirabella is a graduating senior from Mount St. Joseph Academy, where she rowed on the Mount's lightweight eight which won a three-way battle for second place at the 2013 Stotesbury Cup Regatta. Katie was named a National Merit Finalist and AP Scholar and will be attending Princeton University

where she will continue her educational pursuits in addition to pursuing her interest is rowing on the crew team

Montgomery Township Board of Supervisors would like to recognize these students, and all of our local students, for their exceptional accomplishments in 2013.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Adopt resolution recognizing Montgomery Township students for their outstanding academic and athletic achievements.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby recognize Lauren Crisler, Vincent Esposito, Chris Melillo, Andrew Stone, Jacquelyn James and Katie Mirabella and other Montgomery Township students for their outstanding academic and athletic achievements.

MOTION: _____ SECOND: _____

ROLL CALL:

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

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

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

SUBJECT: Consider Approval of Escrow Release #2 LD/S #660 for Wegman's Supermarket

MEETING DATE: June 10, 2013

ITEM NUMBER:

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

#7

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

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Joseph P. Walsh
Chairman

BACKGROUND:

Attached is a construction escrow release for Wegman's Supermarket as recommended by the Township Engineer. The original amount of the escrow was \$6,379,239.45, held as a Surety Bond. This release is in the amount of \$308,750.00. This is the second escrow release for this project. The new balance is \$1,693,251.36.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT:

None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____

SECOND _____

ROLL CALL:

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

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

RELEASE OF ESCROW FORM

Russell S. Dunlevy, P.E.
Executive Vice President
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 5/22/13

Development Name: Montgomery Mall Expansion

G&A Project #: 2011-12002

Release #: 2

Dear Mr. Dunlevy:

This is an escrow release request in the amount of \$ 308,750.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 5/28/13

Dear Mr. Gegan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$ 308,750.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Russell S. Dunlevy

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

Resolution # _____

WHEREAS, a request for release of escrow was received from GREG KREEGAN for SEVEN PROPERTY GROUP, INC. in the amount of \$ 308,750.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$ 308,750.00; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$ 308,750.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via PERFORMANCE BOND with Montgomery Township in total sum of \$ 6,379,239.45 pursuant to a signed Land Development Agreement and that \$ 4,377,238.09 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$ 1,693,251.36 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

May 28, 2013

File No. 2011-12002

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

Reference: Financial Security Release 2
Montgomery Mall Expansion - LD/S # 660

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$308,750.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

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

JPD/si

Enclosures: As Referenced

cc: Bruce S. Shoupe, Director of Planning and Zoning
Marita A. Stoerrle, Development Coordinator - Montgomery Township
Kevin Johnson, P.E. - Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. - Boucher & James, Inc.
Greg Kreegar - Simon Property Group, Inc.

BUILDING ON A FOUNDATION OF EXCELLENCE

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



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT											
PROJECT NAME: Montgomery Mall - Wegman's Expansion				TOTAL CONSTRUCTION (Ph. 1+2A): \$ 2,016,917.39				AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 308,750.00			
PROJECT NO.: 2011-12002				TOTAL CONSTRUCTION CONTINGENCY (Ph. 1+2A): \$ 201,691.74				REQUIRED RETAINAGE THIS RELEASE (10%): \$ -			
PROJECT OWNER: Simon Property Group				TOTAL CONSTRUCTION (Ph. 2B+3): \$ 3,782,391.20				AMOUNT OF THIS RELEASE: \$ 308,750.00			
				TOTAL CONSTRUCTION CONTINGENCY (Ph. 2B+3): \$ 378,239.12							
MUNICIPALITY: Montgomery Township				TOTAL CONSTRUCTION (ALL PHASES): \$ 5,799,308.59				TOTAL ESCROW RELEASED TO DATE: \$4,685,988.09			
ESCROW AGENT: Travelers Casualty & Surety Co. of America				TOTAL CONSTRUCTION CONTINGENCY (ALL PHASES): \$ 579,930.86				TOTAL CONSTRUCTION REMAINING: \$1,113,320.50			
TYPE OF SECURITY: Performance Bond				TOTAL CONSTRUCTION ESCROW POSTED (ALL PHASES): \$ 6,379,239.45				TOTAL CONSTRUCTION CONTINGENCY REMAINING: \$ 579,930.86			
AGREEMENT DATE: August 3, 2012				TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 45,000.00				TOTAL RETAINAGE TO DATE: \$ -			
				TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 5,000.00				TOTAL ESCROW AVAILABLE FOR RELEASE: \$ 1,693,251.36			
				RELEASE NO.: 2							
				RELEASE DATE: May 24, 2013							
ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 3
					TOTAL		TOTAL		TOTAL		
CONSTRUCTION ITEMS	UNITS	QUANTITY	PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
PHASES 1+2A											
I. MOBILIZATION											
1. Mobilization	LS	1	\$30,000.00	\$30,000.00	0.00	\$0.00	1.00	\$30,000.00	0	\$0.00	
II. CLEARING AND DEMOLITION											
1. Clearing and Grubbing	LS	1	10000.00	\$10,000.00	0.00	\$0.00	1.00	\$10,000.00	0	\$0.00	
III. EROSION & SEDIMENTATION CONTROLS											
1. Erosion Slope Matting (NAG P300)	SY	2,618	\$4.13	\$10,812.34	0.00	\$0.00	2618.00	\$10,812.34	0	\$0.00	
2. 18" Silt Fence	LF	1,928	\$1.85	\$3,566.80	0.00	\$0.00	1928.00	\$3,566.80	0	\$0.00	
3. Super Silt Fence	LF	243	\$2.75	\$668.25	0.00	\$0.00	243.00	\$668.25	0	\$0.00	
4. Inlet Protection	EA	24	\$200.00	\$4,800.00	0.00	\$0.00	24.00	\$4,800.00	0	\$0.00	
5. Rock Construction Entrance (AASHTO #3 Stone)	EA	1	\$2,000.00	\$2,000.00	0.00	\$0.00	1.00	\$2,000.00	0	\$0.00	
6. Mountable Berm	EA	1	\$1,200.00	\$1,200.00	0.00	\$0.00	1.00	\$1,200.00	0	\$0.00	
IV. EARTHWORK											
1. Strip and Store Topsoil	ACRE	1	\$2,400.00	\$2,400.00	0.00	\$0.00	1.00	\$2,400.00	0	\$0.00	
2. Export	CY	9,400	\$6.00	\$56,400.00	0.00	\$0.00	9400.00	\$56,400.00	0	\$0.00	
3. Grading (Assumes 2' Over Entire Site)	CY	44,438	\$6.00	\$266,628.00	0.00	\$0.00	44438.00	\$266,628.00	0	\$0.00	
4. Structural Stone Fill	CY	30,701	\$10.00	\$307,010.00	0.00	\$0.00	30701.00	\$307,010.00	0	\$0.00	
V. SANITARY SEWER (ON-SITE)											
1. 8" SDR-35	LF	596	\$27.00	\$16,092.00	0.00	\$0.00	596.00	\$16,092.00	0	\$0.00	
2. Manhole (8 to 10)	EA	4	\$2,500.00	\$10,000.00	0.00	\$0.00	4.00	\$10,000.00	0	\$0.00	

ESCROW STATUS REPORT



GILMORE & ASSOCIATES, INC.
ENGINEERING AND CONSULTING SERVICES

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Montgomery Mall - Wegman's Expansion	TOTAL CONSTRUCTION (Ph. 1+2A):	\$ 2,016,917.39	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$ 308,750.00
PROJECT NO.:	2011-12002	TOTAL CONSTRUCTION CONTINGENCY (Ph. 1+2A):	\$ 201,691.74	REQUIRED RETAINAGE THIS RELEASE (10%):	\$ -
PROJECT OWNER:	Simon Property Group	TOTAL CONSTRUCTION (Ph. 2B+3):	\$ 3,782,391.20	AMOUNT OF THIS RELEASE:	\$ 308,750.00
		TOTAL CONSTRUCTION CONTINGENCY (Ph. 2B+3):	\$ 378,239.12		
MUNICIPALITY:	Montgomery Township	TOTAL CONSTRUCTION (ALL PHASES):	\$ 5,799,308.59	TOTAL ESCROW RELEASED TO DATE:	\$4,685,988.09
ESCROW AGENT:	Travelers Casualty & Surety Co. of America	TOTAL CONSTRUCTION CONTINGENCY (ALL PHASES):	\$ 579,930.86	TOTAL CONSTRUCTION REMAINING:	\$1,113,320.50
TYPE OF SECURITY:	Performance Bond	TOTAL CONSTRUCTION ESCROW POSTED (ALL PHASES):	\$ 6,379,239.45	TOTAL CONSTRUCTION CONTINGENCY REMAINING:	\$ 579,930.86
AGREEMENT DATE:	August 3, 2012	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 45,000.00	TOTAL RETAINAGE TO DATE:	\$ -
		TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 5,000.00	TOTAL ESCROW AVAILABLE FOR RELEASE:	\$ 1,693,251.36
		RELEASE NO.:	2		
		RELEASE DATE:	May 24, 2013		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 3
					TOTAL		TOTAL		TOTAL		
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
PHASES 1+2A (continued)											
VI. STORM SEWER											
1. 15" HDPE	LF	258	\$40.00	\$10,320.00	0.00	\$0.00	258.00	\$10,320.00	0	\$0.00	
2. 18" HDPE	LF	345	\$45.00	\$15,525.00	0.00	\$0.00	345.00	\$15,525.00	0	\$0.00	
3. 24" HDPE	LF	487	\$54.00	\$26,298.00	0.00	\$0.00	487.00	\$26,298.00	0	\$0.00	
4. 36" HDPE	LF	372	\$80.00	\$29,760.00	0.00	\$0.00	372.00	\$29,760.00	0	\$0.00	
5. Inlet	EA	9	\$2,200.00	\$19,800.00	0.00	\$0.00	9.00	\$19,800.00	0	\$0.00	
6. Manhole	EA	3	\$2,900.00	\$8,700.00	0.00	\$0.00	3.00	\$8,700.00	0	\$0.00	
VII. WATER DISTRIBUTION											
1. 8" DIP	LF	1,657	\$37.00	\$61,309.00	0.00	\$0.00	1657.00	\$61,309.00	0	\$0.00	
VIII. CONCRETE WORK											
1. Concrete Curb (Parking & Driveway)	LF	4,744	\$11.00	\$52,184.00	0.00	\$0.00	4744.00	\$52,184.00	0	\$0.00	
IX. PAVING											
1. Bituminous Paving (Light Duty)	SY	11,732	\$27.00	\$316,764.00	0.00	\$0.00	11732.00	\$316,764.00	0	\$0.00	
2. Bituminous Paving (Heavy Duty)	SY	3517	\$40.00	\$140,680.00	0	\$0.00	3517.00	\$140,680.00	0	\$0.00	
X. MISCELLANEOUS UTILITIES											
1. Electric	LS	1	15000	\$15,000.00	0	\$0.00	1.00	\$15,000.00	0	\$0.00	
2. Telephone	LS	1	15000	\$15,000.00	0	\$0.00	1.00	\$15,000.00	0	\$0.00	
XI. MISCELLANEOUS											
1. Construction Fence and Signage	LS	1	7500	\$7,500.00	0	\$0.00	1.00	\$7,500.00	0	\$0.00	
2. Concrete Retaining Wall	LF	515	1100	\$566,500.00	0	\$0.00	515.00	\$566,500.00	0	\$0.00	
3. Demolition of Site Features	LS	1	10000	\$10,000.00	0	\$0.00	1.00	\$10,000.00	0	\$0.00	



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: Montgomery Mall - Wegman's Expansion	TOTAL CONSTRUCTION (Ph. 1+2A): \$ 2,016,917.39	AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 308,750.00	ALL PHASES
PROJECT NO.: 2011-12002	TOTAL CONSTRUCTION CONTINGENCY (Ph. 1+2A): \$ 201,691.74	REQUIRED RETAINAGE THIS RELEASE (10%): \$ -	
PROJECT OWNER: Simon Property Group	TOTAL CONSTRUCTION (Ph. 2B+3): \$ 3,782,391.20	AMOUNT OF THIS RELEASE: \$ 308,750.00	
	TOTAL CONSTRUCTION CONTINGENCY (Ph. 2B+3): \$ 378,239.12		
MUNICIPALITY: Montgomery Township	TOTAL CONSTRUCTION (ALL PHASES): \$ 5,799,308.59	TOTAL ESCROW RELEASED TO DATE: \$4,685,988.09	
ESCROW AGENT: Travelers Casualty & Surety Co. of America	TOTAL CONSTRUCTION CONTINGENCY (ALL PHASES): \$ 579,930.86	TOTAL CONSTRUCTION REMAINING: \$1,113,320.50	
TYPE OF SECURITY: Performance Bond	TOTAL CONSTRUCTION ESCROW POSTED (ALL PHASES): \$ 6,379,239.45	TOTAL CONSTRUCTION CONTINGENCY REMAINING: \$ 579,930.86	
AGREEMENT DATE: August 3, 2012	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 45,000.00	TOTAL RETAINAGE TO DATE: \$ -	
	TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 5,000.00	TOTAL ESCROW AVAILABLE FOR RELEASE: \$ 1,693,251.36	
	RELEASE NO.: 2		
	RELEASE DATE: May 24, 2013		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 3
					TOTAL		TOTAL		TOTAL		
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
PHASES 2B+3											
I. MOBILIZATION											
1. Mobilization	LS	1	\$30,000.00	\$30,000.00	0.00	\$0.00	1.00	\$30,000.00	0	\$0.00	
II. CLEARING AND DEMOLITION											
1. Clearing and Grubbing	LS	1	10000.00	\$10,000.00	0.00	\$0.00	1.00	\$10,000.00	0	\$0.00	
III. EROSION & SEDIMENT CONTROLS											
1. Erosion Slope Matting (NAG P300)	SY	7,590	\$4.13	\$31,346.70	0.00	\$0.00	7590.00	\$31,346.70	0	\$0.00	
2. Silt Soxx Fence	LF	2,600	\$1.85	\$4,810.00	0.00	\$0.00	2600.00	\$4,810.00	0	\$0.00	
3. Super Silt Fence	LF	1,880	\$2.75	\$5,170.00	0.00	\$0.00	1880.00	\$5,170.00	0	\$0.00	
4. Inlet Protection	EA	33	\$200.00	\$6,600.00	0.00	\$0.00	33.00	\$6,600.00	0	\$0.00	
5. Rock Construction Entrance (AASHTO #3 Stone)	EA	2	\$2,000.00	\$4,000.00	0.00	\$0.00	2.00	\$4,000.00	0	\$0.00	
IV. STORM SEWER											
1. 12" HDPE	LF	569	\$40.00	\$22,760.00	0.00	\$0.00	569.00	\$22,760.00	0	\$0.00	
2. 15" HDPE	LF	2,051	\$45.00	\$92,295.00	0.00	\$0.00	2051.00	\$92,295.00	0	\$0.00	
3. 18" HDPE	LF	366	\$54.00	\$19,764.00	0.00	\$0.00	366.00	\$19,764.00	0	\$0.00	
4. 24" HDPE	LF	1,113	\$65.00	\$72,345.00	0.00	\$0.00	1113.00	\$72,345.00	0	\$0.00	
5. 30" HDPE	LF	61	\$80.00	\$4,880.00	0.00	\$0.00	61.00	\$4,880.00	0	\$0.00	
6. 36" HDPE	LF	796	\$96.00	\$76,416.00	0.00	\$0.00	796.00	\$76,416.00	0	\$0.00	
7. 24" RCP	LF	15	\$35.00	\$525.00	0.00	\$0.00	15.00	\$525.00	0	\$0.00	
8. 24" Head/End Wall	EA	2	\$1,500.00	\$3,000.00	0.00	\$0.00	2.00	\$3,000.00	0	\$0.00	
9. 54" RCP	LF	100	\$71.00	\$7,100.00	0.00	\$0.00	100.00	\$7,100.00	0	\$0.00	
10. 54" Head/End Wall	EA	1	\$2,900.00	\$2,900.00	0.00	\$0.00	1.00	\$2,900.00	0	\$0.00	
11. Yard Drain	EA	12	\$2,200.00	\$26,400.00	0.00	\$0.00	12.00	\$26,400.00	0	\$0.00	
12. Type C Doghouse Inlet	EA	1	\$2,900.00	\$2,900.00	0.00	\$0.00	1.00	\$2,900.00	0	\$0.00	

ESCROW STATUS REPORT



GILMORE & ASSOCIATES, INC.
ENGINEERING AND CONSULTING SERVICES

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: Montgomery Mall - Wegman's Expansion	TOTAL CONSTRUCTION (Ph. 1+2A): \$ 2,016,917.39	AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 308,750.00	ALL PHASES
PROJECT NO.: 2011-12002	TOTAL CONSTRUCTION CONTINGENCY (Ph. 1+2A): \$ 201,691.74	REQUIRED RETAINAGE THIS RELEASE (10%): \$ -	
PROJECT OWNER: Simon Property Group	TOTAL CONSTRUCTION (Ph. 2B+3): \$ 3,782,391.20	AMOUNT OF THIS RELEASE: \$ 308,750.00	
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	TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 5,000.00	TOTAL ESCROW AVAILABLE FOR RELEASE: \$ 1,693,251.36	
	RELEASE NO.: 2		
	RELEASE DATE: May 24, 2013		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 3
					TOTAL		TOTAL		TOTAL		
CONSTRUCTION ITEMS	UNITS	QUANTITY	PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
PHASES 2B+3 (continued)											
VIII. LANDSCAPING											
1. Deciduous Tree (3"-3.5" Cal)	EA	525	\$375.00	\$196,875.00	397	\$148,875.00	397.00	\$148,875.00	128	\$48,000.00	
2. Transplant Zelkovas	EA	5	\$350.00	\$1,750.00	5	\$1,750.00	5.00	\$1,750.00	0	\$0.00	
3. Evergreen Tree (8'-10' Ht.)	EA	213	\$250.00	\$53,250.00	119	\$29,750.00	119.00	\$29,750.00	94	\$23,500.00	
4. Ornamental Tree (8'-10' Ht.)	EA	212	\$325.00	\$68,900.00	183	\$59,475.00	183.00	\$59,475.00	29	\$9,425.00	
5. Deciduous Shrub (#5 Cont.)	EA	1232	\$65.00	\$80,080.00	787	\$51,155.00	787.00	\$51,155.00	445	\$28,925.00	
6. Evergreen Shrub (#3 Cont.)	EA	455	\$65.00	\$29,575.00	273	\$17,745.00	273.00	\$17,745.00	182	\$11,830.00	
7. Topsoil	CY	3909	\$30.00	\$117,270.00	0	\$0.00	0.00	\$0.00	3909	\$117,270.00	
8. Ornamental Grass	EA	365	\$10.00	\$3,650.00	0	\$0.00	0.00	\$0.00	365	\$3,650.00	
9. Perennial (2 Qt.)	EA	870	\$6.00	\$5,220.00	0	\$0.00	0.00	\$0.00	870	\$5,220.00	
10. Perennial (4" Pot)	EA	3733	\$3.50	\$13,065.50	0	\$0.00	0.00	\$0.00	3733	\$13,065.50	
11. Turf Seed	SY	10500	\$1.25	\$13,125.00	0	\$0.00	0.00	\$0.00	10500	\$13,125.00	
12. Raingarden/Native Meadow Seed Mix	SY	8120	\$1.35	\$10,962.00	0	\$0.00	0.00	\$0.00	8120	\$10,962.00	
IX. SITE LIGHTING											
1. Street Lamp with Pole	EA	39	\$2,800.00	\$109,200.00	0	\$0.00	39.00	\$109,200.00	0	\$0.00	
2. Street Lamp - Wall Packs	EA	9	\$1,500.00	\$13,500.00	0	\$0.00	9.00	\$13,500.00	0	\$0.00	
X. MISCELLANEOUS UTILITIES											
1. Gasline	LS	1	\$15,000.00	\$15,000.00	0	\$0.00	1.00	\$15,000.00	0	\$0.00	
2. Electric	LS	1	\$15,000.00	\$15,000.00	0	\$0.00	1.00	\$15,000.00	0	\$0.00	
3. Telephone	LS	1	\$15,000.00	\$15,000.00	0	\$0.00	1.00	\$15,000.00	0	\$0.00	
XI. MISCELLANEOUS											
1. North Wales Road - Traffic Improvements	LS	1	\$150,000.00	\$150,000.00	0	\$0.00	0.00	\$0.00	1	\$150,000.00	
2. Montgomery Mall Entrance - Signal Improvements	LS	1	\$155,000.00	\$155,000.00	0	\$0.00	0.00	\$0.00	1	\$155,000.00	
3. Supplemental Traffic Study	LS	1	\$55,000.00	\$55,000.00	0	\$0.00	1.00	\$55,000.00	0	\$0.00	

ESCROW STATUS REPORT



GILMORE & ASSOCIATES, INC.
ENGINEERING AND CONSULTING SERVICES

SUMMARY OF ESCROW ACCOUNT

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ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 3	
CONSTRUCTION ITEMS		UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
PHASES 2B+3 (continued)												
XI. MISCELLANEOUS (continued)												
4.	Traffic Improvements from Supp. Study	LS	1	\$13,000.00	\$13,000.00	0	\$0.00	0.00	\$0.00	1	\$13,000.00	
5.	Street/Parking Signs	EA	87	\$200.00	\$17,400.00	0	\$0.00	0.00	\$0.00	87	\$17,400.00	
6.	Stop Sign (R-1)	EA	36	\$250.00	\$9,000.00	0	\$0.00	0.00	\$0.00	36	\$9,000.00	
7.	Retaining Wall-Segmented	SF	1180	\$25.00	\$29,500.00	0	\$0.00	0.00	\$0.00	1180	\$29,500.00	
8.	Chain Link Fence	LF	475	\$20.00	\$9,500.00	0	\$0.00	0.00	\$0.00	475	\$9,500.00	
9.	Gabion Berm	LF	150	\$175.00	\$26,250.00	0	\$0.00	150.00	\$26,250.00	0	\$0.00	
10.	Paving Striping	LS	1	\$25,000.00	\$25,000.00	0	\$0.00	1.00	\$25,000.00	0	\$0.00	
11.	Pavement Symbol	EA	73	\$150.00	\$10,950.00	0	\$0.00	73.00	\$10,950.00	0	\$0.00	



Boucher & James, Inc.
CONSULTING ENGINEERS

INNOVATIVE ENGINEERING

11-12002

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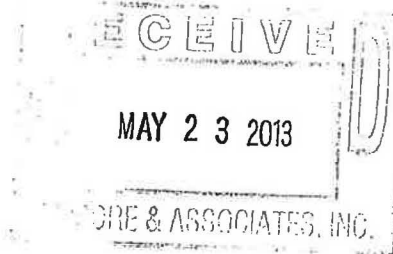
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May 8, 2013
Revised May 22, 2013

Mr. James P. Dougherty, P.E.
Gilmore & Associates, Inc.
65 E. Butler Ave. Suite 100
New Britain, PA 18901



**SUBJECT: MONTGOMERY MALL EXPANSION
ESCROW RELEASE INSPECTION 001
TOWNSHIP LD/S NO. 660
PROJECT NO. 1155259R**

Dear Mr. Dougherty:

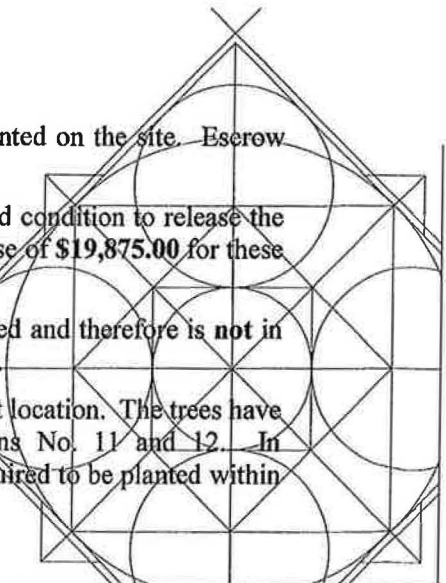
Please be advised that on April 23, 24, and 25 of 2013, I conducted an inspection of the plant material installed at the Montgomery Mall Expansion site as directed by Bruce Shoupe on April 23, 2013. In addition, I met with Joel Totten of Pennoni Associates, Greg Jeffers of Mayfield Gardens, and Jim Grace of Scungio Borst on-site on May 16, 2013. The purpose was to perform an escrow release inspection on all plant material on the site in accordance with the approved Landscape Plans prepared by Pennoni Associates. The plant material has been inspected for size, species, and location conformity to plan requirements, and whether the plants are alive. Plans utilized for this escrow release include the following sheets:

Sheet CS2001 Landscaping Plan dated 11/3/11 last revised 9/7/12
Sheet CS2002 Partial Landscape Plan dated 7/18/12
Sheet CS9202 Additional Landscape Plan dated 7/18/12 last revised 9/7/12
Sheet CS2004 Partial Landscape Plan dated 7/18/12
Sheet CS6061 Landscape Details dated 11/3/11 last revised 8/27/12
SK-1 Landscape Plan Field Change Sheet dated 10/12/12
SK-2 Landscape Plan Field Change Sheet dated 10/12/12

We offer the following comments for your consideration:

A. Deciduous Shade Trees

1. A total of fifty-seven (57) *Acer rubrum* are required to be planted on the site. Escrow release has been requested for fifty-seven (57) of these trees.
 - a. Fifty-three (53) *Acer rubrum* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$19,875.00** for these trees.
 - b. One (1) *Acer rubrum* is missing or has not been installed and therefore is **not** in an acceptable condition to release the associated escrow.
 - c. Three (3) *Acer rubrum* have been planted in an incorrect location. The trees have been installed at a high point between Rain Gardens No. 11 and 12. In accordance with the approved plan set, the trees are required to be planted within



Rain Garden No. 12. Therefore, the trees are in an **unacceptable** condition to release the associated escrow.

2. A total of eight (8) *Betula nigra* are required to be planted on the site. Escrow release has been requested for eight (8) of these trees. Eight (8) *Betula nigra* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$3,000.00** for these trees.
3. A total of nine (9) *Fagus grandifolia* are required to be planted on the site. Escrow release has been requested for nine (9) of these trees. No *Fagus grandifolia* were found planted on the site.
4. A total of sixty (60) *Gleditsia triacanthos inermis* var. 'Shademaster' are required to be planted on the site. Escrow release has been requested for sixty (60) of these trees.
 - a. Fifty-one (51) *Gleditsia triacanthos inermis* var. 'Shademaster' are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$19,125.00** for these trees.
 - b. Seven (7) *Gleditsia triacanthos inermis* var. 'Shademaster' are missing or have not been installed and are therefore in an **unacceptable** condition to release the associated escrow.
 - c. Two (2) *Gleditsia triacanthos inermis* var. 'Shademaster' planted on the site are undersized. Therefore the trees are **not** in an acceptable condition to release the associated escrow.
5. A total of seventeen (17) *Gymnocladus dioica* are required to be planted on the site. Escrow release has been requested for seventeen (17) of these trees. Seventeen (17) *Gymnocladus dioica* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$6,375.00** for these trees.
6. A total of twenty-eight (28) *Liquidambar styraciflua* 'Rodundiloba' are required to be planted on the site. Escrow release has been requested for twenty-eight (28) of these trees.
 - a. Seventeen (17) *Liquidambar styraciflua* 'Rodundiloba' are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$6,375.00** for these trees.
 - b. Three (3) *Liquidambar styraciflua* 'Rodundiloba' are dead and therefore are in an **unacceptable** condition to release the associated escrow.
 - c. Eight (8) *Liquidambar styraciflua* 'Rodundiloba' are missing or have not been installed and are therefore in an **unacceptable** condition to release the associated escrow.
7. A total of thirty-six (36) *Liriodendron tulipifera* are required to be planted on the site. Escrow release has been requested for thirty-six (36) of these trees. Thirty-six (36) *Liriodendron tulipifera* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$13,500.00** for these trees.
8. A total of one hundred five (105) *Platanus x acerifolia* are required to be planted on the site. Escrow release has been requested for one hundred five (105) of these trees.
 - a. Forty-three (43) *Platanus x acerifolia* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$16,125.00** for these trees.

Mr. James P. Dougherty, P.E.

May 8, 2013

Revised May 22, 2013

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- b. Two (2) *Platanus x acerifolia* are dead and therefore are in an **unacceptable** condition to release the associated escrow.
 - c. One (1) *Platanus x acerifolia* is missing or has not been installed and is therefore in an **unacceptable** condition to release the associated escrow.
 - d. Fifty-nine (59) *Platanus x acerifolia* planted on the site are undersized. Therefore the trees are **not** in an acceptable condition to release the associated escrow.
- 9. A total of thirty eight (38) *Quercus bicolor* are required to be planted on the site. Escrow release has been requested for thirty-eight (38) of these trees.
 - a. Twenty-six (26) *Quercus bicolor* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$9,750.00** for these trees.
 - b. Seven (7) *Quercus bicolor* are dead and therefore are in an **unacceptable** condition to release the associated escrow.
 - c. Five (5) *Quercus bicolor* planted on the site are undersized. Therefore the trees are **not** in an acceptable condition to release the associated escrow.
- 10. A total of twenty-five (25) *Quercus borealis* are required to be planted on the site. Escrow release has been requested for twenty-five (25) of these trees. Twenty-five (25) *Quercus borealis* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$9,375.00** for these trees.
- 11. A total of twenty-four (24) *Quercus imbricaria* are required to be planted on the site. An escrow release has been requested for twenty-four (24) of these trees. A substitution request has been approved permitting *Quercus coccinea* to be planted in place of the previously approved *Quercus imbricaria*.
 - a. Fourteen (14) *Quercus coccinea* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$5,250.00** for these trees.
 - b. Ten (10) *Quercus coccinea* are dead and therefore are in an **unacceptable** condition to release the associated escrow.
- 12. A total of twenty-eight (28) *Quercus phellos* are required to be planted on the site. Escrow release has been requested for twenty-eight (28) of these trees.
 - a. Twenty-two (22) *Quercus phellos* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$8,250.00** for these trees.
 - b. One (1) *Quercus phellos* is dead and therefore is in an **unacceptable** condition to release the associated escrow.
 - c. Five (5) *Quercus phellos* are missing or have not been installed and are therefore in an **unacceptable** condition to release the associated escrow.
- 13. A total of seventy-three (73) *Tilia cordata* are required to be planted on the site. Escrow release has been requested for seventy-three (73) of these trees.
 - a. Sixty-eight (68) *Tilia cordata* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$25,500.00** for these trees.
 - b. Five (5) *Tilia cordata* are missing or have not been installed and are therefore in an **unacceptable** condition to release the associated escrow.

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May 8, 2013

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14. A total of seventeen (17) *Zelkova serrata* are required to be planted on the site. Escrow release has been requested for seventeen (17) of these trees. Seventeen (17) *Zelkova serrata* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$6,375.00** for these trees.

B. Transplanted Zelkovas

A total of five (5) *Zelkova serrata* were required to be transplanted on the site. Escrow release has been requested for five (5) of these trees. Five (5) transplanted *Zelkova serrata* are of **acceptable** condition to release the associated escrow. Therefore, we recommend the release of **\$1,750.00** for these trees.

C. Evergreen Trees

1. A total of forty-five (45) *Ilex opaca* are required to be planted on the site. Escrow release has been requested for forty-five (45) of these trees.
 - a. Nine (9) *Ilex opaca* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$2,250.00** for these trees.
 - b. Thirty-six (36) *Ilex opaca* are dead and therefore are in an **unacceptable** condition to release the associated escrow.
2. A total of twelve (12) *Magnolia grandiflora* 'Edith Bogue' are required to be planted on the site. Escrow release has been requested for twelve (12) of these trees. No *Magnolia grandiflora* 'Edith Bogue' were found planted on the site.
3. A total of thirty-four (34) *Pinus strobus* are required to be planted on the site. Escrow release has been requested for thirty-four (34) of these trees. Thirty-four (34) *Pinus strobus* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$8,500.00** for these trees.
4. A total of twenty-eight (28) *Pseudotsuga menziesii* are required to be planted on the site. Escrow release has been requested for twenty-eight (28) of these trees. Twenty-eight (28) *Pseudotsuga menziesii* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$7,000.00** for these trees.
5. A total of ninety-four (94) *Thuja occidentalis* 'Nigra' are required to be planted on the site. Escrow release has been requested for ninety-four (94) of these trees.
 - a. Forty-eight (48) *Thuja occidentalis* 'Nigra' are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$12,000.00** for these trees.
 - b. Forty-six (46) *Thuja occidentalis* 'Nigra' are missing or have not been installed and therefore are in an **unacceptable** condition to release the associated escrow.

D. Ornamental/Flowering Trees

1. A total of sixty-nine (69) *Amelanchier canadensis* are required to be planted on the site. Escrow release has been requested for sixty-nine (69) of these trees. Sixty-nine (69) *Amelanchier canadensis* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$22,425.00** for these trees.
2. A total of thirty-four (34) *Cercis canadensis* are required to be planted on the site. Escrow release has been requested for thirty-four (34) of these trees. Thirty-four (34) *Cercis canadensis* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$11,050.00** for these trees.

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3. A total of thirteen (13) *Chionanthus virginicus* are required to be planted on the site. Escrow release has been requested for thirteen (13) of these trees.
 - a. Eight (8) *Chionanthus virginicus* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$2,600.00** for these trees.
 - b. Five (5) *Chionanthus virginicus* are missing or have not been installed and are therefore in an **unacceptable** condition to release the associated escrow.
4. A total of thirty-nine (39) *Crataegus phaenopyrum* 'Washington' are required to be planted on the site. Escrow release has been requested for thirty-nine (39) of these trees. Thirty-nine (39) *Crataegus phaenopyrum* 'Washington' are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$12,675.00** for these trees.
5. A total of thirty-three (33) *Magnolia virginiana* are required to be planted on the site. Escrow release has been requested for thirty-three (33) of these trees. Thirty-three (33) *Magnolia virginiana* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$10,725.00** for these trees.
6. A total of twenty-four (24) *Taxodium distichum* are required to be planted on the site. Escrow release has been requested for twenty-four (24) of these trees. No *Taxodium distichum* were found planted on the site.

E. Deciduous Shrubs

1. A total of one hundred twenty (120) *Aronia arbutifolia* are required to be planted on the site. Escrow release has been requested for one hundred twenty (120) of these shrubs. One hundred twenty (120) *Aronia arbutifolia* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$7,800.00** for these shrubs.
2. A total of one hundred sixty-two (162) *Clethra alnifolia* are required to be planted on the site. Escrow release has been requested for one hundred sixty-two (162) of these shrubs.
 - a. One hundred fifty-seven (157) *Clethra alnifolia* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$10,205.00** for these shrubs.
 - b. Five (5) *Clethra alnifolia* are missing or have not been installed and are therefore in an **unacceptable** condition to release the associated escrow.
3. A total of ninety-six (96) *Fothergilla gardenii* are required to be planted on the site. Escrow release has been requested for ninety-six (96) of these shrubs. Ninety-six (96) *Fothergilla gardenii* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$6,240.00** for these shrubs.
4. A total of thirty-six (36) *Hydrangea quercifolia* are required to be planted on the site. Escrow release has been requested for thirty-six (36) of these shrubs.
 - a. Twenty-one (21) *Hydrangea quercifolia* are missing or have not been installed and are therefore in an **unacceptable** condition to release the associated escrow.
 - b. Fifteen (15) *Hydrangea quercifolia* planted on the site are undersized and are therefore in an **unacceptable** condition to release the associated escrow.
5. A total of one hundred forty (140) *Ilex verticillata* are required to be planted on the site. Escrow release has been requested for one hundred forty (140) of these shrubs.

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- a. One hundred twenty-seven (127) *Ilex verticillata* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$8,255.00** for these shrubs.
 - b. Thirteen (13) *Ilex verticillata* are missing or have not been installed and are therefore in an **unacceptable** condition to release the associated escrow.
6. A total of one hundred forty-five (145) *Itea virginica* are required to be planted on the site. Escrow release has been requested for one hundred forty-five (145) of these shrubs.
 - a. Six (6) *Itea virginica* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$390.00** for these shrubs.
 - b. One (1) *Itea virginica* is dead and therefore in an **unacceptable** condition to release the associated escrow.
 - c. One hundred thirty-eight (138) *Itea virginica* planted on the site are undersized and are therefore in an **unacceptable** condition to release the associated escrow.
7. A total of one hundred fifty-one (151) *Myrica pennsylvanica* are required to be planted on the site. Escrow release has been requested for one hundred fifty-one (151) of these shrubs.
 - a. Two (2) *Myrica pennsylvanica* are dead and therefore are in an **unacceptable** condition to release the associated escrow.
 - b. One (1) *Myrica pennsylvanica* is missing or has not been installed and is therefore in an **unacceptable** condition to release the associated escrow.
 - c. One hundred forty eight (148) *Myrica pennsylvanica* planted on the site are undersized and are therefore in an **unacceptable** condition to release the associated escrow.
8. A total of one hundred eleven (111) *Viburnum carlesii* are required to be planted on the site. Escrow release has been requested for one hundred eleven (111) of these shrubs. One hundred eleven (111) *Viburnum carlesii* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$7,215.00** for these shrubs.
9. A total of one hundred forty (140) *Viburnum dentatum* are required to be planted on the site. Escrow release has been requested for one hundred forty (140) of these shrubs. One hundred forty (140) *Viburnum dentatum* are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$9,100.00** for these shrubs.
10. A total of one hundred thirty-two (132) *Rhus aromatica* 'Gro Low' are required to be planted on the site. Escrow release has been requested for one hundred thirty-two (132) of these shrubs.
 - a. Thirty (30) *Rhus aromatica* 'Gro Low' are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$1,950.00** for these shrubs.
 - b. One hundred two (102) *Rhus aromatica* 'Gro Low' are missing or have not been installed and are therefore in an **unacceptable** condition to release the associated escrow.

F. Evergreen Shrubs

1. A total of one hundred twenty-one (121) *Ilex glabra* 'Shamrock' are required to be planted on the site. Escrow release has been requested for one hundred twenty-one (121) of these shrubs.
 - a. Eighty (80) *Ilex glabra* 'Shamrock' are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$5,200.00** for these shrubs.
 - b. Forty-one (41) *Ilex glabra* 'Shamrock' are dead and therefore are in an **unacceptable** condition to release the associated escrow.
2. A total of one hundred ten (110) *Ilex x meserveae* 'Blue Girl' are required to be planted on the site. Escrow release has been requested for one hundred ten (110) of these shrubs.
 - a. Fifty-seven (57) *Ilex x meserveae* 'Blue Girl' are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$3,705.00** for these shrubs.
 - b. Fifty-three (53) *Ilex x meserveae* 'Blue Girl' are missing or have not been installed and are therefore in an **unacceptable** condition to release the associated escrow.
3. A total of one hundred thirty-eight (138) *Juniperus chinensis* 'Sargentii' are required to be planted on the site. Escrow release has been requested for one hundred thirty-eight (138) of these shrubs.
 - a. One hundred thirty-six (136) *Juniperus chinensis* 'Sargentii' are of **acceptable** size and condition to release the associated escrow. Therefore, we recommend the release of **\$8,840.00** for these shrubs.
 - b. Two (2) *Juniperus chinensis* 'Sargentii' are missing or have not been installed and are therefore in an **unacceptable** condition to release the associated escrow.
4. A total of eighty-six (86) *Prunus laurocerasus* 'Otto Luyken' are required to be planted on the site. Escrow release has been requested for eighty-six (86) of these shrubs. No *Prunus laurocerasus* 'Otto Luyken' were found to have been planted on the site.

G. Perennials/Groundcovers/Ornamental Grasses

1. A total of three hundred sixty-five (365) *Deschampsia flexuosa* are required to be planted on the site. Escrow release has been requested for three hundred and sixty-five (365) of these ornamental grasses. No *Deschampsia flexuosa* were found planted on the site.
2. A total of eight hundred seventy (870) *Hemerocallis* 'Stella D'Oro' are required to be planted on the site. Escrow release has been requested for eight hundred and seventy (870) of these perennials. No *Hemerocallis* 'Stella D'Oro' were found planted on the site.
3. A total of three thousand seven hundred thirty three (3,733) *Liriope spicata* are required to be planted on the site. Escrow release has been requested for three thousand seven hundred thirty three (3,733) of these ground cover plants. No *Liriope spicata* were found planted on the site.

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May 8, 2013
Revised May 22, 2013
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Based on our review of this escrow release request, we recommend an escrow release amount of **Three Hundred Eight Thousand, Seven Hundred Fifty Dollars and No Cents (\$308,750.00)**. Please find attached an updated escrow tabulation for your reference, and diagrams detailing my inspection findings.

Please note, authorization of this release should not be construed as Final Approval or Acceptance of the improvements installed to date.

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

Sincerely,

Valerie L. Liggett

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

VLL/kam

Enclosure(s)

cc: Board of Supervisors
Lawrence Gregan, Township Manager
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Joel Totten, R.L.A, Pennoni Associates, Inc.
Michael Kissinger, P.E., Pennoni Associates, Inc.
Greg Kreegar, Simon Property Group Inc.
Russ Dunlevy, Gilmore & Associates, Inc.
Greg Jeffers, Mayfield Gardens, Inc.

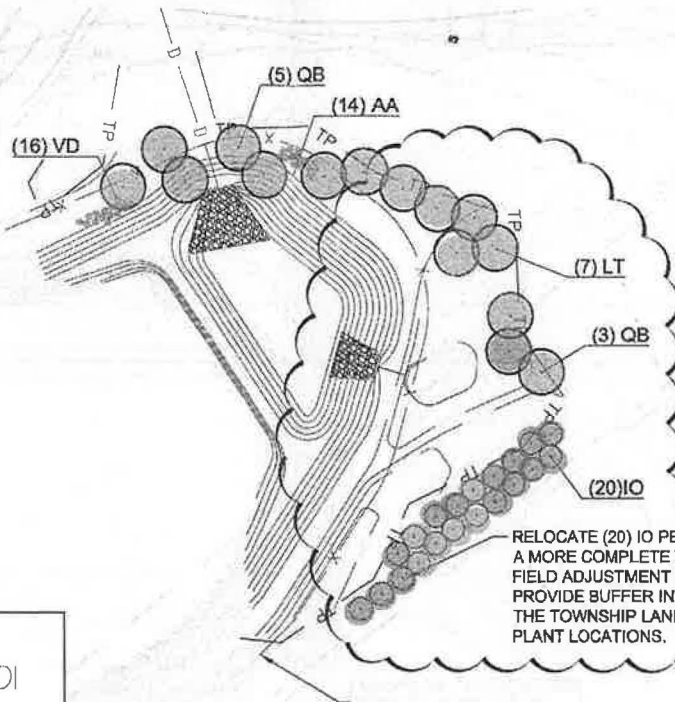
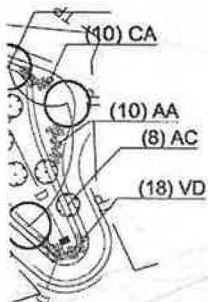
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**MONTGOMERY MALL EXPANSION
MONTGOMERY TOWNSHIP (5/8/13 REVISED 5/22/13)**

PROJECT #11 55 259R LD/S # 660

ITEM DESCRIPTION	SIZE	UNIT PRICE	QTY.	TOTAL	PREVIOUS ESCROW		CURRENT ESCROW		REMAINING	
					RELEASED	AMOUNT	RECOMMENDED FOR	RELEASE	ESCROW TO BE	RELEASED
					QTY.		QTY.	AMOUNT	QTY.	AMOUNT
1.0 Shade Trees										
Acer rubrum	3 - 3 1/2" cal.	\$ 375.00	57	\$ 21,375.00	0	\$ -	53	\$ 19,875.00	4	\$ 1,500.00
Betula nigra	3 - 3 1/2" cal.	\$ 375.00	8	\$ 3,000.00	0	\$ -	8	\$ 3,000.00	0	\$ -
Fagus grandifolia	3 - 3 1/2" cal.	\$ 375.00	9	\$ 3,375.00	0	\$ -	0	\$ -	9	\$ 3,375.00
Gleditsia triacanthos var. inermis 'Shademaster'	3 - 3 1/2" cal.	\$ 375.00	60	\$ 22,500.00	0	\$ -	51	\$ 19,125.00	9	\$ 3,375.00
Gymnocladus dioica	3 - 3 1/2" cal.	\$ 375.00	17	\$ 6,375.00	0	\$ -	17	\$ 6,375.00	0	\$ -
Liquidambar styraciflua 'Rotundiloba	3 - 3 1/2" cal.	\$ 375.00	28	\$ 10,500.00	0	\$ -	17	\$ 6,375.00	11	\$ 4,125.00
Liriodendron tulipifera	3 - 3 1/2" cal.	\$ 375.00	36	\$ 13,500.00	0	\$ -	36	\$ 13,500.00	0	\$ -
Platanus x acerifolia	3 - 3 1/2" cal.	\$ 375.00	105	\$ 39,375.00	0	\$ -	43	\$ 16,125.00	62	\$ 23,250.00
Quercus bicolor	3 - 3 1/2" cal.	\$ 375.00	38	\$ 14,250.00	0	\$ -	26	\$ 9,750.00	12	\$ 4,500.00
Quercus borealis	3 - 3 1/2" cal.	\$ 375.00	25	\$ 9,375.00	0	\$ -	25	\$ 9,375.00	0	\$ -
Quercus imbricaria (Quercus coccinea)	3 - 3 1/2" cal.	\$ 375.00	24	\$ 9,000.00	0	\$ -	14	\$ 5,250.00	10	\$ 3,750.00
Quercus phellos	3 - 3 1/2" cal.	\$ 375.00	28	\$ 10,500.00	0	\$ -	22	\$ 8,250.00	6	\$ 2,250.00
Tilia cordata	3 - 3 1/2" cal.	\$ 375.00	73	\$ 27,375.00	0	\$ -	68	\$ 25,500.00	5	\$ 1,875.00
Zelkova serrata	3 - 3 1/2" cal.	\$ 375.00	17	\$ 6,375.00	0	\$ -	17	\$ 6,375.00	0	\$ -
SUBTOTAL			525	\$ 196,875.00	0	\$ -	397	\$ 148,875.00	128	\$ 48,000.00
2.0 Transplant Zelkova Trees										
Zelkova serrata	3" to 5" cal	\$ 350.00	5	\$ 1,750.00	0	\$ -	5	\$ 1,750.00	0	\$ -
SUBTOTAL			5	\$ 1,750.00	0	\$ -	5	\$ 1,750.00	0	\$ -
3.0 Evergreen Trees										
Ilex opaca	8'-10' ht.	\$ 250.00	45	\$ 11,250.00	0	\$ -	9	\$ 2,250.00	36	\$ 9,000.00
Magnolia grandiflora 'Edith Bogue'	8'-10' ht.	\$ 250.00	12	\$ 3,000.00	0	\$ -	0	\$ -	12	\$ 3,000.00
Pinus strobus	8'-10' ht.	\$ 250.00	34	\$ 8,500.00	0	\$ -	34	\$ 8,500.00	0	\$ -
Pseudotsuga menziesii	8'-10' ht.	\$ 250.00	28	\$ 7,000.00	0	\$ -	28	\$ 7,000.00	0	\$ -
Thuja occidentalis 'Nigra'	8'-10' ht.	\$ 250.00	94	\$ 23,500.00	0	\$ -	48	\$ 12,000.00	46	\$ 11,500.00
SUBTOTAL			213	\$ 53,250.00	0	\$ -	119	\$ 29,750.00	94	\$ 23,500.00
4.0 Ornamental/Flowering Trees										
Amelanchier canadensis	8'-10' ht.	\$ 325.00	69	\$ 22,425.00	0	\$ -	69	\$ 22,425.00	0	\$ -
Cercis canadensis	8'-10' ht.	\$ 325.00	34	\$ 11,050.00	0	\$ -	34	\$ 11,050.00	0	\$ -
Chionanthus virginicus	8'-10' ht.	\$ 325.00	13	\$ 4,225.00	0	\$ -	8	\$ 2,600.00	5	\$ 1,625.00

Crataegus phaenopyrum 'Washington'	8'-10' ht.	\$ 325.00	39	\$ 12,675.00	0	\$ -	39	\$ 12,675.00	0	\$ -
Magnolia virginiana	8'-10' ht.	\$ 325.00	33	\$ 10,725.00	0	\$ -	33	\$ 10,725.00	0	\$ -
Taxodium distichum	8'-10' ht.	\$ 325.00	24	\$ 7,800.00	0	\$ -	0	\$ -	24	\$ 7,800.00
SUBTOTAL			212	\$ 68,900.00	0	\$ -	183	\$ 59,475.00	29	\$ 9,425.00
5.0 Deciduous Shrubs										
Aronia arbutifolia	30" height	\$ 65.00	120	\$ 7,800.00	0	\$ -	120	\$ 7,800.00	0	\$ -
Clethra alnifolia	30" height	\$ 65.00	162	\$ 10,530.00	0	\$ -	157	\$ 10,205.00	5	\$ 325.00
Fothergilla gardenii	30" height	\$ 65.00	96	\$ 6,240.00	0	\$ -	96	\$ 6,240.00	0	\$ -
Hydrangea quercifolia	30" height	\$ 65.00	36	\$ 2,340.00	0	\$ -	0	\$ -	36	\$ 2,340.00
Ilex verticillata	30" height	\$ 65.00	140	\$ 9,100.00	0	\$ -	127	\$ 8,255.00	13	\$ 845.00
Itea virginica	30" height	\$ 65.00	145	\$ 9,425.00	0	\$ -	6	\$ 390.00	139	\$ 9,035.00
Myrica pensylvanica	30" height	\$ 65.00	151	\$ 9,815.00	0	\$ -	0	\$ -	151	\$ 9,815.00
Viburnum carlesii	30" height	\$ 65.00	111	\$ 7,215.00	0	\$ -	111	\$ 7,215.00	0	\$ -
Viburnum dentatum	30" height	\$ 65.00	140	\$ 9,100.00	0	\$ -	140	\$ 9,100.00	0	\$ -
Rhus aromatica 'Gro Low'	30" height	\$ 65.00	132	\$ 8,580.00	0	\$ -	30	\$ 1,950.00	102	\$ 6,630.00
SUBTOTAL			1233	\$ 80,145.00	0	\$ -	787	\$ 51,155.00	446	\$ 28,990.00
6.0 Evergreen Shrubs										
Ilex glabra 'Shamrock'	24" Height	\$ 65.00	121	\$ 7,865.00	0	\$ -	80	\$ 5,200.00	41	\$ 2,665.00
Ilex x meserveae 'Blue Girl'	24" Height	\$ 65.00	110	\$ 7,150.00	0	\$ -	57	\$ 3,705.00	53	\$ 3,445.00
Juniperus chinensis 'Sargentii'	30" height	\$ 65.00	138	\$ 8,970.00	0	\$ -	136	\$ 8,840.00	2	\$ 130.00
Prunus laurocerasus 'Otto Luyken'	24" Height	\$ 65.00	86	\$ 5,590.00	0	\$ -	0	\$ -	86	\$ 5,590.00
SUBTOTAL			455	\$ 29,575.00	0	\$ -	273	\$ 17,745.00	182	\$ 11,830.00
7.0 Perennial/Groundcover/Ornamental Grass										
Deschampsia flexuosa	#1 cont.	\$ 10.00	365	\$ 3,650.00	0	\$ -	0	\$ -	365	\$ 3,650.00
Hemerocallis 'Stella d'Oro'	2 Qt.	\$ 6.00	870	\$ 5,220.00	0	\$ -	0	\$ -	870	\$ 5,220.00
Liriope spicata	4" pots	\$ 3.50	3,733	\$ 13,065.50	0	\$ -	0	\$ -	3,733	\$ 13,065.50
SUBTOTAL			4968	\$ 21,935.50	0	\$ -	0	\$ -	4968	\$ 21,935.50
8.0 TOTAL OF ALL PLANTINGS										
				\$ 452,430.50	\$ -	\$ -		\$ 308,750.00		\$ 143,680.50



RELOCATE (20) IO PER TOWNSHIP REQUEST OF CREATING A MORE COMPLETE VISUAL BUFFER FROM ADJACENT RESIDENCES. FIELD ADJUSTMENT OF PLANT LOCATIONS MAY BE REQUIRED TO PROVIDE BUFFER INTENT AND SHOULD BE COORDINATED WITH THE TOWNSHIP LANDSCAPE ARCHITECTS OFFICE FOR FINAL PLANT LOCATIONS.

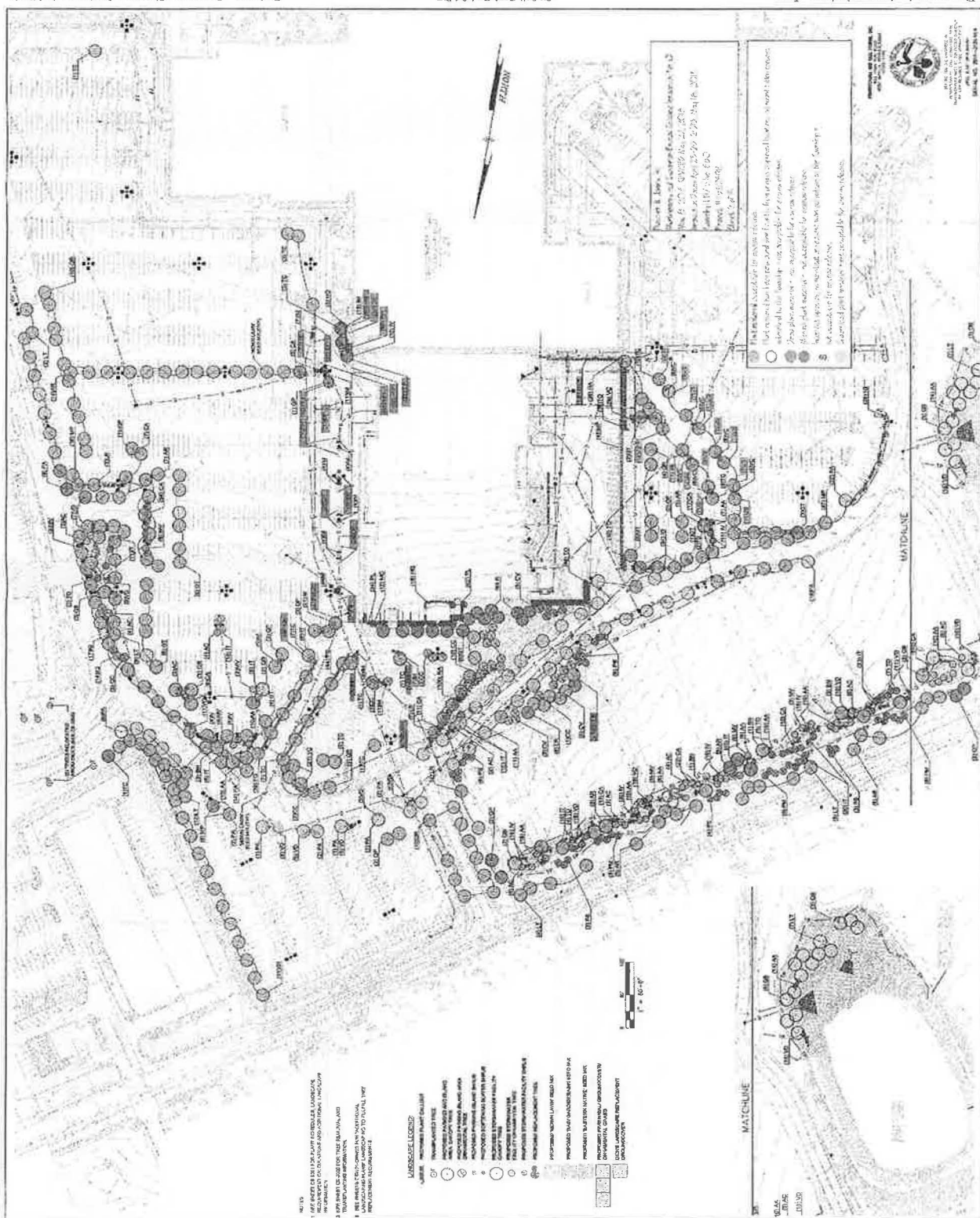
Baucher & James, Inc.
 Montgomery mall Expansion Escrow Release Inspection No. 01
 May 8, 2013, REVISED May 22, 2013
 Inspection Dates April 23-25, 2013, May 16, 2013
 Township LD/ S No. 660
 Project #1155259R
 Sheet 1 of 5

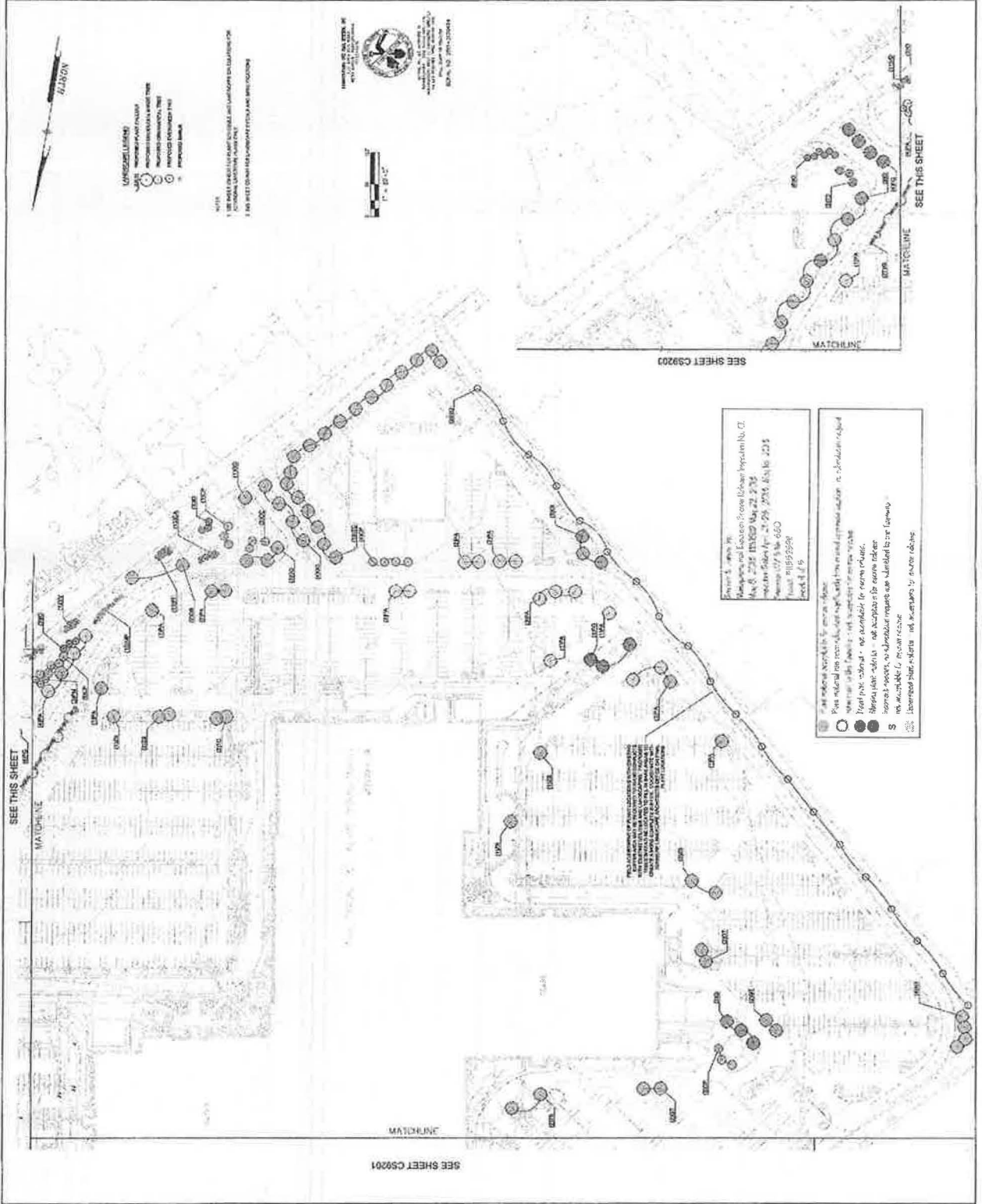
- Plant material acceptable for escrow release.
- Dead plant material - not acceptable for escrow release.

NOTE:
 FOR TREE RELOCATION PURPOSES ONLY. SEE APPROVED
 LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

Pennoni Pennoni Associates Inc. One South Church St., 2nd Fl. West Chester, PA 19382	ALL DIMENSIONS INDICATED BY DIMENSION LINES ARE IN INCHES UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE
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LANDSCAPE PLAN







MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Discussion – Bicycle and Pedestrian Friendly Initiative
MEETING DATE: June 10, 2013

ITEM NUMBER: #8

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:

The Environmental Advisory Committee (EAC) has been discussing ways to implement the Sustainability Audit that was completed in 2009. Their discussion led to making Montgomery Township a more bike-friendly community. Joseph Walsh, Board Liaison to the EAC, has been driving this initiative. The Committee discussed the Green Streets Strategy, which encourages residents to walk or ride bikes instead of driving vehicles throughout the community. With the opening of the 202 Parkway and its paths, the convergence of the county trails, and the conception of the Community Center, the EAC felt this is a great opportunity to explore this bike/pedestrian friendly avenues concept.

In addition, the Open Space Committee is working with the Township Engineer, Gilmore & Associates with a grant from the 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 Committee will make a recommendation to the Board of Supervisors in November about the most feasible connection for the trails.

Montgomery County's Comprehensive Plan recommends this concept of identifying a complete network of pedestrian and bicycle routes throughout the Township. In addition, the County Plan explains the importance of indicating the striping, signage, sidewalks, and trail additions needed at specific locations and including trail names and signage graphics.

The EAC is in the beginning stages of the project with the Committee members identifying existing trails and destinations throughout the Township. Some of the aspects of their plan are to research the following:

- Review the current sidewalks, crosswalks, and pedestrian signals throughout the Township.
- Review bicycle facility types, application of bicycle facilities, and bike parking.
- Review codes and ordinances to see what the Township currently has and what should be incorporated in the future.

Through this process, the EAC will look into utilizing the Township Traffic Engineer to assist in looking at different options on improvements.

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: Consider Authorization for Emergency Repairs - Ladder 18 Transmission

MEETING DATE: June 10, 2013

ITEM NUMBER: #9

MEETING/AGENDA:

ACTION XX

NONE

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

INITIATED BY: Richard M. Lesniak
Director of Fire Services

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

BACKGROUND:

On May 23, 2013, Ladder 18 responded to four (4) emergency incidents in Montgomery Township between 8:15 p.m. and 9:50 p.m. The incidents included two (2) electrical fires outside, a dwelling fire and a fire alarm activation. During the first response, the on-board generator was engaged and the crew heard a loud noise under the truck. FDMT's Chief Engineer was contacted and the vehicle was inspected with no obvious deficiencies noted. Crews were advised not to use the generator until it was further inspected by a mechanic.

Upon the mechanic's arrival the next morning, a large puddle of transmission fluid was noted on the ground under Ladder 18. Inspection by the mechanic revealed that the drive shaft from the PTO generator failed and struck the housing of the transmission causing two (2) cracks in the transmission housing. These cracks allowed the fluid to leak from the transmission.

The vehicle was towed to John Miller and Son, Inc. and repairs were made. The vehicle has been returned to the firehouse but has not been put back in service.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Given the fact that Ladder 18 is expected to serve Montgomery Township for at least the next ten (10) years, the Department recommends that the damaged transmission be replaced.

It is recommended that the Board of Supervisors approve John Miller and Son, Inc. to perform emergency repairs to replace the transmission at a cost of \$10,733.40. The new transmission will be covered by a two year warranty.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize John Miller and Son, Inc. to perform emergency repairs to replace the transmission on Ladder 18 at a cost of \$10,733.40.

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.



EVT Certified

John Miller and Son, Inc.
Shop 1 Fire Apparatus/Truck Repair

Invoice # 5927

147 Oreland Mill Road, Oreland, PA. 19075 Phone 215.885.8199 Fax 215.885.1904
2542 Geryville Pike, Pennsburg, PA. 18073 Phone 215.679.0969 Fax 215.679.0370

Qty	Parts Description	Unit Price
1	allison hd 4060 transmission	\$7,191.60
1	shop sup	\$75.00
1	cooler flush	\$175.00
2	pto shim kits	\$136.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00

Pennsburg Shop ☐ Oreland Shop ☒

Description of Work / Notes

remove trans complete
replace with remanufactured unit
switch over all accessory drive units
flush trans cooler and lines

***** ESTIMATE ONLY *****

Bill To:		Apparatus Serviced		Date
Fire Dept of Montgomery To		FDMT LADDER 18		6/6/2013
PO Box 18		4EN3A8811004397		
		EV25860	Engine Hrs	0.0
Montgomeryville	PA	18936-	Mileage	0
Inspection <input type="checkbox"/>	Sublet Repairs <input type="checkbox"/>	Sticker#		
Chassis lube <input type="checkbox"/>	Lbs Used	0 Price/Lb	\$3.75	LF RF
Oil change <input type="checkbox"/>	Qtrs Used	0 Price/Qt	\$3.85	LR RR
Oil Filter <input type="checkbox"/>	Gal of Fuel	0 Price/Gal	\$3.00	LF RF
Disposal <input checked="" type="checkbox"/>	ATF Qtrs	28 Price/Qt	\$3.85	LR RR
Antifreeze Gals		0 Price/Gal	\$16.95	

Summary of Charges

Total Labor:	\$3,040.00
Total Parts:	\$7,577.60
Inspection:	\$0.00
Emmissions	\$0.00
Grease and Fluids:	\$107.80
Disposal:	\$8.00

Sub Total	\$10,733.40
Tax	\$0.00
Total Due	\$10,733.40

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Amended Township Memorandum of Agreement

MEETING DATE: June 10, 2013 ITEM NUMBER: #10

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

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

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

BACKGROUND:

The Board of Supervisors has proposed an amendment to the compensation provisions in the Township Managers current Memorandum of Agreement effective 1/1/2013. The compensation for 2013 would increase from \$125,000/year to \$130,000/year. Due to recent legislative changes in the Second Class Township Code (Act 74 of 2011) this will require entering into a new agreement which will be consistent with the provisions of Act 74 including changing the term of the agreement so that it will expire on December 31, 2013.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None.

RECOMMENDATION:

It is recommended that the Board of Supervisors authorize execution of the new Township Managers Memorandum of Agreement effective for the period of 1/1/2013 to 12/31/2013.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors that we hereby authorize execution of the new Township Managers Memorandum of Agreement effective for the period of 1/1/2013 to 12/31/2013.

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: Payment of Bills

MEETING DATE: June 10, 2013

ITEM NUMBER: # 11

MEETING/AGENDA: WORK SESSION

ACTION XX NONE

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

INITIATED BY: Lawrence J. Grogan
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 Check Register

Check Number	Check Date	Vendor No	Payee	Amount
54422	6/10/13	00000599	DEPARTMENT OF PUBLIC WELFARE	80.00
54423	6/10/13	00001881	WENDY YAZUJIAN	315.00
54424	6/10/13	00000967	DELAWARE VALLEY HEALTH INSURANCE	136,961.48
54425	6/10/13	00000146	E.A. DAGES, INC.	83.40
54426	6/10/13	00000161	EUREKA STONE QUARRY, INC.	773.56
54427	6/10/13	00000188	GALLS, AN ARAMARK CO., LLC	143.41
54428	6/10/13	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	552.00
54429	6/10/13	00000198	GLASGOW, INC.	589.20
54430	6/10/13	00001842	GLEN ROETMAN	15.00
54431	6/10/13	00000229	GRAINGER	11.42
54432	6/10/13	00000226	INDIAN VALLEY CAMPING CENTER, INC.	32.69
54433	6/10/13	00001454	JAMES REAPE	186.85
54434	6/10/13	00902728	JEANNIE KIM	96.00
54435	6/10/13	00000522	JOE BIFOLCO	15.00
54436	6/10/13	00001964	JOHN CATALDI	30.00
54437	6/10/13	00000890	JOHN H. MOGENSEN	60.00
54438	6/10/13	00001581	JOSEPH J. SIMES	120.00
54439	6/10/13	00001843	JOSEPH M. BENNETT	160.00
54440	6/10/13	00000504	KATHY S. MARSHALL	350.00
54441	6/10/13	00000107	KENNEDY CULVERT & SUPPLY CO., INC.	128.20
54442	6/10/13	00001667	MIDWEST MOTOR SUPPLY CO., INC	400.60
54443	6/10/13	00000270	JDN BLOCK INC.	257.38
54444	6/10/13	00902706	LARRY HILL	24.00
54445	6/10/13	00902731	LAUREN DALE	27.50
54446	6/10/13	00000057	LAWN AND GOLF SUPPLY COMPANY, INC.	380.80
54447	6/10/13	00001706	LOWE'S COMPANIES INC.	129.36
54448	6/10/13	00000527	MACENTEE AUTO GLASS	220.00
54449	6/10/13	00001065	MAILLIE, FALCONIERO & COMPANY, LLP	5,400.00
54450	6/10/13	00000440	MARY NEWELL	15.00
54451	6/10/13	00000201	LAWRENCE J. MURPHY	1,692.25
54452	6/10/13	00001330	MCCALLION STAFFING SPECIALISTS	576.00
54453	6/10/13	00000974	MCCARTHY AND COMPANY, PC	1,371.88
54454	6/10/13	00000129	HERBERT H. METZ, INC.	869.78
54455	6/10/13	00001920	MICHAEL H. BEAN	75.00
54456	6/10/13	00001961	MICHAEL LONG	60.00
54457	6/10/13	00000867	MICHAEL SHEARER	45.00
54458	6/10/13	00002016	MICHAEL SHINTON	30.00
54459	6/10/13	00000324	MOYER INDOOR / OUTDOOR	279.00
54460	6/10/13	00001247	NELSON WIRE ROPE CORPORATION	151.38
54461	6/10/13	00001535	NORRIS SALES COMPANY INCORPORATED	34.71
54462	6/10/13	00000356	NORTH WALES WATER AUTHORITY	85.24
54463	6/10/13	00000186	JAROTH INC.	178.12
54464	6/10/13	00001840	PAUL R. MOGENSEN	15.00
54465	6/10/13	00000095	PAUL SMITH	40.00

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
25072	6/6/13	00000967	DELAWARE VALLEY HEALTH INSURANCE	909.53
25073	6/6/13	00000499	MONTGOMERY TWP. PROFESSIONAL	209.26
25074	6/6/13	1264	MORGAN STANLEY SMITH BARNEY INC	6,131.86
54381	5/30/13	00000371	HOT FROG PRINT MEDIA, LLC	3,737.41
54382	6/10/13	00000179	ADVENTURE AQUARIUM	10.00
54383	6/10/13	00000528	ANYWHERE MINATURE GOLF	100.00
54384	6/10/13	00001623	NORRISTOWN ZOOLOGICAL SOCIETY	190.00
54385	6/10/13	00000474	FRIENDS OF BRIAR BUSH	320.00
54386	6/10/13	00001040	THE FRANKLIN INSTITUTE SCIENCE	461.00
54387	6/10/13	00000516	ZOOLOGICAL SOCIETY OF PHILADELPHIA	735.00
54388	6/10/13	00000006	ACME UNIFORMS FOR INDUSTRY	511.93
54389	6/10/13	00000068	ADAM WEBSTER	75.00
54390	6/10/13	00902727	ALISON WALSH	80.00
54391	6/10/13	00000053	ALLIED WASTE SERVICES #320	3,490.04
54392	6/10/13	00000523	AMERICAN FIRE SERVICES, LLC	32.00
54393	6/10/13	00001505	ARBOR DAY FOUNDATION	15.00
54394	6/10/13	00000027	ARMOUR & SONS ELECTRIC, INC.	1,172.81
54395	6/10/13	00902555	ASHLEY RAYMOND	27.50
54396	6/10/13	00000031	AT&T	237.55
54397	6/10/13	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	249.48
54398	6/10/13	00000043	BERGEY'S	365.45
54399	6/10/13	00001717	BETHLEHEM PRE-CAST, INC.	700.00
54400	6/10/13	00001938	BILL WIEGMAN	60.00
54401	6/10/13	00000478	BLAKE'S QUALITY AIR	9,750.00
54402	6/10/13	00001903	BRIAN JANSSENS	15.00
54403	6/10/13	00000423	BURGER KING #2513	62.33
54404	6/10/13	00000069	C L WEBER CO INC.	7.87
54405	6/10/13	00000072	CANON FINANCIAL SERVICES, INC	1,197.00
54406	6/10/13	00000071	CANON SOLUTIONS AMERICA, INC.	508.00
54407	6/10/13	00000380	CARL HERR	75.00
54408	6/10/13	00000231	CARROT-TOP INDUSTRIES INC.	273.39
54409	6/10/13	00001601	CDW GOVERNMENT, INC.	87.00
54410	6/10/13	00000524	CHILD SAFETY SOLUTIONS INC.	220.00
54411	6/10/13	00000108	COUNTY ELECTRIC SUPPLY COMPANY, INC	82.67
54412	6/10/13	00001600	DANIEL L. BEARDSLEY, LTD	50.80
54413	6/10/13	00902730	DAVID & KAREN MCGETTIGAN	1,200.00
54414	6/10/13	00902729	DAVID & LORI ANN LAROSA	1,200.00
54415	6/10/13	00000111	DAVID H. LIGHTKEP, INC.	54.64
54416	6/10/13	00000024	DAVID P. BENNETT	15.00
54417	6/10/13	00001945	DAVID S. WOLFE	30.00
54418	6/10/13	00001941	DAVID W. VASCONEZ	30.00
54419	6/10/13	00902732	DAVIDEVAN RAYMOND	27.50
54420	6/10/13	00000629	DAVIDHEISER'S INC.	262.00
54421	6/10/13	00000208	DELL MARKETING L.P.	236.48

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
54466	6/10/13	00000595	PENN VALLEY CHEMICAL COMPANY	196.06
54467	6/10/13	00001358	PENNSYLVANIA RECREATION AND PARK	1,787.00
54468	6/10/13	00000009	PETTY CASH	400.00
54469	6/10/13	00000447	PETTY CASH - POLICE	168.72
54470	6/10/13	00000945	PIPERVILLE GARDEN CENTER, INC.	531.10
54471	6/10/13	00000345	PRINTWORKS & COMPANY, INC.	394.70
54472	6/10/13	00001630	PSI - PROTECTION SERVICES INC.	374.00
54473	6/10/13	00000252	SUNG K. KIM	760.75
54474	6/10/13	00000519	RACHEL TROUTMAN	30.00
54475	6/10/13	00000228	REGAL CINEMEDIA CORP	708.00
54476	6/10/13	00000117	RIGGINS INC	3,641.02
54477	6/10/13	00000115	RIGGINS, INC	2,365.65
54478	6/10/13	00000969	SAFETY-KLEEN SYSTEMS, INC.	260.00
54479	6/10/13	00000653	SCATTON'S HEATING & COOLING, INC.	1,895.81
54480	6/10/13	00000833	THE SHERWIN WILLIAMS COMPANY	65.61
54481	6/10/13	00001745	SONIA ISABEL THOMSON	508.50
54482	6/10/13	00001847	STAPLES CONTRACT & COMMERCIAL, INC.	628.03
54483	6/10/13	00000526	SURESOURCE LLC	103.87
54484	6/10/13	00001860	TAYLOR JONES	2,183.75
54485	6/10/13	00000502	THOMAS W. MCCAULEY	108.00
54486	6/10/13	00001273	TIM KUREK	378.00
54487	6/10/13	00000503	TODD M. WALTER	1,753.50
54488	6/10/13	00000327	U.S. MUNICIPAL SUPPLY, INC.	741.96
54489	6/10/13	00000520	VALLEY POWER, INC.	827.19
54490	6/10/13	00000040	VERIZON PENNSYLVANIA INC	483.72
54491	6/10/13	00000170	VERIZON COMMUNICATIONS, INC.	129.99
54492	6/10/13	00000170	VERIZON COMMUNICATIONS, INC.	129.99
54493	6/10/13	00000038	VERIZON WIRELESS SERVICES, LLC	1,309.18
54494	6/10/13	00000038	VERIZON WIRELESS SERVICES, LLC	166.04
54495	6/10/13	00001839	VINAY SETTY	30.00
54496	6/10/13	00000442	VINCENT ZIRPOLI	80.00
54497	6/10/13	00000760	WASTE MANAGEMENT OF	487.54
54498	6/10/13	00001329	WELDON AUTO PARTS	271.35
54499	6/10/13	00001948	WILLIAM H. FLUCK IV	20.00
54500	6/10/13	00000249	WILLIAM R. GOLTZ	80.00
54501	6/10/13	00000590	YOCUM FORD	423.71
TOTAL				212,689.45

MONTGOMERY TOWNSHIP ELECTRONIC PAYROLL TAX PAYMENTS

<u>DATE</u>	<u>VENDOR NAME</u>	<u>REASON FOR PAYMENT</u>	<u>AMOUNT</u>
05/29/2013	Commonwealth of PA	State Tax Payment	\$7,786.74
06/03/2013	IRS	945 Payment	\$3,429.43
06/03/2013	ICMA	DROP Plan Payment	\$12,228.24
06/06/2013	IRS	941 Payment	\$79,698.82
06/06/2013	BCG	401/457 Plan Payment	\$23,402.26
06/06/2013	PA-SCDU	Withholding Payment	\$3,322.31
Total Paid as of 06/10/2013			\$129,867.80