

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
June 9, 2014

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

Lawrence J. Gregan
Township Manager

ACTION MEETING – 8:00 PM

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Consider Approval of Minutes of the May 27, 2014 Meeting
5. Acknowledge Receipt of Letter of Resignation – Board/Commission Member
6. Welcome New Township Employee - Jessica Christie – Police Dispatcher
7. Recognition of Police Retirees - Officer Mark Webster and Detective Edward Davies
8. Discussion – Proposal from Montgomery Township Baseball/Softball Association to Install and Use a Public Address System on Connie Mack Ballfield at Windlestrae Park
9. Consider Opinion and Order – Conditional Use Application #C-62 – Integral Development Associates - 976 Bethlehem Pike - The Tile Shop
10. Consider Preliminary/Final Land Development Plan – LDS-674 – Montgomery Township Municipal Sewer Authority Inflow Equalization Tank
11. Consider Authorization to Advertise Proposed Ordinance #14-280 – Amending Local Discharge Limits – Ambler Borough Wastewater Treatment Plant
12. Consider Resolution to Designate Doylestown Road/Butler Avenue as U.S. Business Route 202
13. Consider Approval of Escrow Release #4 – LDS #660 for Simon Property - Wegmans
14. Consider Waiver of Permit Fee for Mary Mother Redeemer Church - Special Event Permit for a 5K Run to be held on June 14, 2014.
15. Consider Payment of Bills
16. Other Business
17. Adjournment

Future Public Hearings/Meetings:

06-10-2014 @ 7:00pm – Community Day Committee
06-11-2014 @ 7:00pm – Senior Committee
06-11-2014 @ 7:30pm – Park & Recreation Board
06-16-2014 @ 7:30pm – Finance Committee
06-17-2014 @ 12:30pm – Business Development Partnership

06-18-2014 @ 6:00pm – Municipal Sewer Authority
06-18-2014 @ 7:30pm – Shade Tree Commission
06-18-2014 @ 7:30pm – Public Safety Committee
06-19-2014 @ 7:30pm – Planning Commission
06-23-2014 @ 8:00pm – Board of Supervisors

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Public Comment

MEETING DATE: June 9, 2014

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.

TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Minutes for May 27, 2014

MEETING DATE: June 9, 2014 ITEM NUMBER: #4

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 on Monday, June 9, 2014 before noon with any changes to the minutes.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

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

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
MAY 27, 2014**

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

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

Chairman Joseph Walsh made a motion and Supervisor Michael Fox seconded the motion to approve the minutes of the May 12, 2014 Board meeting. The minutes of the meeting were unanimously approved as submitted.

Assistant to the Township Manager Stacy Crandell reported that on May 17, 2014, the General Hancock 5K Run was held in honor of Montgomery Township's 300th Anniversary Celebration. The event generated \$3,200 in proceeds to be donated to the Wounded Warrior Project®. This donation will help fund programs and services for injured service members throughout the country. Chairman Joseph Walsh thanked everyone who participated or volunteered on that day as well as the sponsors of the event. The Gold Sponsor was NSM Insurance and other sponsors included Abington Memorial Hospital – Lansdale, Bee Bergvall & Co., Deb Grasso – Re/Max Action Realty, Doylestown Hospital, Walsh Pancio, LLC, Barnes and Noble, Fulton Bank, Hand and Stone Massage & Facial Spa, Kenneth Amey, AICP, Planet Fitness Montgomeryville, Wawa, and Wegmans. In-Kind donations were received from Costco, State Representative Todd Stephens, State Senator Stewart Greenleaf, Trader Joe's and Univest Bank.

Chairman Joseph Walsh reported that a Citation Award was presented by the Board of Supervisors to the Village of Neshaminy Falls Veterans Group on Memorial Day, May 26, 2014.

The Citation Award was presented in appreciation of the group's participation in the Township's Commemoration Day Activities which were held on Saturday, May 17, 2014. Resolution #1 made by Supervisor Michael Fox, seconded by Supervisor Robert Birch and adopted unanimously, ratified the Citation Award presented to the Village of Neshaminy Falls Veterans Group on Memorial Day, May 26, 2014.

Stanley Sarnocinski and members of the Washington Camp #523, of the Patriotic Order Sons of America, presented the donation of a handmade Flag Retirement Box to be housed in the lobby of the Montgomery Township building. The Patriotic Order Sons of America are the oldest patriotic organization in the United States, founded on December 10, 1847 by Dr. Reynell Coates of Philadelphia. The Order helped the Continental and Memorial Association of Valley Forge to save Washington Headquarters for the American people, to save the Betsy Ross House in Philadelphia and to start Washington Crossing Park. The order had a bill passed in 1949, signed by President Harry S. Truman, to establish Flag Day on June 14th of every year. Five years ago, the Schwenksville Camp #387 started a project, after many requests, to build Flag Retirement Boxes to provide a place where the public could properly dispose of their worn American Flags. Currently, eight Flag Retirement Boxes have been created and donated by Washington Camp #523 to various locations throughout the region. All flags placed in the retirement boxes will be collected and burned in a respectful Flag Retirement Ceremony. Resolution #2 made by Supervisor Michael Fox, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, acknowledged receipt of the donation of the Flag Retirement Box from the Patriotic Sons of America – Washington Camp #523 and extended the Township's appreciation for the generous donation.

Director of Finance Shannon Drosnock reported that the Township's current legacy software system, which was purchased in 2005, is dated and requires a significant amount of manual intervention to handle the sophisticated nature of the Township's current working

environment. In addition to serving as the backbone of the Finance Department operations, the software also includes modules for supporting other departments including Payroll, Purchasing, Permits, Code Enforcement and Licensing. The Finance and IT staff have worked with members of each Township Department over the past several months to create a Request for Proposal (RFP) for acquiring and implementing an Enterprise Resource Planning software solution intended to minimize manual processing, reduce support costs, increase data processing capabilities and provide a business intelligent format allowing department heads to analyze trends and create more efficient workflows. Staff is requesting authorization to release the RFP, to solicit proposals from software vendors in an effort to update the current system. The Board previously authorized funds for this project in the 2014 budget. Resolution #3, made by Supervisor Michael Fox, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, authorized staff to solicit proposals for an Enterprise Resource Planning software system for the Township's operations.

Director of Finance Shannon Drosnock reported that Township staff has been working towards the implementation of online registration for recreation programs with the ability to pay by credit card. Staff has researched the options, and with the approval of the Board of Supervisors in March, 2014, executed a merchant services agreement with Elavon. In house testing to implement the online registration with credit card payment has been successfully completed and staff has prepared a public information campaign to announce the new service to residents. Participants will be able to register for a recreation program by visiting the Township's website and clicking on the link for Online Registration for Recreation Programs. At the section for payment, registrants will be notified that there is a 2.25% convenience fee in addition to the program fee that will be charged to the credit card. Resolution #4 made by Chairman Joseph Walsh, seconded by Supervisor Candyce Fluehr Chimera and adopted

unanimously, authorized Township staff to proceed with online registrations and acceptance of credit card payments as presented.

Human Resources Specialist Sharon Tucker requested the Board's consideration to approve the amendments to the Park and Recreation Refund Policy regarding online registrations and credit cards. The amendments included a change to the General Refund Policy with regard to registration withdrawals prior to the start of a program by changing the reference of "one week" to "10 business days" for the time frame allowed for cancellations from the program with a refund. A section was also added for "Credit Card Refunds". Resolution #5 made by Supervisor Michael Fox, seconded by Chairman Joseph Walsh and adopted unanimously, adopted the revised Recreation Refund Policy dated May 27, 2014.

Chairman Joseph Walsh made a motion to approve the waiver of permit fee for a special event for Mary, Mother of the Redeemer Catholic Church Parish Festival, and Supervisor Michael Fox seconded the motion. Resolution #6, adopted unanimously, approved the waiver of the permit fee.

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.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Acknowledge Receipt of Letter of Resignation – Board/Commission Member

MEETING DATE: June 9, 2014

ITEM NUMBER: #5

MEETING/AGENDA: WORK SESSION

ACTION xx

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:

Joe Kobulsky has submitted his letter of resignation as a member of the Finance Committee. Mr. Kobulsky served on the Finance Committee since 2012 and was an integral part of Committee recommendations for consultant services such as investment management and audit of the Township's financial statements.

Mr. Kobulsky moved out of the Township in May and is unable to continue to serve in this capacity.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

It is recommended that the Board accept the resignation of Joe Kobulsky from the Finance Committee.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby accept the resignation of Joseph F. Kobulsky, Jr. from the Montgomery Township Finance Committee effective May 30, 2014 and thank Mr. Kobulsky for his contributions during the time he served as a member of this committee.

MOTION: _____

SECOND: _____

ROLL CALL:

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

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

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

SUBJECT: Welcome New Employee - Jessica Christie

MEETING DATE: June 9, 2014

ITEM NUMBER: #6

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: J. Scott Bendig
Chief of Police

BOARD LIAISON: Joseph P. Walsh, Chairman

BACKGROUND:

This evening we would like to welcome and introduce new employee Jessica Christie to Montgomery Township as a Police Dispatcher.

Jessica began her employment on May 30, 2014, and comes to the Township with a solid communications and customer service background. Jessica is a graduate of Upper Perkiomen High School. She attended Kutztown University and Montgomery County Community College, majoring in Secondary Education and Mathematics. Prior to accepting a position with Montgomery Township, Jessica served as a dispatcher with the Montgomery County Department of Public Safety and as a sales manager with Lowe's Home Improvement. Jessica will be responsible for all operations with the Police Department's Communication Center and clerical duties during her assigned shift.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None.

RECOMMENDATION:

Welcome new employee Jessica Christie to Montgomery Township, effective May 30, 2014.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby welcome new employee Jessica Christie to Montgomery Township, effective May 30, 2014.

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
Candye Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

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

SUBJECT: Recognition of the Retirement of Police Department Employees
Officer Mark Webster and Detective Edward Davies

MEETING DATE: June 9, 2014

ITEM NUMBER: # 7

MEETING/AGENDA:

ACTION XX

NONE

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

INITIATED BY: J. Scott Bendig
Chief of Police

BOARD LIAISON: Joseph P. Walsh, Chairman

BACKGROUND:

On June 29, 2014, Officer Mark D. Webster will retire from the Montgomery Township Police Department after 36 years of service to our community.

Officer Webster began his career with Montgomery Township Police Department as a police dispatcher in June of 1978. In June of 1979, Mark D. Webster was appointed to the position of police officer. During his career with the Department, Officer Webster has served many positions within the Department. These positions include: Officer-In-Charge of a patrol squad, detective, and canine handler.

During his career Officer Webster has received twenty-three departmental commendations for his actions as an officer, including one related to life saving techniques involving a resident who was in cardiac arrest. Officer Webster has also received numerous letters of appreciation from Township residents and neighboring law enforcement agencies.

On July 31, 2014 Detective Edward T. Davies will retire from the Montgomery Township Police Department after 29 years of service to our community.

Detective Davies began his career with the Montgomery Township Police Department in July of 1985. Prior to beginning his service to Montgomery Township, Edward T. Davies served as a police officer for the Springfield Township Police Department (Montgomery County) for 6 years. Shortly after starting his career with Montgomery Township, Edward T. Davies was assigned to the Department's Detective Division. During his career with the Department, Detective Davies has served many positions within the Department. These positions include: Officer-in-Charge of the Detective Division, hostage negotiator, and Live-Scan/Photo Imaging Network Manager.

During his career Detective Davies has received sixteen departmental commendations for the numerous robberies, burglaries and other crimes he has investigated throughout his career. Detective Davies has also received numerous letters of appreciation from Township residents and neighboring law enforcement agencies. In 1996, Detective Davies was honored by the North Penn Chamber of Commerce as its Officer of the Year.

Over these years of service with the Montgomery Township Police Department, Officer Webster and Detective Davies' have shown exemplary dedication and professionalism in their service to the residents, businesses and coworkers of our community. Their expertise, hard work and leadership will be sorely missed.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

None

BUDGET IMPACT:

None

RECOMMENDATION: Recognize Officer Mark Webster and Detective Edward Davies on the occasion of their retirement from the Township after their combined 65 years of dedicated service to the residents of our community.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby recognize Officer Mark Webster and Detective Edward Davies and express our gratitude to them for their dedication and faithful service to the Montgomery Township Police Department and the residents of our community.

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: Discussion – Proposal from Montgomery Township Baseball/Softball Association to Install and Use Public Address System on Connie Mack Ball Field at Windlestrae Park

MEETING DATE: June 9, 2014 ITEM NUMBER: # 8

MEETING/AGENDA: ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan Township Manager  BOARD LIAISON: Michael Fox, Vice Chairman
Liaison – Park and Recreation Board

BACKGROUND:

MTBSA is requesting permission to install and use a public address system on the Connie Mack Field at Windlestrae Park. The matter was first discussed at the Park and Recreation Board Meeting on April 23rd at which time MTBSA was asked to submit a proposal for the use of the system (copy attached).

At a subsequent Park and Recreation meeting on May 28th, concern and opposition was raised by a resident from the adjoining neighborhood regarding the use of the system and level of sound from the system. The matter is being brought forward to the Board of Supervisors meeting for discussion on the request and policy for use.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None.

RECOMMENDATION: Consider the request of MTBSA for the installation and use of a public address system on the Connie Mack Base Ball Field at Windlestrae Park.

MOTION/RESOLUTION:

Pending the discussion.

MOTION: _____ SECOND: _____

ROLL CALL:

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

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



MONTGOMERY TOWNSHIP

BASEBALL AND SOFTBALL ASSOCIATION

PHONE:: (215) 412-3980

INFO@MTBSA.ORG

WWW.MTBSA.ORG

Proposal for the PA System at William F. Maule Park at Windlestrae

Montgomery Township
Parks and Recreation Department

Montgomery Township Baseball and Softball Association (MTBSA) would like to permanently install a PA system on the backstop of the 90' field at William F. Maule Park. This would be made available for all MTBSA and Montgomery Township events held at the facility. The purpose of the new system would be to enhance the experience for our players through its use during warm-ups before a game, announcing the players' names, and in between innings. In addition, it would also be used for safety; we would be able to alert those playing at all fields of lightning in the area so they can clear the field in a timely manner. The system would also be made available for any event that Montgomery Township has at the park. MTBSA certainly respects the residents of the surrounding developments so it has put the following restrictions on the system:

- A set of guidelines will be placed inside the shed for appropriate instructions when using the system
- It is only to be used by Adults to ensure the proper use and control of the material being played
- There will be an appropriate limit on the volume that will reach the outfield position but not noticeably pass the fencing to ensure minimal disturbance to the nearby residents
- It will be limited to the hours: 4:00-10:00pm on weekdays, 9:00am – 10:00pm on Saturdays and 10:00am-10:00pm on Sundays
- It will be used during the months between March and November
- The system will be locked up in a cabinet near Windlestrae Field 2 in a preapproved shed
- Music will be appropriate for all ages and contain no inappropriate language

We appreciate your consideration of this matter and look forward to working with you to aid in creating a great experience for all of our players.

Respectfully Submitted;
Louis Cohen
MTBSA VP Baseball

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Decision and Order - Conditional Use Application #C-62 – Integral Development Associates – The Tile Shop - 976 Bethlehem Pike

MEETING DATE: June 9, 2014

ITEM NUMBER: #9

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce Shoupe

Director of Planning and Zoning

BOARD LIAISON: Joseph P. Walsh

Chairman

BACKGROUND:

This matter involves adoption of the written "Decision and Order" for the conditional use application of Integral Development Associates for 976 Bethlehem Pike. The applicant was granted Conditional Use approval on April 28, 2014, to lease the former Lane Furniture Store to The Tile Shop. This proposed use does not propose any changes to the exterior of the building. The use is a specialty retailer of natural stone, ceramic, porcelain and glass materials for interior and exterior floor and wall applications in patio, kitchen and bathroom renovations.

At its April 28, 2014, regular meeting, the Board adopted Resolution #1, granting the requested conditional use approval.

Under the MPC, the Board is required to render a written decision on a conditional use application within 45 days after the last hearing on the application.

Pursuant to the MPC, the Solicitor has prepared a formal decision and order memorializing the Board's grant of the requested conditional use.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

A public hearing was held on April 28, 2014.

ALTERNATIVES/OPTIONS:

None

BUDGET IMPACT:

None

RECOMMENDATION:

Approve decision and order.

MOTION/RESOLUTION:

Motion 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 Memorandum, Findings of Fact, Opinion and Order regarding the Conditional Use application of Integral Development Associates, for 976 Bethlehem Pike for the leasing of a specialty retail store, The Tile Shop.

MOTION BY:

SECOND BY:

DATE:

VOTE:

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

IN RE: INTEGRAL DEVELOPMENT ASSOCIATES CONDITIONAL USE APPLICATION

**PREMISES: 976 BETHLEHEM PIKE
PARCEL NO.: 46-00-00312-00-2**

APPLICATION NO.: C-62

DECISION AND ORDER

NATURE OF THE APPLICATION

Applicant, Integral Development Associates, proposes to lease 19,906 square-feet of the existing 37,640 square-foot building (previously occupied by Lane Furniture) to The Tile Shop on the property located at 976 Bethlehem Pike, further identified as parcel number 46-00-00312-00-2, within Montgomery Township's HLI-II Highway Limited Industrial II District.

In order to facilitate the proposed use and improvement of the property, Applicant seeks conditional use relief under Chapter 230, Article XXXI, Section 230-227B(1)[definition of "Specialty Retail Use"]; Article XXXI, Section 230-234 [requiring conditional use approval for a change in use]; and Article XXI, Section 230-156.2 [procedures and standards for conditional use approval] of the Township's Zoning Ordinance, as amended. Applicants' conditional use relief, if granted, will allow the proposed use by way of a conditional use for "specialty retail use".

FINDINGS OF FACT

1. Applicant is Integral Development Associates.
2. On February 26, 2014, Applicant filed its Conditional Use Application ("Application").
3. The property that is the subject of the Application is located at 976 Bethlehem Pike, further identified as parcel number 46-00-00312-00-2, within Montgomery Township's HLI-II Highway Limited Industrial II District ("Property").
4. Applicant proposes to lease 19,906 square-feet of the existing 37,640 square-foot building (previously occupied by Lane Furniture) to The Tile Shop on the property located at 976 Bethlehem Pike, further identified as parcel number 46-00-00312-00-2, within Montgomery Township's HLI-II Highway Limited Industrial II District.
5. A duly advertised Hearing was held before the Board on April 28, 2014. At the Hearing, Applicant was represented by Mitchell E. Russell, Esquire.
6. No parties entered their appearances in opposition to the Application.
7. At the Hearing, the following Exhibits were entered into the Record:
 - B-1 Application
 - B-2 Proof of Publication 4/11/14 and 4/18/14
 - B-3 Posting of Property 4/11/14
 - B-4 Notification to Neighbors 3/28/14
 - B-5 Review Letters
 - A-1 The Tile Shop promotional materials
8. Applicant proffered an Offer of Proof in support of the Application. This Offer of Proof was made in lieu of the testimony of the following witnesses¹:
 - Carl Randazzo, The Tile Shop, Senior Vice-President
 - Danny Granados, The Tile Shop, Regional Manager
 - Eugene Mayer, Integral Development, Co-Partner

¹ Joseph Gamble, The Tile Shop's outside counsel from Des Moines, Iowa, acknowledged of record that while he was an attorney, he was not licensed in Pennsylvania, and that his role at the hearing was merely to support his client, The Tile Shop.

9. The following findings of fact were derived from the Offer of Proof:

- The Property is improved with an existing 37,600 square-foot building on approximately 3.7 acres of land that was originally developed to house two separate furniture store tenants: La-Z-Boy (which currently occupies approximately 17,700 square feet of the building on the Property) and Lane Furniture. (N.T. p. 10)
- Lane Furniture occupied that space since 2005, but moved out in 2010. Last September, its parent company filed for bankruptcy-protection and terminated and rejected its lease with Integral Development Associates. (N.T. p. 10)
- The Tile Shop has signed a ten-year lease to occupy the entire 19,906 square-foot premises formerly occupied by Lane Furniture. (N.T. p. 10)
- The Tile Shop is accepting the leased premises without any expansion of the building, modifications of the parking areas, or modification of the common areas, landscaping, or loading area. (N.T. p. 10)
- The applicable Zoning Ordinance for this property is Highway Limited Overlay District II. Section 230-234 of the Zoning Ordinance requires the landlord to obtain conditional use approval whenever there is a change in the use within the District. The criteria and standards for granting a conditional use approval are found under Section 156.2 of the Ordinance and include confirmation that the proposed use is a permitted use and compliance with setback and buffering requirements, landscaping requirements, parking requirements, signage requirements, access and traffic requirements, and screening requirements. (N.T. p. 11)
- In connection with the application, the Township reviewed the application. (N.T. p. 11) The Township's review letters confirm compliance with the standards and criteria for this application, specifically that the proposed use is a "specialty retail use" as contemplated under the Ordinance and, therefore, is a permitted use within the District by way of conditional use. (N.T. pp. 11; 14)
- The proposed use will not be detrimental to the health, safety, or general welfare of the community. The retail use of The Tile Shop does not involve any dangerous, flammable, noxious or illegal materials. The Tile Shop does not produce or store environmental hazards. Their retail operation does not attract traffic outside of the normal retail-delivery as normal retail customers. The

proposed use does not present a risk of an increased burden on schools, police, fire, health, welfare, or any other public health or safety concerns, and does not impose any noise, light or air pollution. Accordingly, it is not a use that is a detriment to the health, safety, or welfare of the community. (N.T. p. 15)

10. After the Offer of Proof, Applicant's witnesses, under oath, confirmed that the Offer of Proof was accurate, and had they testified in support of the Application, their testimony would be consistent with the Offer of Proof.
11. Applicant acknowledged of record that its application was for conditional use relief to permit the proposed use only, and that building signage was not considered within the application. Therefore any proposed signage on the Property would be subject to an independent review and compliance analysis. (N.T. p. 17)
12. This Board found the Offer of Proof to be credible.
13. At the conclusion of the Hearing, this Board made a same-night decision granting Applicant's requested conditional use. This Decision and Order is the written decision memorializing the Board's same-night decision.

CONCLUSION OF LAW

1. It is well-settled that once an applicant for conditional use meets the initial burden of proving compliance with the specific requirements of the zoning ordinance relative to that conditional use, the governing body is obligated to approve the conditional use unless objectors (neighbors) present sufficient evidence to a high risk of probability that the Applicants' use will cause a substantial threat to the community.
2. Here, there are three applicable conditional use sections: (a) Article XXXI, Section 230-227B(1)[definition of "Specialty Retail Use"]; (b) Article XXXI, Section 230-234 [requiring conditional use approval for a change in use]; and (c) Article XXI, Section 230-156.2 [procedures and standards for conditional use approval].
3. Having considered the credible testimony presented in support of the Application which demonstrated compliance with the specific requirements of the Ordinance relative to that proposed use and requested conditional use relief; the supporting exhibits entered into the record at the Hearing; and with no opposition from neighboring property owners, this Board concludes that Applicant has met its requisite burden of establishing an entitlement to the requested conditional use relief.

4. Specifically, this Board finds that Applicant satisfactorily established compliance with the specific requirements of the Ordinance to facilitate the proposed use. Specifically, (a) the proposed use was a “special retail use” as that contemplated under the Ordinance; (b) the proposed use satisfied the specific and general conditional use criteria, as set forth in Section 230-227(B)(1) and Section 230-156.2, respectively; and (3) a conditional use application was filed to effect the change in use on the Property.

* * *

[Order on Next Page]

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**IN RE: INTEGRAL DEVELOPMENT ASSOCIATES'
CONDITIONAL USE APPLICATION**

**PREMISES: 976 BETHLEHEM PIKE
PARCEL NO.: 46-00-00312-00-2**

APPLICATION NO.: C-62

ORDER

AND NOW, this 9th day of June 2014, the conditional use application of Integral Development Associates is hereby **GRANTED**.

Applicant is permitted to lease 19,906 square-feet of the existing 37,640 square-foot building (previously occupied by Lane Furniture) to The Tile Shop on the Property located at 976 Bethlehem Pike, further identified as tax parcel number 46-00-00312-00-2, within Montgomery Township's HLI-II Highway Limited Industrial II District.

This conditional use relief is subject to the following conditions:

- (1) Applicant shall ensure that all review letters prepared in connection with this conditional use application are addressed to the satisfaction of the Township; and
- (2) The approved use of the Property, permitted by way of this conditional use approval, shall be in strict conformance with the Offer of Proof presented at the Hearing.

[Signatures on Next Page]

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

JOSEPH P. WALSH, *Chairman*

MICHAEL J. FOX, *Vice-Chairman*

ROBERT J. BIRCH, *Member*

CANDYCE FLUEHR CHIMERA, *Member*

JEFFREY W. MCDONNELL, *Member*

INTEGRAL DEVELOPMENT ASSOCIATES

93 Old York Road, Suite 300
Jenkintown, PA 19046
(215) 887-5979
(215) 887-5939
MitchRussell11@gmail.com

February 26, 2014

BY HAND DELIVERY

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

Re: Integral Development Associates – 976 Bethlehem Pike

Gentlemen and/or Ladies:

Attached please find our Application for Conditional Use Approval and attachments (as described below), along with the following checks: (i) \$1,000.00 to Montgomery Township for the Non-Residential Application Fee, (ii) \$1,500.00 to Montgomery Township for the Escrow, and (iii) \$210.00 to Montgomery County.

We are seeking the approval of a new tenant to replace Lane Furniture (who has vacated the premises and rejected their lease as part of their bankruptcy filing). The new tenant, "The Tile Shop", will be leasing the entire space formerly leased by Lane Furniture, and is not requiring any additions to the building or any changes to the existing parking fields, landscaping or loading areas. The Tile Shop is a specialty retail use within the definition of Section 230-227(B)(1) of the Montgomery Township Zoning Ordinance.

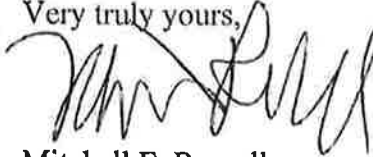
Per the Check Off Sheet provided as part of the Application, the following are the attachments to the Application, as applicable:

- A (Tab 1) – Appeal (10 copies attached)
- B (Tab 2)—Plans (10 copies of the final subdivision and land development plan attached—no changes planned to lots, roads, easements, water courses, tree masses or open space)
- B (Tab3)—Plans (10 copies of the variation to the sizes of the buildings on the subject property that occurred as a result of the previous conditional use approvals for La-Z-Boy and Lane Furniture stores)
- C (Tab 4)—Tax Map (10 copies attached)
- D—Deed (not applicable)
- E (Tab 5)—Lease Agreement (10 copies attached)
- F (Tab 6)—Plan of Proposed Structure (structure is not changing—10

copies of original building drawings for Lane Furniture are attached)
G—Exhibits (not applicable)
H (Tab 7)—List of Adjacent Property Owners (10 copies attached)

Please note, I am a licensed Pennsylvania attorney (as well as a principal of the ownership entity), and I intend to represent the owner (Integral Development Associates) both as principal and as attorney at the conditional use approval hearing.

Please let me know if you have any questions regarding any of the foregoing.

Very truly yours,

Mitchell E. Russell

APPLICATION
FOR
CONDITIONAL USE

MONTGOMERY TOWNSHIP
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936

Application for Conditional Use

Township of Montgomery, Montgomery County, Pennsylvania

Notice Of Appeal

Appellant: Name: INTEGRAL DEVELOPMENT ASSOCIATES
Address: 93 OLD YORK RD., SUITE 300
JENKINTOWN PA 19046
Phone: 215-887-5979 Fax: 215-887-5939
E-Mail: MITCHRUSSSELL@RUSSELLLAWGROUP.NET

Owner: Name: INTEGRAL DEVELOPMENT ASSOCIATES
Address: 93 OLD YORK RD., SUITE 300
JENKINTOWN PA 19046
Phone: 215-887-5979 Fax: 215-887-5939
E-Mail: MITCHRUSSSELL@RUSSELLLAWGROUP.NET

Attorney: Name: MITCHELL E. RUSSSELL, ESQ.
Address: RUSSELL LAW GROUP, PC, 93 OLD YORK RD., SUITE 300
JENKINTOWN PA 19046
Phone: 215-887-5979 Fax: 215-887-5939
E-Mail: MITCHRUSSSELL@RUSSELLLAWGROUP.NET

Notice of Appeal
Page 2

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

OWNER

1. Brief Description of Real Estate Affected:

Block and Unit Number BLOCK 11, UNIT 8

Location 976 BETHLEHEM PIKE, MONTGOMERYVILLE

Lot Size 182,019 S.F.

Present Use SPECIALTY RETAIL

Present Zoning Classification HLI II -- HIGHWAY LIMITED INDUSTRIAL II

Present Improvements Upon Land 37,640 S.F. RETAIL BUILDING CONTAINING TWO RETAIL PREMISES

Deed Recorded at Norristown in Deed Book 5410 Page 1190

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

ARTICLE XXXI, SECTION 230-227B (1) (DEFINITION OF "SPECIALTY RETAIL USE")
ARTICLE XXXI, SECTION 230-234 (REQUIRING CONDITIONAL USE APPROVAL FOR A CHANGE
ARTICLE XXI, SECTION 230-156.2 IN USE)
(PROCEDURES AND STANDARDS FOR
CONDITIONAL USE APPROVAL)

3.

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

TO LEASE 19,906 PORTION OF EXISTING BUILDING FORMERLY OCCUPIED BY LANE
FURNITURE TO THE TILE SHOP, LLC, A RETAIL STORE THAT SELLS HOUSEHOLD TILES
(KITCHEN, BATHROOMS, ENTRYWAYS) AND GROUT

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.

- 1) USER IS SPECIALTY RETAIL USE (§230-227B(1))
- 2) RETAIL USE GENERATES LOW TRAFFIC VOLUME SINCE IT IS SPECIALTY RETAIL USE
- 3) EXISTING BUILDING, LOADING AND PARKING WILL NOT BE MODIFIED FOR NEW USER
(ACCORDINGLY EXISTING DIMENSIONAL STANDARDS OF §230-229 REMAIN IN CURRENT
STATUS/COMPLIANCE)
- 4) USE IS 19,906 SQ. FT., MEETING THE 15,000 SQUARE FOOT MINIMUM GROSS FLOOR
AREA REQUIRED BY §230-227B

5. Has previous application for conditional use been filed in connection with these premises?

☒ Yes ☐ No

YES; CONDITIONAL USE APPROVAL FOR EXISTING FURNITURE STORE (LA-Z-BOY) AND
FORMER OCCUPANT (LANE FURNITURE) WERE PREVIOUSLY GRANTED

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

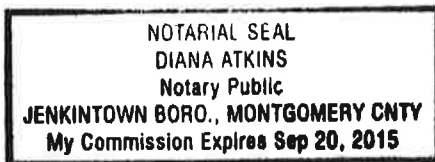
25 DAY OF FEBRUARY 2014 INTEGRAL DEVELOPMENT ASSOCIATES

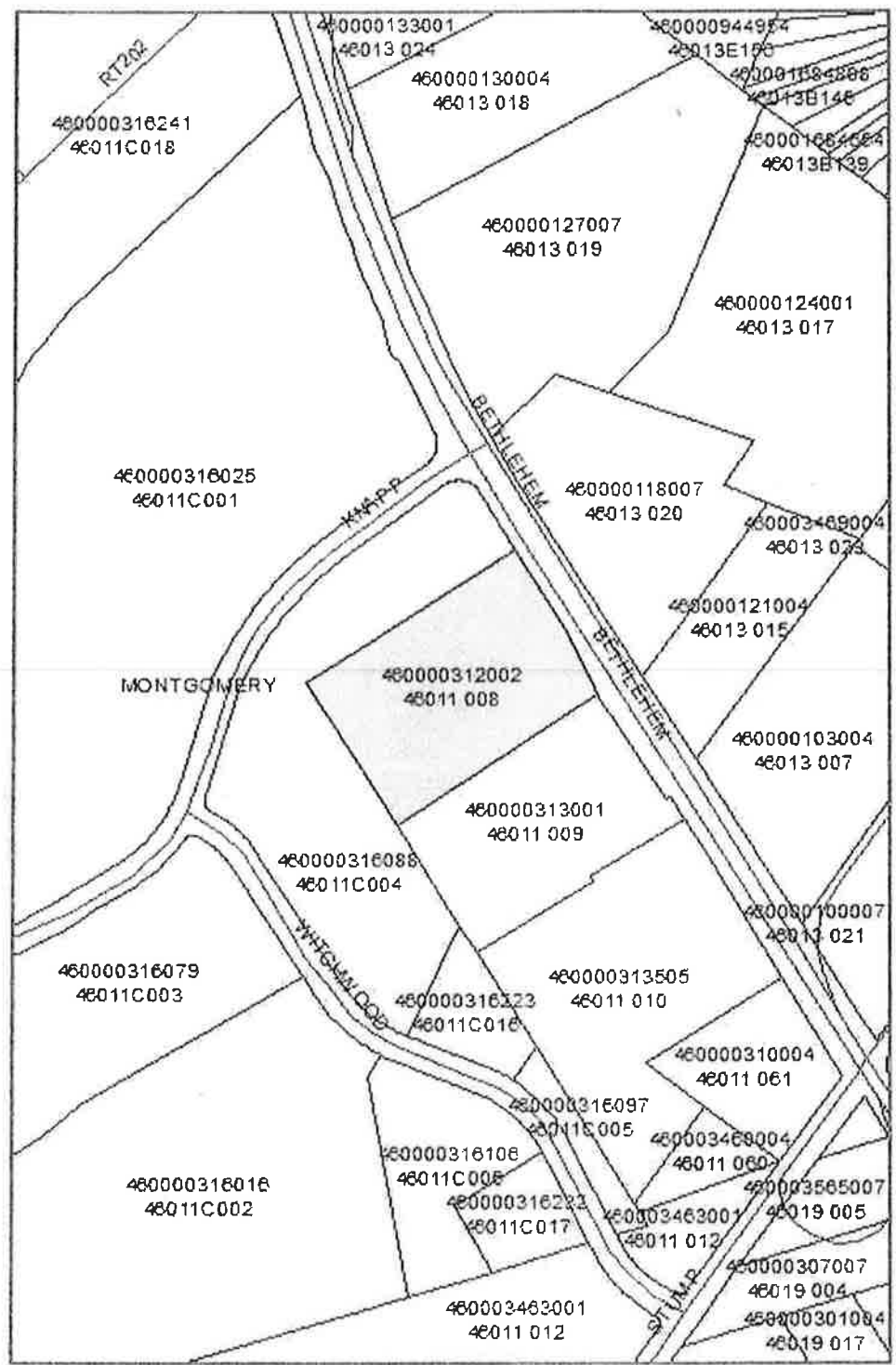
Diana Atkins

Notary Public

[Signature]

Appellant's or Owner's Signature





Copyright 2007

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consideration - Preliminary/Final Land Development Plan – Montgomery Township
Municipal Sewer Authority – Influent Flow Equalization Tank System - LDS #674

MEETING DATE:

ITEM NUMBER: **#10**

MEETING/AGENDA:

WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Bruce Shoupe

Director of Planning and Zoning

BOARD LIAISON: Joseph P. Walsh

Chairman

BACKGROUND:

This plan is for the MTMSA Eureka Wastewater Treatment Plant, which is located at 1485 Lower State Road. It is within the R-1 Residential Zoning District. The project is for the construction of an influent flow equalization tank system, which is to store excess influent during significant rainfall events. The plan proposes the construction of this tank in the area of the existing detention basin. The stormwater runoff that was previously discharged through the basin will now be redirected toward the Little Neshaminy Creek. Additional improvements include a paved access drive, a retaining wall to reduce grading limits, site lighting and installation of stormwater conveyance improvements.

The Township staff and consultants have reviewed this plan for compliance with Township Codes. Copies of the review letters are attached.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

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

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

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

BUDGET IMPACT:

None.

RECOMMENDATION:

The resolution be adopted by the Board of Supervisors.

MOTION/RESOLUTION:

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

MOTION _____

SECOND _____

ROLL CALL:

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

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

RESOLUTION #
MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

**A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF
THE APPLICATION FOR LAND DEVELOPMENT FOR MONTGOMERY TOWNSHIP
MUNICIPAL SEWER AUTHORITY EUREKA TREATMENT PLANT – INFLUENT
FLOW EQUALIZATION TANK SYSTEM – LDS #674**

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 **Montgomery Township Municipal Sewer Authority Eureka Treatment Plant – Influent Flow Equalization Tank System**, 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 consultants including **Gilmore & Associates, Inc.** letter dated April 28, 2014; **Boucher & James, Inc.** letter dated April 16, 2014; **Montgomery Township Planning Commission** comments dated May 15, 2014; **Montgomery County Planning Commission** comments dated May 1, 2014.
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 this development. The record plan shall be recorded. The applicant has requested a waiver of the required land development agreements and post financial security requirement.
3. The Applicant shall satisfy the requirements of all Montgomery Township Codes.
4. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.

BE IT FURTHER RESOLVED that all filing fees, engineering/legal escrow fees and GIS system update fees be waived for this project and that the following **waivers are granted to the extent that they concur with the recommendation of the consultants:**

1. The request a waiver of the requirement that the Applicant shall enter into a Land Development Agreement.
2. Section 205-3 – the requirement for land development approval guaranty. The applicant is not creating any new lots, nor will there be any impact to township services and facilities. *(The Board of Supervisors will not require any guaranty for improvements.)*
3. Section 205- Appendix B:B – the requirement for water quality criteria. The applicant has requested a waiver from strict compliance with the water quality criteria since proposed infiltration trenches and infiltration bed BMP's meet the intent of the Code. *(The consultants have no objection to this waiver as the applicant's proposed BMP's meet the intent of the Ordinance.)*

4. Section 205-Appendix B:C – The requirement that pre and post development runoff rates be controlled. The submitted Stormwater Management Analysis demonstrates that the post development peak discharge flow will actually be equal to or less than the pre development peak discharge flow. *(The consultants have no objection to this waiver as the containment of sewage overflow is of greater public benefit than the control of pre and post-development runoff rates.)*
5. Section 205-51.A(9): The requirement to show the location of existing individual trees with trunks eight inches in diameter or more, measured at 4 1/2 feet (DBH) above the ground. The applicant will show all such existing trees within the construction area on the plan. *(The consultants have no objection to this waiver.)*
6. Section 205-51.A (10): The requirement to show the location, caliper and common name of all trees greater than 23 inches in caliper measured 4 1/2 feet (DBH) above the ground. All such existing trees within the construction area will be shown and identified on the landscape Plan. *(The consultants have no objection to this waiver.)*
7. Section 205-51.A (11): The requirement for a replacement tree plant schedule using the trees proposed for replacement of existing trees of eight-inch-or-greater caliper destroyed by development. Tree preservation standards for tree removal associated with public facilities to be constructed by the Authority is exempt under Section 205-53.C (3). *(The consultants have no objection to this waiver.)*
8. Section 205-51.A (13): The requirement that all existing and proposed contours be shown at a minimum 2 foot interval. The contours on the proposed Landscape Plan are 5 foot intervals. *(The consultants have no objection to this waiver.)*
9. Section 205-51.A (15): the requirement to show existing natural features such as water bodies, floodplain, wetlands, rock outcroppings, and slopes in excess of 15%. All applicable natural features within the proposed construction area will be shown on the Landscape Plan. *(The consultants have no objection to this waiver.)*
10. Section 205-51.A (18): The requirement for a detailed cost estimate to be attached to the final landscape plan submission for the preparation of the land development agreement. *(The consultants have no objection to this waiver provided the Board of Supervisors has decided to not have the applicant establish landscape escrow for the project.)*
11. Section 205-52.A(2)(a): the requirement that street trees shall be spaced to permit the healthy growth of each tree, but in no instance shall they be closer than 40' on center nor farther than 50' on center for each side of the street. A waiver is requested from strict compliance with this ordinance requirement in light of wooded areas along Limekiln Pike. *(The consultants have no objection to this waiver.)*
12. Section 205-52.A(2)(d): A waiver is requested from strict compliance with the requirement that existing trees to be utilized as street trees be 4 inches in caliper and within 10 feet from the legal right-of-way line since the existing street trees are located 18 feet to 28 feet from the legal right-of-way line. *(The consultants have no objection to this waiver.)*
13. Section 205-52.A (2) (d) A waiver is requested from the requirement that the two existing street trees are unacceptable as street trees. The Authority is agreeable to replacing the two existing street trees if, and when, they should die in the future. *(The consultants have no objection to this waiver.)*

14. Section 205-52.C: The requirement that a screen buffer is required between the facility expansion and the adjacent commercial land use. A waiver is requested from strict compliance from this section since a screen buffer is being provided by a combination of existing and proposed evergreens. *(The consultant have no objection to this waiver, but request that the Authority provide additional evergreen screening between the existing commercial use and the existing 24" deciduous tree to remain on the site in order to block direct views from the adjacent property onto the proposed expansion.)*
15. Section 205-52.C: The requirement that a screen buffer is required between the facility expansion and adjacent residential properties. SLDO Section 205-52.J permits that the Board of Supervisors may waive a landscape requirement where natural features on the site essentially duplicate the requirement. A waiver is requested from strict compliance with this section since all areas of the site which adjoin residential properties are significantly wooded. *(The consultants have no objection to this waiver.)*
16. Section 205-52.H – The requirement for steep slope landscaping to be provided in all disturbed areas having a slope in excess of 15%. The applicant will stabilize with erosion control blankets as required by PA DEP and the County Conservation District. *(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 day of , 2014.

MOTION BY:

SECOND BY:

VOTE:

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

Applicant Signature

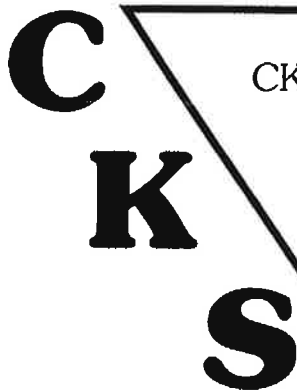
EXHIBIT "A"

PLANS-STUDIES

DESCRIPTION

ORIGINAL DATE

- | | |
|--|---------|
| 1. Record Plan | 3/20/14 |
| 2. Record Plan | 3/20/14 |
| 3. Site Grading and Drainage Plan | 3/20/14 |
| 4. Erosion and Sedimentation Control Plan | 3/20/14 |
| 5. Erosion and Sedimentation Control Details | 3/20/14 |
| 6. Lighting Plan | 3/20/14 |
| 7. Construction Details and Profiles | 3/20/14 |



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

David W. Connell, P.E.
Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane

May 29, 2014
Ref: #8402-2

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

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

Reference: Montgomery Township Municipal Sewer Authority
Eureka Wastewater Treatment Plant
Proposed Influent Flow Equalization System
Land Development Application
Waiver Requests

Dear Bruce:

On behalf of the Montgomery Township Municipal Sewer Authority (MTMSA), we are requesting the following waivers from the Montgomery Township Subdivision and Land Development Ordinance for the above-referenced project:

§205-3 - A waiver is requested from the requirement for Land Development approval and guaranty since no new lots are being created, nor will there be any impacts to Township services and facilities.

§205 - Appendix B: B - A waiver is requested from strict compliance with the requirement for water quality criteria since proposed infiltration trenches and infiltration bed BMP's meet the intent of the Ordinance.

§205 - Appendix B: C - A waiver is requested from compliance with stormwater management criteria since the submitted Stormwater Management Analysis demonstrates that the post-development peak discharge flow will actually be equal to or less than the pre-development peak discharge flow.

§205-51.A(9) - A waiver is requested from the requirement that individual existing trees with trunks 8" in diameter or more and the quantity and caliper of trees in masses be shown since the vast majority of these trees are not within the proposed construction area. All such existing trees within the construction area will be shown and identified on the Landscape Plan.

§205-51.A(10) - A waiver is requested from the requirement that individual existing trees greater than 23 inches in caliper be shown and identified since the vast majority of these trees are not within the proposed construction area. All such existing trees within the construction area will be shown and identified on the Landscape Plan.

§205-51.A(11) - A waiver is requested from the requirement that a replacement tree plant schedule be shown since tree preservation standards for tree removal associated with public facilities to be constructed by the Township Authority is exempt under §205-53.C(3).

§205-51.A(13) - A waiver is requested from the requirement that all existing and proposed contours be shown at minimum 2-foot intervals since the contours on the proposed Landscape Plan are at 5-foot intervals.

§205-51.A(15) - A waiver is requested from the requirement that existing natural features be shown since the construction associated with this project involves only a small portion of the site. All applicable natural features within the proposed construction area will be shown on the Landscape Plan.

§205-51.A(18) - A waiver is requested from the requirement that a detailed cost estimate be provided since, as noted above, the MTMSA is requesting a waiver from Land Development approval and guaranty for this project.

§205-52.A(2)(a) - A waiver is requested from strict compliance with the requirement that street trees be provided at 40' to 50' intervals since the frontage along Limekiln Pike is already adequately wooded and the frontage along Lower State Road will be provided with four new street trees, in addition to the three street trees that are already there.

§205-52.A(2)(d) - A waiver is requested from strict compliance with the requirement that existing trees to be utilized as street trees be 4 inches in caliper and within 10 feet of the legal right-of-way line since the existing street trees are located 18 feet to 28 feet from the legal right-of-way line.

§205-52.A(2)(d) - A waiver is requested from the requirement that two of the existing street trees are unacceptable and should be replaced since the MTMSA is agreeable to replacing these two trees if, and when, they should die in the future.

§205-52.C - A waiver is requested from strict compliance with the requirement that a screen buffer be provided between the proposed WWTP Equalization System and the adjacent office/commercial use since a screen buffer consisting of a combination of existing and proposed evergreen screen plantings will be provided and shown on the Landscape Plan.

§205-52.C - A waiver is requested from the requirement that a screen buffer be provided between the proposed WWTP Equalization System and the adjacent residential properties since §205-52.J permits the Board of Supervisors to waive such screening where existing vegetation and natural features essentially duplicate the planting requirement, which is the case at this site.

§205-52.H - A waiver is requested from strict compliance with the requirement that steep slope landscaping be provided in all disturbed areas having a slope in excess of 15% since all disturbed steep slope areas will be stabilized with erosion control blankets as required by PA DEP and the County Conservation District.

If you should have any questions concerning the waiver requests summarized above, please do not hesitate to contact me.

Very truly yours,
CKS ENGINEERS, INC.
Authority Engineers

Thomas F. Zarko, P.E.

TFZ/mak

Karyn L. Koerwer, MTMSA Manager
Kenneth G. Kollmer, P.L.S., CKS Engineers, Inc.
File

Marita A. Stoerrle

From: Jim Dougherty [JDOUGHERTY@gilmore-assoc.com]
Sent: Wednesday, May 14, 2014 5:03 PM
To: Marita A. Stoerrle
Cc: Bruce S. Shoupe
Subject: RE: MTMSA - Influent System

Marita,

Regarding waiver requests from sections §205 Appendix B: B & C:

§205 Appendix B: B – we support. We recommend that the applicant request a waiver from strict compliance with the water quality criteria. It is our opinion that while not explicitly meeting the criteria of the Township Ordinance, the applicant's proposed BMPs meet the intent of the Ordinance.

§205 Appendix B: C – we support. This land development, by its nature, will increase the post-development stormwater discharge as compared to the pre-development flows with the addition of impervious area and the removal of a stormwater detention basin. A waiver will be required and is recommended as the containment of sewage overflow is of greater public benefit than the control of pre and postdevelopment runoff rates. The applicant has demonstrated that the elimination of the detention basin and direct discharge of runoff from the site will not have a detrimental effect on the flow in the Little Neshaminy Creek. The direct discharge from the site will not increase peak flows within the Little Neshaminy Creek watershed downstream of the site because the time of the peak flow in the stream does not coincide with the time of the peak flow from the site. The runoff from the onsite stormwater system will have ample time to discharge before the Creek reaches peak flow volumes. In the 2 year return period event the peak flow in the Little Neshaminy is essentially unchanged, and in the 10 and 100 year events the peak flow in the Little Neshaminy is slightly reduced.

Thanks,
Jim

From: Marita A. Stoerrle [mailto:mstoerrle@montgomerytwp.org]
Sent: Thursday, May 08, 2014 3:34 PM
To: Jim Dougherty
Cc: Bruce S. Shoupe
Subject: FW: MTMSA - Influent System

Jim –

FYI – responses to your review letter.

Thanks.
Marita

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

Marita A. Stoerrle

From: Valerie Liggett [vliggett@bjengineers.com]
Sent: Friday, May 30, 2014 2:03 PM
To: Marita A. Stoerrle
Cc: Judy Stern Goldstein; Bruce S. Shoupe
Subject: MTMSA Waiver Request Responses

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Marita;

Here you go;

Section 205-51.A(9): A waiver is requested from the requirement that individual existing trees with trunks 8" in diameter or more and the quantity and caliper of trees in masses be shown since the vast majority of these trees are not within the proposed construction area. All such exiting trees within the construction area will be shown and identified on the Landscape Plan.

The consultant would not object to a waiver of this section.

Section 205-51.A(10): A waiver is requested from the requirement that individual existing trees greater than 23 inches in caliper be shown and identified since the vast majority of these trees are not within the proposed construction area. All such existing trees within the construction area will be shown and identified on the Landscape Plan.

The consultant would not object to a waiver of this section.

Section 205-51.A(11): A waiver is requested from the requirement that a replacement tree plant schedule be shown since tree preservation standards for tree removal associated with public facilities to be constructed by the Township Authority is exempt under SLDO Section 205-53.C(3).

The consultant would not object to a waiver of this section.

SLDO Section 205-51.A(13): A waiver is requested from the requirement that all existing and proposed contours be shown at a minimum 2-foot intervals since the contours on the proposed Landscape Plan are at 5-foot intervals.

The consultant would not object to a waiver of this section.

SLDO Section 205-51.A(15): A waiver is requested from the requirement that existing natural features be shown since the construction associated with this project involves only a small portion of the site. All applicable natural features within the proposed construction area will be shown on the Landscape Plan.

The consultant would not object to a waiver of this section.

SLDO Section 205-51.A(18): A waiver is requested from the requirement that a detailed cost estimate be provided since, as noted above, the MTMSA is requesting a waiver from Land Development Approval and guaranty for this project.

The consultant has no objection to this waiver request if the Board decides not to have the Applicant establish landscape escrow for this project.

SLDO Section 205-51.A(2)(a): A waiver is requested from strict compliance with the requirement that street trees be provided at 40' to 50' intervals since the frontage along Limekiln Pike is already adequately wooded and the frontage along Lower State Road will be provided with four new street trees in addition to the three street trees that are already there.

The consultant would not object to a waiver of this section.

SLDO Section 205-51.A(2)(d): A waiver is requested from strict compliance with the requirement that existing trees to be utilized as street trees be 4 inches in caliper and within 10 feet from the legal right-of-way line since the existing street trees are located 18 feet to 28 feet from the legal right-of-way line.

The consultant would not object to a waiver of this section.

SLDO Section 205-51.A(2)(d): A waiver is requested from the requirement that two of the existing street trees are unacceptable and should be replaced since the MTMSA is agreeable to replacing these two trees if and when they should die in the future.

The consultant would not object to a waiver of this section.

SLDO Section 205-52.C: A waiver is requested from strict compliance with the requirement that a screen buffer be provided between the proposed WWTP Equalization System and the adjacent office/commercial use since a screen buffer consisting of a combination of existing and proposed evergreen screen plantings will be provided and shown on the Landscape Plan.

The consultant would not object to a waiver from this section, but requests that the Authority provide additional evergreen screening between the existing commercial use and the existing 24" deciduous tree to remain on the site in order to block direct views from the adjacent property onto the proposed Equalization System.

SLDO Section 205-52.C: A waiver is requested from the requirement that a screen buffer be provided between the proposed WWTP Equalization System and the adjacent residential properties since Section 205-52.J permits the Board of Supervisors to waive such screening where existing vegetation and natural features essentially duplicate the planting requirement, which is the case at this site.

The consultant would not object to a waiver of this section.

SLDO Section 205-52.H: A waiver is requested from strict compliance with the requirement that steep slope landscaping be provided in all disturbed areas having a slope in excess of 15% since all disturbed steep slope areas will be stabilized with erosion control blankets as required by PA DEP and the County Conservation District.

The consultant would not object to a waiver of this section.



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

ISA Certified Arborist®

Planner / Landscape Architect

Boucher & James, Inc.

1456 Ferry Road

Doylestown, PA 18901

E-mail: vliggett@bjengineers.com

Internet: www.bjengineers.com

Tel: 215-345-9400 - Fax: 215-345-9401

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 28, 2014

File No. 14-03027

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

Reference: MTMSA Eureka WWTP - LD/S#674
Preliminary and Final Land Development Application
P/N# 46-00-02573-00-9, Block/Unit 017/013

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has performed a review of the Site Stormwater Management Analysis and the Preliminary and Final Land Development Application submitted for this project:

I. SUBMISSION

- A. Stormwater Management Analysis (*Basin Impact Analysis*), as prepared by CKS Engineers, Inc., dated March 13, 2014, received March 17, 2014
- B. Application for Subdivision & Land Development, dated March 18, 2014, received April 8, 2014
- C. Erosion and Sedimentation Control Project Narrative (*Proposed Stormwater System*), as prepared by CKS Engineers, Inc., dated March 26, 2014, received April 8, 2014
- D. Land Development Plans, as prepared by CKS Engineers, Inc., dated March 20, 2014, received April 8, 2014

II. GENERAL

The subject site is the Montgomery Township Municipal Sewer Authority, Eureka Wastewater Treatment Plant located at 1485 Lower State Road, North Wales, PA. The 25.958 acre site is within the R-1 Residential District. The project proposes the construction of an influent flow equalization tank system in order to store excessive influent during significant rainfall events. This will necessitate the elimination of the existing detention basin. The stormwater runoff that was previously discharged through the basin will now be redirected towards the Little Neshaminy Creek. Our preliminary discussions with the applicant's engineer required that they demonstrate the removal of the basin would not have a negative effect on the Little Neshaminy Creek and increase the impact on downstream flows. Additional site improvements include a paved access drive, a retaining wall to reduce grading limits, site lighting and installation of stormwater conveyance improvements.

III. REVIEW COMMENTS

A. Zoning Ordinance

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

- 1. §230-12 – In order to ensure that the proposed improvements are constructed outside of the Floodplain Conservation District as defined by this section, the applicant has indicated the limits of the FEMA 100 year floodplain and the limits of the alluvial soils determined via field investigation. The applicant shall submit the soil investigation report to the Township and to this office for review.

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

B. Subdivision and Land Development Ordinance

Based on our review, the following items do not appear to comply with the current Montgomery Township Subdivision and Land Development Ordinance (SALDO). Upon further development of the plans, additional items may become apparent.

1. §205-28.D(2) – Disturbed areas which are to receive topsoil and seeding shall be restored with 8 inches of topsoil minimum. The standard topsoil note shall be added to the Temporary and Permanent Stabilization Notes on the Erosion and Sedimentation Control Details (Sheet 5 of 7) and to any detail indicating the depth and placement of topsoil, specifically the Infiltration Bed and Infiltration Trench Details on the Construction Details and Profiles (Sheet 7 of 7).

C. Stormwater Management – Proposed Stormwater System

Based on our review, the following items do not appear to comply with the Montgomery Township Subdivision and Land Development Ordinance (SALDO) Sections 205-18, 205-18.1 and 205 Appendix B. Upon further development of the plans, additional items may become apparent.

1. §205 Appendix B: B – The applicant has proposed an infiltration trench and an infiltration bed to address water quality requirements. Also, the applicant proposes to plant 11 new evergreen trees. These proposed BMPs provide water quality benefit; however, the benefit has not been quantified. Given the nature of the design approach, which is direct discharge to the Little Neshaminy Creek (refer to review of Basin Impact Analysis below), and site constraints due to proximity of the floodplain; we recommend that the applicant request a waiver from strict compliance with the water quality criteria. It is our opinion that while not explicitly meeting the criteria of the Township Ordinance, the applicant's proposed BMPs meet the intent of the Ordinance.
2. §205 Appendix B: C – This land development, by its nature, will increase the post-development stormwater discharge as compared to the pre-development flows with the addition of impervious area and the removal of a stormwater detention basin. A waiver will be required and is recommended as the containment of sewage overflow is of greater public benefit than the control of pre and post-development runoff rates. Refer to the review of the Basin Impact Analysis below.

D. Stormwater Management – Basin Impact Analysis

Based on our review of the Stormwater Analysis assessing the impacts of the basin removal, the following items do not appear to comply with the design standards established in the Montgomery Township Subdivision and Land Development Ordinance (SALDO) Sections 205-18, 205-18.1 and 205 Appendix B. Upon further development of the plans, additional items may become apparent.

1. §205 Appendix B: C(2) – The provided calculations should be revised to utilize the 24 hour rainfall depths listed in this section.

The applicant has demonstrated that the elimination of the detention basin and direct discharge of runoff from the site will not have a detrimental effect on the flow in the Little Neshaminy Creek. The direct discharge from the site will not increase peak flows within the Little Neshaminy Creek watershed downstream of the site because the time of the peak flow in the stream does not coincide with the time of the peak flow from the site. The runoff from the onsite stormwater system will have ample time to discharge before the Creek reaches peak flow volumes. In the 2 year return period event the peak flow in the Little Neshaminy is essentially unchanged, and in the 10 and 100 year events the peak flow in the Little Neshaminy is slightly reduced.

E. General

1. Proposed plantings are shown on the Record Plan (Sheet 2 of 7) and the Site Grading and Drainage Plan (Sheet 3 of 7). We defer review of the proposed improvements to the Montgomery Township Landscaping Consultant.
2. A Lighting Plan is provided. Site lighting is proposed in and around the storage tank and access drive. We defer the review of the proposed lighting to the Montgomery Township Lighting Consultant.

3. The applicant proposes the elimination of the existing detention basin. The flows from the existing onsite drainage system will be redirected through two new offsite discharges. In future submittals the offsite flows should be separated to those discharging from Endwall 2 and Endwall 6.
4. An Index of Sheets shall be provided on the Record Plan 1 of 2 (Sheet 1 of 7).
5. The Site Grading and Drainage Plan (Sheet 3 of 7) indicates that a 6" diameter pipe is to be installed in Swales 1 and 2. The detail provided on the Construction Details and Profiles (Sheet 7 of 7) calls out 4" polyethylene tubing to be installed. The detail shall be revised to correct this discrepancy.
6. We recommend that existing stormwater pipes to be abandoned be plugged with concrete. Notes 1 and 2 on the Site Grading and Drainage Plan (Sheet 3 of 7) shall be revised to indicate this requirement.
7. The Erosion and Sedimentation Control Plan (Sheet 4 of 7) shall be revised to indicate the limits of all on site soils, including the alluvial soils found during the on-site soil investigation.
8. The Construction Sequence on The Erosion and Sedimentation Control Plan (Sheet 4 of 7) shall be revised to remove the reference to the Bucks County Conservation District.
9. The proposed retaining wall along the access drive exceeds the maximum 4 foot height and requires a design that is signed and sealed by a Professional Engineer registered in the Commonwealth of Pennsylvania. The detail and profile are provided on the Construction Details and Profiles (Sheet 7 of 7). We recommend that a note be added to the record plan stating the design for the wall shall be submitted to the Township for review and approval at the time of building permit application.


In order to expedite the review process of the resubmitted plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

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

Sincerely,



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



James P. Dougherty, P.E.
Project Manager
Township Engineers

JPD/atw/sl

cc: Lawrence J. Gegan, Manager – Montgomery Township
Marita A. Stoerrle, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Kenneth Amey, AICP, Township Planning Consultant
Barry W. Jeffries, Senior Design Planner – Montgomery County Planning Commission
Kevin Johnson, P.E., Traffic Engineer – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A., Landscape Architect – Boucher & James,
Karyn L. Koerwer – MTMSA Manager
Thomas F. Zarko, P.E. – CKS Engineers, Inc.



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

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215-345-9400
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2738 Remock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

www.bjengineers.com

April 16, 2014

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

**SUBJECT: MTMSA EUREKA WASTEWATER TREATMENT PLANT
INFLUENT FLOW EQUALIZATION SYSTEM
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
TOWNSHIP LD/S NO. 674
PROJECT NO. 1455276R**

Dear Mr. Gregan:

Please be advised that we have reviewed the MTMSA Eureka Wastewater Treatment Plant Influent Flow Equalization System Preliminary/Final Land Development Plans prepared by CKS Engineers, Inc., dated March 20, 2014. The site is located at the intersection of Limekiln Pike and Lower State Road, within R1 Residential District and FP Floodplain Conservation District.

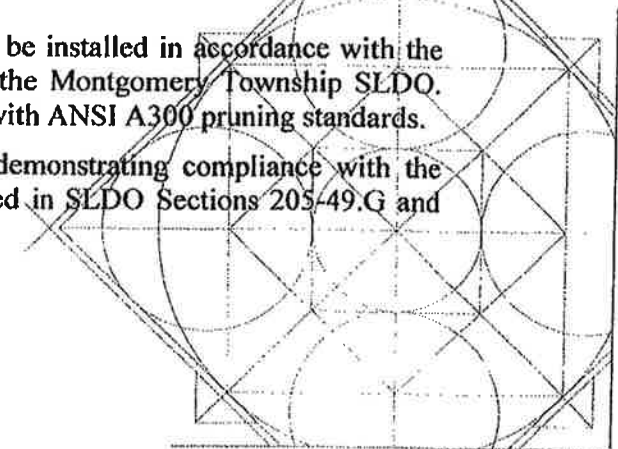
The plans propose the expansion of the existing treatment plant to include a larger Influent Flow Equalization System to the north of the existing treatment facility. A flush water line is proposed to connect the system to the existing control building, and a loop drive is proposed around the new structure. Landscaping is proposed in various locations throughout the site.

We offer the following comments for your consideration.

I. General Requirements

The plan should be revised to demonstrate compliance with the following requirements under SLDO Section 205-49, or waivers for these sections would be required:

- A. SLDO Section 205-49.C: all landscape plans must be prepared, signed and sealed by a landscape architect registered by the Commonwealth of Pennsylvania.
- B. SLDO Section 205-49.E: all plant material shall meet the standards of the American Standard for Nursery Stock by the American Nursery and Landscape Association (2004) or most recent edition, and the height, spread and/or caliper for trees and shrubs listed in Section 205-56, Recommended Plant List. A note shall be added to the landscape plan stating this.
- C. SLDO Section 205-49.F: all plant material shall be installed in accordance with the standards and details shown in Appendix C of the Montgomery Township SLDO. All plant material shall be pruned in accordance with ANSI A300 pruning standards.
- D. The plans should be revised to provide notes demonstrating compliance with the guarantee and maintenance requirements provided in SLDO Sections 205-49.G and H.



- F. SLDO Section 205-49.J: main branches of street trees shall be pruned to a clearance height of eight feet above the ground. Street trees shall have a single, straight trunk and central leader and shall be free of disease and mechanical damage. A note shall be added to the landscape plans stating this information.

2. Landscape Plan Requirements

SLDO Section 205-51 lists the information required on the landscape plan. A landscape plan has not been provided. Proposed landscape material has been shown on the Record Plan and the Site Grading and Drainage Plan. A landscape plan should be included in the plan set, and should incorporate all information required by SLDO Sections 205-51.A(1) through (19) or waivers for these sections would be required.

3. Planting Requirements

A. Street Trees

- 1) SLDO Section 205-52.A(2)(a): street trees are required to be provided at 40' to 50' on center for all 811.71 LF of right-of-way along Lower State Road and Limekiln Pike.
- 2) The two existing trees proposed to be used to meet street tree requirements are girdled at the base, have water sprouts, and have other indications of stress. It is unlikely that either of these trees will survive for long. Therefore, these trees are unacceptable to be counted toward the street tree requirement.
- 3) SLDO Section 205-52.A(2)(d): existing shade trees over 4" in caliper within 10' of the legal or ultimate right-of-way may be used to meet street tree requirements. Shade trees within wooded areas meeting the requirements of this section may be utilized to meet the street tree requirements.

B. Screen Buffers

- 1) SLDO Section 205-52.C: a screen buffer is required between the facility expansion and the adjacent commercial land use. The landscaping shown is not adequate to meet the screen buffering requirements. The plans should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.
- 2) SLDO Section 205-52.C: a screen buffer is required between the facility expansion and the adjacent residential properties. SLDO Section 205-52.J permits that the Board of Supervisors may waive a landscape requirement where natural features on site essentially duplicate the requirement. A note should be added to the plan to indicate the use of the existing woodland vegetation in lieu of the screen buffer.

- C. SLDO Section 205-52.H: steep slope landscaping is required in disturbed areas of the site with slopes in excess of 15%. The plans should be revised to demonstrate compliance with the requirements of this section, or a waiver would be required.

4. Preservation, Protection and Replacement of Trees

- A. SLDO Section 205-53.B: additional tree protection fencing is required to adequately protect existing trees on site during construction. The plans and tree protection notes should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.
- B. The Tree Protection Notes should be revised to indicate that any field changes to TPF locations are to be approved by the Township Landscape Architect prior to the commencement of clearing or grading.
- C. SLDO Section 205-53.B(2): the tree protection notes should be revised to indicate that should it become necessary to disturb more than 1/4 of the total root area of a tree, the tree will no longer be considered to be preserved and must be replaced.
- D. SLDO Section 205-53.B(3): at the direction of the Township Engineer, Township Shade Tree Commission, or Township Landscape Architect, existing trees which have not been adequately protected are to be removed and replaced. The plans should be revised to provide a note demonstrating compliance with this ordinance requirement, or a waiver would be required.
- E. SLDO Sections 205-53.C and 205-54 outline the requirements for the preservation of trees and the replacement of trees destroyed by development. The plans should be revised to demonstrate compliance with the tree preservation and replacement requirements, or a waiver would be required.

5. Recommended Plant List and Planting Standards and Guidelines

- A. SLDO Section 205-56 indicates minimum sizing requirements for plant material. The plans should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.
- B. The Evergreen Planting Detail and the Deciduous Tree Planting Detail on sheet 5 of 7 should be revised to demonstrate compliance with the Tree Planting Detail provided in SLDO Appendix C Figure 2, or a waiver would be required.
- C. SLDO Appendix C requires that plant material be shown on the plans in accordance with the standards provided in subsections (1) through (12). The planting specifications on sheet 5 of 7 should be revised to provide the notes listed in this appendix in order to demonstrate compliance with the ordinance requirements, or a waiver would be required. .

6. General Comments

- A. *Acer saccharum* (Sugar Maple) prefers well drained soils and is not one of the better species for dealing with standing water. On a visit to the site on April 15, 2014 it was noticed that large amounts of runoff from the roadway, as well as slow drainage in the area where the street trees are proposed to be planted, resulted in large amounts of standing water. This may have contributed partially to the decline of the existing street trees. We recommend that a shade tree species more tolerant of saturated conditions and standing water be selected for the site.

- B. The plans should be revised to provide a note indicating that substantial changes to the approved Landscape Plans must be approved by the Township through plan resubmission. If substantial changes to the landscaping are made without prior approval from the Township, the changes will be rejected upon inspection.
- C. The plans should be revised to provide a note indicating that if a plant species or other substitution is made without receiving prior substitution request approval from the Township, the unapproved plants will be rejected upon inspection. All plant substitution requests should be forwarded in writing to this office for review.
- D. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



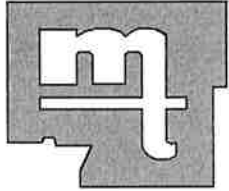
Judith Stern Goldstein, ASLA, R.L.A.
Managing Director



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

JSG/vll/kam

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Frank R. Bartle, Esq., Dischell Bartle & Dooley, PC
James P. Dougherty, P.E., Gilmore & Associates, Inc.
Kevin Johnson, P.E., Traffic Planning & Design
Ken Amey, AICP
Karyn Koerwer, MTMSA Authority Manager
Thomas Zarko, P.E., CKS Engineers, Inc.



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jonathan Trump, Chairman

DATE: May 15, 2014

RE: Montgomery Township Municipal Sewer Authority
LDS#674

The Planning Commission has reviewed the Land Development plan for the Influent Flow Equalization Tank System for the Montgomery Township Sewer Authority and would like to recommend to the Board of Supervisors that the plan be approved, subject to satisfactory compliance with all comments of the Township review agencies.

The motion further recommended that the requested waivers be approved.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JOSH D. SHAPIRO, CHAIR

LESLIE S. RICHARDS, VICE CHAIR

BRUCE L. CASTOR, JR., COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311

NORRISTOWN, PA 19404-0311

610-278-3722

FAX: 610-278-3941 • TDD: 610-631-1211

WWW.MONTCOPA.ORG/PLANNING

JODY HOLTON, AICP
EXECUTIVE DIRECTOR

May 1, 2014

RECEIVED

MAY 06 2014

MONTGOMERY TOWNSHIP

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

Re: MCPC #14-0070-001
Plan Name: MTMSA Eureka Wastewater
Treatment Plan
(1 lot/15,948 sq. ft. comprising 25.61 acres)
Situate: Lower State Road (W)/@Jasper Drive
Montgomery Township

Applicant's Name and Address
Montgomery Twp. Municipal Sewer Authority
1001 Stump Road
Montgomeryville, PA 18936

Contact: Karyn Koewer
Phone: 215-393-6930

Dear Mr. Gregan:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 7, 2014. We forward this letter as a report of our review and recommendations.

Background

The application is a new proposal seeking preliminary and final land development approval for the construction of an influent flow equalization tank system, the purpose of which is to store excessive influent during significant rainfall events. According to the plans, the proposal will demolish an existing detention basin. The stormwater that was previously accommodated in the basin will be discharged to the Little Neshamunby Creek. The plan proposes other site improvements, including the construction of a retaining wall, site lighting, landscape and stormwater management improvements.

The development is proposed within a portion of a 25.6 acre site, Tax Parcel #46-00-02573-00-9 located at 1485 Lower State Road, in the township's R-1 Residential Zoning District.

Comments & Recommendation

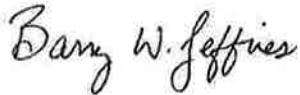
We have not identified any significant land use, transportation, design, or other issues that should be addressed in this plan; therefore, we have no substantive comments. Nevertheless, the municipal staff should ensure that the plan meets all appropriate municipal land use regulations and other codes prior to granting approval.

We recommend approval of the proposed land development plan submission provided the plan meets all appropriate local municipal land use regulations and other codes prior to granting approval.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for stamp 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.

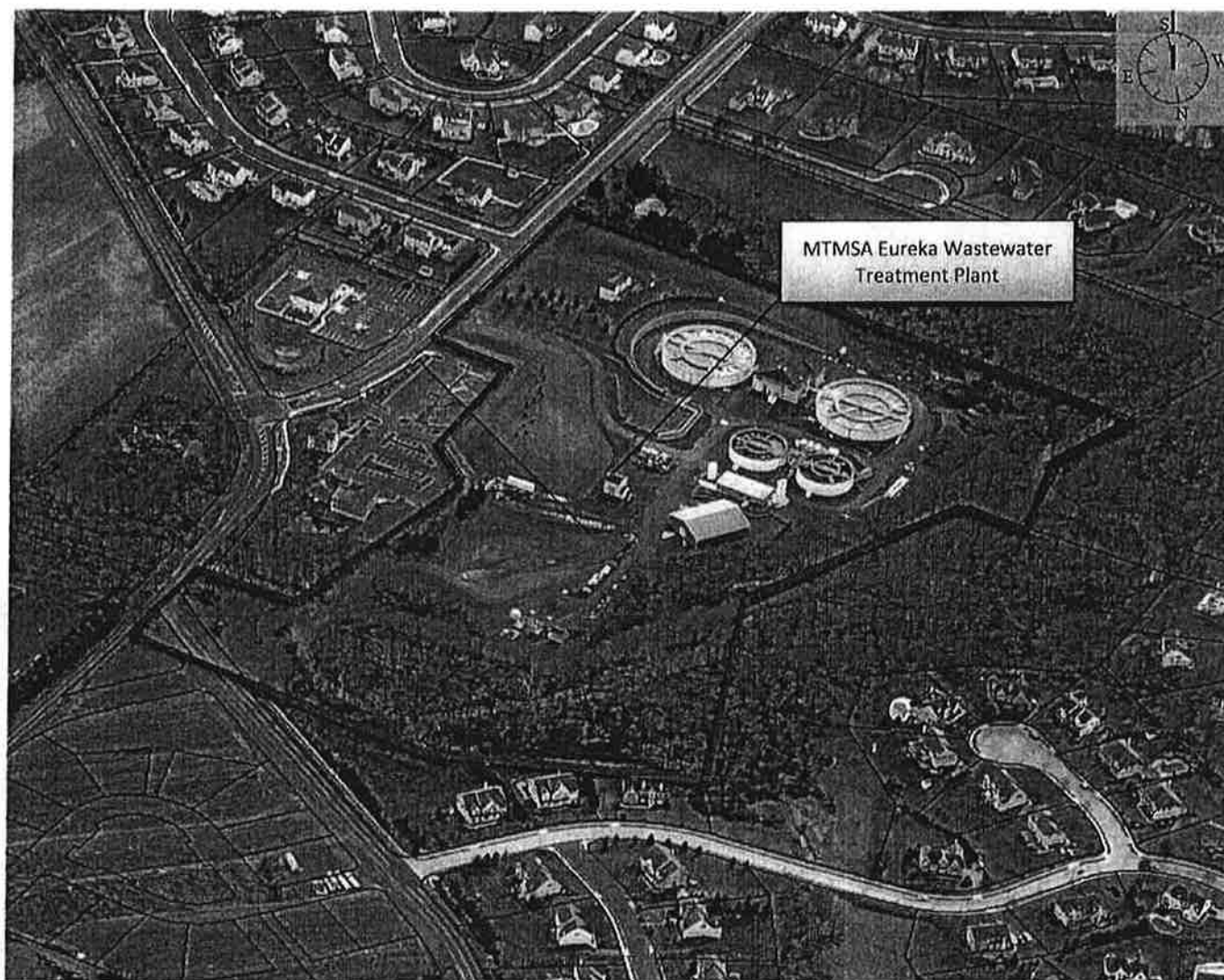
Sincerely,

A handwritten signature in cursive script that reads "Barry W. Jeffries".

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

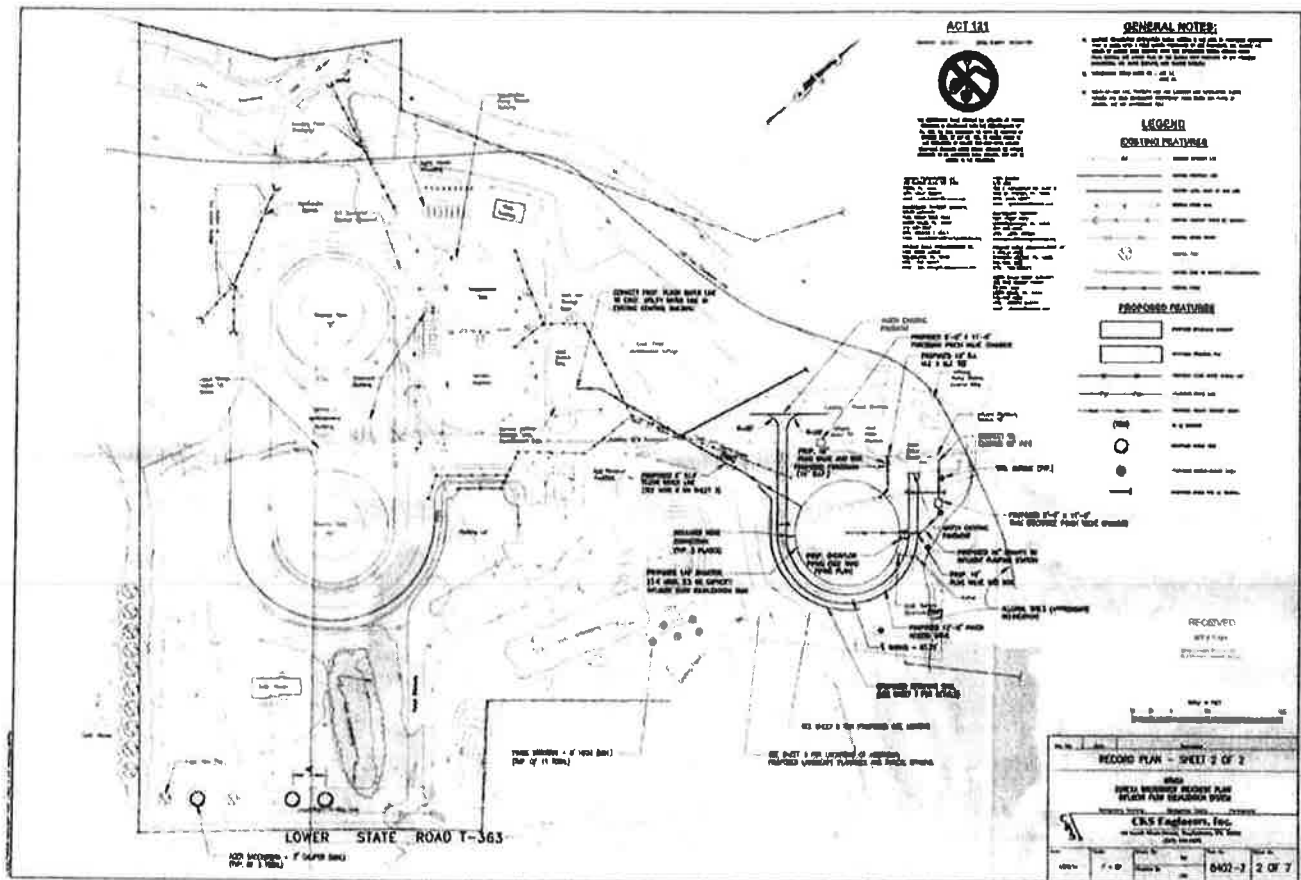
c: Marita Stoerrle, Twp. Development Coordinator
Jonathan Trum, Chrm., Twp. Planning Commission
Bruce Shoupe, Twp. Zoning Officer/Planning Consultant
Frank A. Bartle, Twp. Solicitor
Russell Dunlevy, Twp. Engineer

Attachments: Reduced Copy of Applicant's Plan
Aerial View of the Development Site



Aerial view of applicant's site area

Applicant's site plan



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Authorization to Advertise Proposed Ordinance #14-280 – Amending Local Discharge Limits – Ambler Borough Wastewater Treatment Plant

MEETING DATE: June 9, 2014 ITEM NUMBER: # 11

MEETING/AGENDA: ACTION XX NONE

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

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

BACKGROUND:

A portion of the sewage disposed by properties in Montgomery Township discharges to the Ambler Borough Wastewater Treatment Plant and as such the Township/Township Sewer Authority is required to comply with the "Categorical Pre-Treatment Standards" established by the Borough of Ambler for industrial sewage discharged to the Ambler Plant.

The Township has been advised by Ambler Borough that it has been required by the EPA to adopt more stringent standards and as such the Township/Township Sewer Authority is required to amend its Sewer Ordinance to adopt these updated limits on specific Toxic Pollutants being discharged to their Treatment Plant.

In order to comply, the Township Solicitor has prepared attached proposed Ordinance #14-280 Amending the Township Code, Chapter 187 –Article II, section 187-8(2) [General Sewer Use Requirement/Local Limits] , to adopt the updated local discharge limits for the Ambler Treatment.

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 advertisement of the proposed ordinance for consideration for adoption at the Board meeting on July 14, 2014.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize advertisement of Proposed Ordinance #14-280 providing for amendments to Chapter 187 of the Township Code relating to General Sewer Use Requirement/Local Limits for consideration for adoption at the Board of Supervisors Meeting on July 14, 2014.

MOTION: _____ SECOND: _____

ROLL CALL:

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

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

MONTGOMERY TOWNSHIP
Montgomery County, Pennsylvania

ORDINANCE #_____

AN ORDINANCE AMENDING THE MONTGOMERY TOWNSHIP CODE,
CHAPTER 187, ARTICLE II, SECTION 187-8(2) [GENERAL SEWER USE
REQUIREMENTS / LOCAL LIMITS], TO AMEND LOCAL DISCHARGE LIMITS
FOR THE AMBLER BOROUGH WASTEWATER TREATMENT PLANT

ENACTED: _____

MONTGOMERY TOWNSHIP
Montgomery County, Pennsylvania

ORDINANCE #_____

AN ORDINANCE AMENDING THE MONTGOMERY TOWNSHIP CODE, CHAPTER 187, ARTICLE II, SECTION 187-8(2) [GENERAL SEWER USE REQUIREMENTS / LOCAL LIMITS], TO AMEND LOCAL DISCHARGE LIMITS FOR THE AMBLER BOROUGH WASTEWATER TREATMENT PLANT

IT IS HEREBY ENACTED AND ORDAINED by the Montgomery Township Board of Supervisors that the Township Code will be amended as follows:

SECTION 1. Amendment to Chapter 187, Article II, Section 187-8(2) [General Sewer Use Requirements / Local limits].

Article II [General Sewer Use Requirements], Section 187-8(2) [Local limits] shall be amended as follows:

(2) Ambler Borough Wastewater Treatment Plant.

Toxic Pollutants	mg/l
Arsenic	0.19
Cadmium	0.02
Chromium (total)	6.01
Copper	1.28
Cyanide (total)	0.36
Aluminum	14.51
Chromium, hexavalent	0.42
Molybdenum	Monitor only
Selenium	0.13
Lead	0.32
Mercury	.0009
Nickel	2.16
Phenols	3.26
Silver	0.96
Zinc	1.55

Oil and grease:

- (a) Wastewater containing more than 25 milligrams per liter of petroleum oil, nonbiodegradable cutting oils or products of mineral oil origin.
- (b) Wastewater containing more than 100 milligrams per liter of oils, greases or fats of an animal or vegetable origin.
- (c) Wastewater from industrial plants containing floatable oils, fat or grease in excess of 25 milligrams per liter.

Compatible (Conventional) Pollutants	mg/l
BOD	N/A
TSS	N/A
Ammonia nitrogen as N	N/A
Organic nitrogen as N	15
TKN as N	40
Total phosphorous as P	52.64
Phosphorus (soluble) as P	N/A
TDS	Monitor only

SECTION 2. Repeal and Ratification.

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the ordinances of the Township that are unaffected by this Ordinance are hereby reaffirmed and ratified.

SECTION 3. Severability.

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

SECTION 4. Effective Date.

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

ORDAINED AND ENACTED this _____ day of June, 2014, by the
Montgomery Township Board of Supervisors.

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

JOSEPH P. WALSH, *Chairperson*

[Seal]

Attested by:

LAWRENCE J. GREGAN
Township Manager/ Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY


SUBJECT: Consider Resolution to Designate Doylestown Road/Butler Avenue as U. S. Business Route 202

MEETING DATE: June 9, 2014

ITEM NUMBER: # 12

MEETING/AGENDA: ACTION XX NONE

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

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

BACKGROUND:

The Bucks County and Montgomery County Planning Commissions have undertaken an effort to have the former U.S. Route 202 (Doylestown Road/Butler Avenue) designated as "U.S. Business Route 202" to help improve or maintain commerce and industry for businesses that abut and are in the vicinity of these roads. Attached is a copy of a letter from Lynn Bush, Executive Director for the Bucks County Planning Commission requesting that the Township consider passing a resolution stating the Township's support for the Business Route designation. Along with the letter is a draft resolution prepared for the Boards consideration.

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 favorably consider adoption of the resolution supporting the designation of Doylestown Road/Butler Avenue as "U.S. Business Route 202".

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby adopt the attached Resolution to Designate Doylestown Road/Butler Avenue as "U.S. Business Route 202".

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 TO DESIGNATE
DOYLESTOWN ROAD/BUTLER AVENUE
AS U.S. BUSINESS ROUTE 202**

WHEREAS, State Route 4202, which is also known in Montgomery County as *Doylestown Road* in Montgomery Township and is also known in Bucks County as *Butler Avenue* in Chalfont Borough, New Britain Borough, New Britain Township and Doylestown Township; and

WHEREAS, State Route 4202 is currently a state-maintained highway by the Pennsylvania Department of Transportation, known as PennDOT; and

WHEREAS, prior to the construction of the new U.S. Route 202 in 2012, also known as the Route 202 Parkway, the road currently labeled as State Route 4202 in Montgomery County and in Bucks County was known as U.S. Route 202; and

WHEREAS, many roads that were formerly signed U.S. Highways prior to the construction of a new, parallel highway are now labeled as a “Business Route” with the said route number; and

WHEREAS, such signing has been shown to help improve or maintain commerce and industry for businesses that abut and are in the vicinity of a “Business Route”; and

WHEREAS, the American Association of State Highway and Transportation Officials, known as AASHTO, is responsible for the approval of the designation of roadways; and

WHEREAS, State Route 4202, also known as *Butler Avenue* in Chalfont Borough, New Britain Borough, New Britain Township and Doylestown Township, functions as an important “Main Street” in the boroughs and townships; and

WHEREAS, the Board of Supervisors of the Township of Montgomery wish to improve the business environment for businesses in Montgomery Township.

NOW THEREFORE BE IT RESOLVED, that Montgomery Township hereby requests Bucks and Montgomery Counties to petition PennDOT and AASHTO to officially rename *Doylestown Road* in Montgomery Township and *Butler Avenue* in Chalfont Borough, New Britain Borough, New Britain Township and Doylestown Township as *U.S. Business Route 202*.

Joseph P. Walsh, Chairman, Montgomery Township

Date



BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: bcpc@co.bucks.pa.us

PLANNING COMMISSION:

Robert M. Pellegrino, *Chairman*
David R. Nyman, *Vice Chairman*
Walter S. Wydro, *Secretary*
Joseph A. Cullen, *ESQ.*
James J. Dowling
Raymond W. Goodnoe
Edward Kisselback
Carol A. Pierce
Evan J. Stone

Lynn T. Bush
Executive Director

COUNTY COMMISSIONERS:

Robert G. Loughery, *Chairman*
Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, *LCSW*

May 14, 2014

Joseph P. Walsh, Chairperson
Montgomery Township Board of Supervisors
1001 Stump Road
Montgomeryville, PA 18936

RE: Renaming of Butler Avenue to U.S. Business Route 202

Dear Mr. Walsh:

As you are aware, when the Route 202 Parkway was completed in 2012, the "U.S. Route 202" designation was removed from *Doylestown Road* in Montgomery Township and *Butler Avenue* in Chalfont Borough, New Britain Borough, New Britain Township and Doylestown Township. Once the Route 202 Parkway was opened to the public, all references to U.S. Route 202 were removed from these roads.

We have recently been made aware of an effort to designate *Doylestown Road* and *Butler Avenue* as "U.S. Business Route 202". Since Butler Avenue functions as an important "Main Street" in Chalfont Borough, New Britain Borough, New Britain Township and Doylestown Township, we feel that this effort is worth pursuing. The provision of a business route designation has been shown to help improve or maintain commerce and industry for businesses that abut and are in the vicinity of a "Business Route".

If all of the municipalities along the corridor agree to designate *Doylestown Road* and *Butler Avenue* as U.S. Business Route 202, the Bucks County and Montgomery County planning commissions would be responsible for moving the effort forward. The business route designation would then need to be approved by the American Association of State Highway Transportation Officials (AASHTO) since it would involve designating a U.S. Route. We have been informed that PennDOT would support and work with the county planning commissions and local municipalities if they chose to move ahead to designate *Doylestown Road/Butler Avenue* as U.S. Business Route 202.

Therefore, we are asking each of the municipalities along the corridor to pass a resolution stating their support for the designation of a Business Route. A sample resolution is enclosed.

If you should have any questions or require additional information, please call Richard Brahler of my staff at (215) 345-3427.

Sincerely,

Lynn T. Bush
Executive Director

Attachment

cc: Lawrence J. Gregan, Township Manager
Jody Holton, Montgomery County Planning Commission



Eileen M. Bradley
Township Manager

TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania
Founded: 1723

BOARD OF SUPERVISORS

John A. Bodden, Sr.
Robert V. Cotton
Helen B. Haun
William B. Jones
A. James Scanzillo

January 14, 2014

Chalfont-New Britain Business Alliance
C/O Mr. Robert L. Showalter
R.L. Showalter and Associates
116 E. Butler Avenue
Chalfont, PA 18914

Re: Business Route 202 Designation

Dear Bob,

At a recent Board of Supervisors meeting, the Board of Supervisors of New Britain Township discussed the possible designation of Butler Avenue as "Business Route 202".

The Board is in support of the uniformity of designating Butler Avenue as "Business Route 202" and will support the Business Alliance's attempts to have this designation approved and adopted by the American Association of State Highway Transportation Officials (AASHTO).

The Board would also be interested in discussing any possible alternatives to this designation that might promote uniformity and encourage business development.

On behalf of the Board of Supervisors of New Britain Township, we wish you luck in this endeavor. Let me know if there is anything we can do to assist.

Respectfully,

Eileen M. Bradley
Township Manager



CHALFONT BOROUGH

ELECTED OFFICIALS

Mayor

Marilyn J. Becker

Council

President:

John R. Engel

Vice President:

John Abbott

Tracey Bowen

Randy Faulkner

Marilyn H. Jacobson

Michael Kelly

Eric Raffle

APPOINTED

OFFICIALS

Borough Manager

Treasurer

Melissa A. Shafer

Secretary

Barbara Qualteria

January 9, 2014

Lester Taoso
District Executive
PennDOT District 6-0
7000 Geerdes Blvd
King of Prussia, PA 19406-1525

RE: Designation of U.S. 202 Business Route

Dear Mr. Taoso,

The Council of Chalfont Borough is in support of the designation of Butler Avenue in Chalfont as U.S. 202 Business Route.

While the new Route 202 Parkway has alleviated some traffic problems through our municipality, local businesses are reporting a drop in business and issues of would-be customers not being able to navigate the former Route 202 through multiple municipalities and road name changes. A contiguous designation of *U.S. 202 Business Route* (Butler Avenue/Doylestown Road/Bethlehem Pike/DeKalb Pike) through the neighboring communities would support local business address identification.

Sincerely,

A handwritten signature in cursive script, appearing to read "Melissa A. Shafer".

Melissa A. Shafer
Chalfont Borough Manager

MAS/bq

Cc: Lynn Bush, Bucks County Planning Commission
Chalfon-New Britain Business Alliance ✓

40 N. Main Street, Chalfont, PA 18914

Telephone: 215.822.7295

Fax: 215.822.5528

www.chalfontborough.com

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Escrow Release #4 - LD/S #660 for Simon Property - Wegmans

MEETING DATE: June 9, 2014

ITEM NUMBER: **#13**

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Joseph P. Walsh
Chairman

BACKGROUND:

Attached is a construction escrow release for Wegmans 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 \$ 149,155.50. This is the fourth escrow release for this project. The new balance is \$870,447.86.

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.



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

VIA CERTIFIED MAIL

June 5, 2014

File No. 2011-12002

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

Reference: Financial Security Release 4
Montgomery Mall Expansion - LD/S # 660

Dear Larry:

As requested by Montgomery Township (Township) on May 8, 2014, we have reviewed the request from Riley Riper Hollin & Colagreco (RRH&C) on behalf of Simon Property Group (Simon), dated May 1, 2014. RRH&C has requested, pursuant to Section 510 of the Pennsylvania Municipalities Code (MPC), the release of the remaining site improvement bond in the amount of \$1,019,903.36.

Upon review of the improvements in place to date, we must reject, in part, the request, pursuant to Section 510 of the MPC, to release the remaining site improvement bond in the amount of \$1,019,903.36. The reasons for the rejection of a portion of the improvement security are as follows.

- Landscape material has been found to be unacceptable or missing as detailed in the Boucher & James, Inc. letters dated revised May 22, 2014 and revised June 5, 2014.
- Simon has yet to provide a maintenance bond in an amount equal to 15% of the cost of the improvements for a term of 18 months in a form acceptable to the Township.

In accordance with Section 5 of the Land Development Agreement dated August 3, 2012 and in accordance with Section 509 of the MPC this letter is to certify that the improvements attached to this letter in the amount of \$149,155.50.00 have been completed and can be released upon approval of the Township Board of Supervisors. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use. The amount remaining in the improvement security following this release represents the amount required for maintenance period security.

Please be advised that all 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.

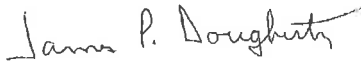
We note, pursuant to Sections 510(b) and 510(c) of the MPC, the Township Board of Supervisors must notify the developer, within 15 days of receipt of this report, in writing by certified or registered mail of the action of the Supervisors related to this matter. Failure to comply with the time limitation provisions of the MPC results in all improvements deemed approved and the developer shall be released from all liability, pursuant to its performance guaranty bond or other security agreement.

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

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.
Senior Project Engineer

JPD/sl

Enclosures: Boucher & James, Inc. letter revised May 22, 2014, Re: Montgomery Mall Expansion Start of Maintenance Inspection 001

Boucher & James, Inc. letter revised June 5, 2014, Re: Montgomery Mall Expansion Escrow Release Inspection 002

cc: Bruce S. Shoupe, Director of Planning and Zoning (via email only)
Marita A. Stoerrle, Development Coordinator (via email only)
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC (via email only)
Kevin Johnson, P.E. - Traffic Planning & Design, Inc. (via email only)
Judith Stern Goldstein, ASLA, R.L.A. - Boucher & James, Inc. (via email only)
Greg Kreegar - Simon Property Group, Inc. (via email & certified mail)
Denise R. Tarnoff, Riley Riper Hollin & Colagreco (via email & certified mail)
Russell S. Dunlevy, P.E., Executive V.P. – Gilmore & Associates, Inc. (via email only)

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: 5/1/2014

Development Name: Montgomery Mall Expansion – LD/S #660

G&A Project #: 2011-12002

Release #: 4

Dear Mr. Dunlevy:

This is an escrow release request in the amount of \$ 1,019,903.36. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 6/5/2014

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$ 149,555.50 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Lance P. Dougherty For DSA

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

Resolution # _____

WHEREAS, a request for release of escrow was received from Riley Riper Hollin & Collegreco for Simon Property Group, Inc., in the amount of \$ 1,019,903.36, 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 \$ 149,155.50; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$ 149,155.50; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via performance bond with Montgomery Township in total sum of \$ 6,379,239.45 pursuant to a signed Land Development Agreement and that \$ 5,508,891.59 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$ 870,447.86 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



GILMORE & ASSOCIATES, INC.
ENGINEERING AND CONSULTING SERVICES

ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: Montgomery Mall - Wegman's Expansion
PROJECT NO.: 2011-12002
PROJECT OWNER: Simon Property Group
MUNICIPALITY: Montgomery Township
ESCROW AGENT: Travelers Casualty & Surety Co. of America
TYPE OF SECURITY: Performance Bond
AGREEMENT DATE: August 3, 2012

TOTAL CONSTRUCTION (Ph. 1+2A): \$ 2,016,917.39
TOTAL CONSTRUCTION CONTINGENCY (Ph. 1+2A): \$ 201,691.74
TOTAL CONSTRUCTION (Ph. 2B+3): \$ 3,782,391.20
TOTAL CONSTRUCTION CONTINGENCY (Ph. 2B+3): \$ 378,239.12
TOTAL CONSTRUCTION (ALL PHASES): \$ 5,799,308.59
TOTAL CONSTRUCTION CONTINGENCY (ALL PHASES): \$ 579,930.86
TOTAL CONSTRUCTION ESCROW POSTED (ALL PHASES): \$ 6,379,239.45
TOTAL ENGINEERING/LEGAL (CASH ACCOUNT): \$ 45,000.00
TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 5,000.00
RELEASE NO.: 4
RELEASE DATE: 5-Jun-2014

AMOUNT OF WORK IN PLACE THIS PERIOD:
REQUIRED RETAINAGE THIS RELEASE (10%):
AMOUNT OF THIS RELEASE:
TOTAL ESCROW RELEASED TO DATE:
TOTAL CONSTRUCTION REMAINING:
TOTAL CONSTRUCTION CONTINGENCY REMAINING:
TOTAL RETAINAGE TO DATE:
TOTAL ESCROW AVAILABLE FOR RELEASE:
MAINTENANCE BOND AMOUNT:

ALL PHASES
\$ 149,155.50
\$ -
\$ 149,155.50
\$ 5,508,491.59
\$ 290,817.00
\$ 579,930.86
\$ -
\$ 870,747.86
\$ 869,896.29

ESCROW TABULATION

ESCROW TABULATION				CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 3
CONSTRUCTION ITEMS		UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
PHASES 1+2A										
I. <u>MOBILIZATION</u>										
1.	Mobilization	LS	1	\$30,000.00	\$30,000.00	0	\$0.00	1.00	\$30,000.00	0
II. <u>CLEARING AND DEMOLITION</u>										
1.	Clearing and Grubbing	LS	1	10000.00	\$10,000.00	0	\$0.00	1.00	\$10,000.00	0
III. <u>EROSION & SEDIMENTATION CONTROLS</u>										
1.	Erosion Slope Matting (NAG P300)	SY	2,618	\$4.13	\$10,812.34	0	\$0.00	2618.00	\$10,812.34	0
2.	18" Silt Fence	LF	1,928	\$1.85	\$3,566.80	0	\$0.00	1928.00	\$3,566.80	0
3.	Super Silt Fence	LF	243	\$2.75	\$668.25	0	\$0.00	243.00	\$668.25	0
4.	Inlet Protection	EA	24	\$200.00	\$4,800.00	0	\$0.00	24.00	\$4,800.00	0
5.	Rock Construction Entrance (AASHTO #3 Stone)	EA	1	\$2,000.00	\$2,000.00	0	\$0.00	1.00	\$2,000.00	0
6.	Mountable Berm	EA	1	\$1,200.00	\$1,200.00	0	\$0.00	1.00	\$1,200.00	0
IV. <u>EARTHWORK</u>										
1.	Strip and Store Topsoil	ACRE	1	\$2,400.00	\$2,400.00	0	\$0.00	1.00	\$2,400.00	0
2.	Export	CY	9,400	\$6.00	\$56,400.00	0	\$0.00	9400.00	\$56,400.00	0
3.	Grading (Assumes 2' Over Entire Site)	CY	44,438	\$6.00	\$266,628.00	0	\$0.00	44438.00	\$266,628.00	0
4.	Structural Stone Fill	CY	30,701	\$10.00	\$307,010.00	0	\$0.00	30701.00	\$307,010.00	0
V. <u>SANITARY SEWER (ON-SITE)</u>										
1.	8" SDR-35	LF	596	\$27.00	\$16,092.00	0	\$0.00	596.00	\$16,092.00	0
2.	Manhole (8 to 10')	EA	4	\$2,500.00	\$10,000.00	0	\$0.00	4.00	\$10,000.00	0



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Montgomery Mall - Wegman's Expansion	TOTAL CONSTRUCTION (Ph. 1+2A):	\$ 2,016,917.39	ALL PHASES	
PROJECT NO.:	2011-12002	TOTAL CONSTRUCTION CONTINGENCY (Ph. 1+2A):	\$ 201,691.74	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$ 149,155.50
PROJECT OWNER:	Simon Property Group	TOTAL CONSTRUCTION CONTINGENCY (Ph. 2B+3):	\$ 3,782,391.20	REQUIRED RETAINAGE THIS RELEASE (10%):	\$ -
MUNICIPALITY:	Montgomery Township	TOTAL CONSTRUCTION CONTINGENCY (Ph. 2B+3):	\$ 378,239.12	AMOUNT OF THIS RELEASE:	\$ 149,155.50
ESCROW AGENT:	Travelers Casualty & Surety Co. of America	TOTAL CONSTRUCTION (ALL PHASES):	\$ 5,799,308.59	TOTAL ESCROW RELEASED TO DATE:	\$ 5,508,491.59
TYPE OF SECURITY:	Performance Bond	TOTAL CONSTRUCTION CONTINGENCY (ALL PHASES):	\$ 579,930.86	TOTAL CONSTRUCTION REMAINING:	\$ 290,817.00
AGREEMENT DATE:	August 3, 2012	TOTAL CONSTRUCTION ESCROW POSTED (ALL PHASES):	\$ 6,379,239.45	TOTAL CONSTRUCTION CONTINGENCY REMAINING:	\$ 579,930.86
		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:	\$ 870,747.86
		RELEASE NO.:	4		
		RELEASE DATE:	5-Jun-2014	MAINTENANCE BOND AMOUNT:	\$ 869,896.29

ESCROW TABULATION										RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 3	
CONSTRUCTION ITEMS			UNITS		QUANTITY	UNIT PRICE	TOTAL AMOUNT	CURRENT RELEASE		TOTAL		TOTAL		QUANTITY	AMOUNT
PHASES 1+2A (continued)															
VI. STORM SEWER															
1.	15" HDPE	LF	258			\$40.00	\$10,320.00	0	\$0.00	258.00	\$10,320.00	0	\$0.00		
2.	18" HDPE	LF	345			\$45.00	\$15,525.00	0	\$0.00	345.00	\$15,525.00	0	\$0.00		
3.	24" HDPE	LF	487			\$54.00	\$26,298.00	0	\$0.00	487.00	\$26,298.00	0	\$0.00		
4.	36" HDPE	LF	372			\$80.00	\$29,760.00	0	\$0.00	372.00	\$29,760.00	0	\$0.00		
5.	Inlet	EA	9			\$2,200.00	\$19,800.00	0	\$0.00	9.00	\$19,800.00	0	\$0.00		
6.	Manhole	EA	3			\$2,900.00	\$8,700.00	0	\$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	\$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	\$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	\$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
PROJECT NO.: 2011-12002
PROJECT OWNER: Simon Property Group
MUNICIPALITY: Montgomery Township
ESCROW AGENT: Travelers Casualty & Surety Co. of America
TYPE OF SECURITY: Performance Bond
AGREEMENT DATE: August 3, 2012

TOTAL CONSTRUCTION (Ph. 1+2A): \$ 2,016,917.39
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TOTAL ENGINEERING/LEGAL (CASH ACCOUNT): \$ 45,000.00
TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 5,000.00
RELEASE NO.: 4
RELEASE DATE: 5-Jun-2014

AMOUNT OF WORK IN PLACE THIS PERIOD:
REQUIRED RETAINAGE THIS RELEASE (10%):
AMOUNT OF THIS RELEASE:

TOTAL ESCROW RELEASED TO DATE:
TOTAL CONSTRUCTION REMAINING:
TOTAL CONSTRUCTION CONTINGENCY REMAINING:
TOTAL RETAINAGE TO DATE:
TOTAL ESCROW AVAILABLE FOR RELEASE:

MAINTENANCE BOND AMOUNT:

ALL PHASES
\$ 149,155.50
\$ -
\$ 149,155.50
\$ 5,508,491.59
\$ 290,817.00
\$ 579,930.86
\$ -
\$ 870,747.86
\$ 869,896.29

ESCROW TABULATION

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

ESCROW STATUS REPORT



GILMORE & ASSOCIATES, INC.
ENGINEERING AND CONSULTING SERVICES

PROJECT NAME: Montgomery Mall - Wegman's Expansion
PROJECT NO.: 2011-12002
PROJECT OWNER: Simon Property Group
MUNICIPALITY: Montgomery Township
ESCROW AGENT: Travelers Casualty & Surety Co. of America
TYPE OF SECURITY: Performance Bond
AGREEMENT DATE: August 3, 2012

TOTAL CONSTRUCTION (Ph. 1+2A): \$ 2,016,917.39
TOTAL CONSTRUCTION CONTINGENCY (Ph. 1+2A): \$ 201,691.74
TOTAL CONSTRUCTION (Ph. 2B+3): \$ 3,782,391.20
TOTAL CONSTRUCTION CONTINGENCY (Ph. 2B+3): \$ 378,239.12
TOTAL CONSTRUCTION (ALL PHASES): \$ 5,799,308.59
TOTAL CONSTRUCTION CONTINGENCY (ALL PHASES): \$ 579,930.86
TOTAL CONSTRUCTION ESCROW POSTED (ALL PHASES): \$ 6,379,239.45
TOTAL ENGINEERING/LEGAL (CASH ACCOUNT): \$ 45,000.00
TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 5,000.00
RELEASE NO.: 4
RELEASE DATE: 5-Jun-2014

SUMMARY OF ESCROW ACCOUNT

AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 149,155.50
REQUIRED RETAINAGE THIS RELEASE (10%): \$ -
AMOUNT OF THIS RELEASE: \$ 149,155.50
TOTAL ESCROW RELEASED TO DATE: \$ 5,508,491.59
TOTAL CONSTRUCTION REMAINING: \$ 290,817.00
TOTAL CONSTRUCTION CONTINGENCY REMAINING: \$ 579,930.86
TOTAL RETAINAGE TO DATE: \$ -
TOTAL ESCROW AVAILABLE FOR RELEASE: \$ 870,747.86
MAINTENANCE BOND AMOUNT: \$ 869,896.29

ESCROW TABULATION				CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 3	
CONSTRUCTION ITEMS				UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT
IV. STORM SEWER (continued)											
PHASES 2B+3 (continued)											
13. Manhole	EA	4	\$2,900.00				\$11,600.00	4.00	\$11,600.00	0	\$0.00
14. Type "M" Inlet	EA	9	\$2,900.00				\$26,100.00	9.00	\$26,100.00	0	\$0.00
15. R-4 Rip Rap	CY	49	\$16.00				\$784.00	49.00	\$784.00	0	\$0.00
16. Type "C" Inlet	EA	12	\$2,900.00				\$34,800.00	12.00	\$34,800.00	0	\$0.00
V. WATER DISTRIBUTION											
1. 6" DIP	LF	93	\$32.00				\$2,976.00	93.00	\$2,976.00	0	\$0.00
2. 8" DIP	LF	186	\$37.00				\$6,882.00	186.00	\$6,882.00	0	\$0.00
3. 4" DIP	LF	186	\$28.00				\$5,208.00	186.00	\$5,208.00	0	\$0.00
4. Gate Valve	EA	16	\$750.00				\$12,000.00	16.00	\$12,000.00	0	\$0.00
5. Fire Hydrant	EA	3	\$1,650.00				\$4,950.00	3.00	\$4,950.00	0	\$0.00
6. Siamese Fire Connection	EA	1	\$1,000.00				\$1,000.00	1.00	\$1,000.00	0	\$0.00
VI. CONCRETE WORK											
1. Concrete Curb (Parking & Driveway)	LF	10779	\$11.00				\$118,569.00	10779.00	\$118,569.00	0	\$0.00
2. Concrete Sidewalk, 4" Thick	SF	24570	\$12.00				\$294,840.00	24570.00	\$294,840.00	0	\$0.00
3. Handicap Ramp-Standard	EA	24	\$2,500.00				\$60,000.00	24.00	\$60,000.00	0	\$0.00
VII. PAVING											
1. Bituminous Paving (Light Duty)	SY	24492	\$27.00				\$661,284.00	24492.00	\$661,284.00	0	\$0.00
2. Bituminous Paving (Heavy Duty)	SY	12108	\$40.00				\$484,320.00	12108.00	\$484,320.00	0	\$0.00
3. Heavy Duty Concrete	SY	6886	\$54.00				\$371,844.00	6886.00	\$371,844.00	0	\$0.00



GILMORE & ASSOCIATES, INC.
ENGINEERING AND CONSULTING SERVICES

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:	ALL PHASES
PROJECT NO.:	2011-12002	TOTAL CONSTRUCTION CONTINGENCY (Ph. 1+2A):	\$ 201,691.74	REQUIRED RETAINAGE THIS RELEASE (10%):	\$ 149,155.50
PROJECT OWNER:	Simon Property Group	TOTAL CONSTRUCTION CONTINGENCY (Ph. 2B+3):	\$ 3,782,391.20	AMOUNT OF THIS RELEASE:	\$ 149,155.50
MUNICIPALITY:	Montgomery Township	TOTAL CONSTRUCTION CONTINGENCY (Ph. 2B+3):	\$ 378,239.12		
ESCROW AGENT:	Travelers Casualty & Surety Co. of America	TOTAL CONSTRUCTION CONTINGENCY (ALL PHASES):	\$ 5,799,308.59	TOTAL ESCROW RELEASED TO DATE:	\$ 5,508,491.59
TYPE OF SECURITY:	Performance Bond	TOTAL CONSTRUCTION CONTINGENCY POSTED (ALL PHASES):	\$ 5,799,308.59	TOTAL CONSTRUCTION CONTINGENCY REMAINING:	\$ 290,817.00
AGREEMENT DATE:	August 3, 2012	TOTAL ENGINEERING/LEGAL (CASH ACCOUNT):	\$ 45,000.00	TOTAL CONSTRUCTION CONTINGENCY REMAINING:	\$ 579,930.86
		TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 5,000.00	TOTAL RETAINAGE TO DATE:	\$ -
		RELEASE NO.:	4	TOTAL ESCROW AVAILABLE FOR RELEASE:	\$ 870,747.86
		RELEASE DATE:	5-Jun-2014		
				MAINTENANCE BOND AMOUNT:	\$ 869,896.29

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 3
					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
CONSTRUCTION ITEMS					UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
PHASES 2B+3 (continued)											
VIII. LANDSCAPING											
1.	Deciduous Tree (3"-3.5" Cal)	EA	525	\$375.00	\$196,875.00	47	\$17,625.00	444.00	\$166,500.00	81	\$30,375.00
2.	Transplant Zelkovas	EA	5	\$350.00	\$1,750.00	0	\$0.00	5.00	\$1,750.00	0	\$0.00
3.	Evergreen Tree (8'-10' Ht.)	EA	213	\$250.00	\$53,250.00	45	\$11,250.00	164.00	\$41,000.00	49	\$12,250.00
4.	Ornamental Tree (8'-10' Ht.)	EA	212	\$325.00	\$68,900.00	14	\$4,550.00	197.00	\$64,025.00	15	\$4,875.00
5.	Deciduous Shrub (#5 Cont.)	EA	1232	\$65.00	\$80,080.00	354	\$23,010.00	1141.00	\$74,165.00	91	\$5,915.00
6.	Evergreen Shrub (#3 Cont.)	EA	455	\$65.00	\$29,575.00	109	\$7,085.00	382.00	\$24,830.00	73	\$4,745.00
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	265	\$2,650.00	265.00	\$2,650.00	100	\$1,000.00
9.	Perennial (2 Qt.)	EA	870	\$6.00	\$5,220.00	545	\$3,270.00	545.00	\$3,270.00	325	\$1,950.00
10.	Perennial (4" Pot)	EA	3733	\$3.50	\$13,065.50	3733	\$13,065.50	3733.00	\$13,065.50	0	\$0.00
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
X. 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
C. 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	1.00	\$150,000.00	0	\$0.00
2.	Montgomery Mall Entrance - Signal Improvements	LS	1	\$155,000.00	\$155,000.00	0.43	\$66,650.00	0.43	\$66,650.00	0.57	\$88,350.00
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

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Montgomery Mall - Wegman's Expansion	TOTAL CONSTRUCTION (Ph. 1+2A):	\$ 2,016,917.39	ALL PHASES	
PROJECT NO.:	2011-12002	TOTAL CONSTRUCTION CONTINGENCY (Ph. 1+2A):	\$ 201,691.74	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$ 149,155.50
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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:	\$ 870,747.86
		RELEASE NO.:	4		
		RELEASE DATE:	5-Jun-2014	MAINTENANCE BOND AMOUNT:	\$ 869,896.29

ESCROW TABULATION				CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 3	
				TOTAL		TOTAL		TOTAL		TOTAL	
				UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
CONSTRUCTION ITEMS											
PHASES 2B+3 (continued)											
XI. MISCELLANEOUS (continued)											
4. Traffic Improvements from Supp. Study	LS	1	\$13,000.00				\$13,000.00	1.00	\$13,000.00	0	\$0.00
5. Street/Parking Signs	EA	87	\$200.00				\$17,400.00	87.00	\$17,400.00	0	\$0.00
6. Stop Sign (R-1)	EA	36	\$250.00				\$9,000.00	36.00	\$9,000.00	0	\$0.00
7. Retaining Wall-Segmented	SF	1180	\$25.00				\$29,500.00	1180.00	\$29,500.00	0	\$0.00
8. Chain Link Fence	LF	475	\$20.00				\$9,500.00	475.00	\$9,500.00	0	\$0.00
9. Gabion Berm	LF	150	\$175.00				\$26,250.00	150.00	\$26,250.00	0	\$0.00
10. Paving Striping	LS	1	\$25,000.00				\$25,000.00	1.00	\$25,000.00	0	\$0.00
11. Pavement Symbol	EA	73	\$150.00				\$10,950.00	73.00	\$10,950.00	0	\$0.00

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Waiver of Permit Fee for Special Event – Mary, Mother of the Redeemer Catholic Church – 5 K Run

MEETING DATE: June 9, 2014

ITEM NUMBER: #14

MEETING/AGENDA:

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 Mary, Mother of the Redeemer Catholic Church to waive all permit fees associated with their 5K Run to be held on June 14, 2014.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

That the permit fees for Mary, Mother of the Redeemer Catholic Church 5K Run 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 Mary, Mother of the Redeemer Catholic Church to waive all permit fees associated with their 5K Run to be held on June 14, 2014.

MOTION BY:

SECOND BY:

VOTE:

DATE:

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

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

Permit # 14060825 Blk/Unit # _____ Fee \$ _____ 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 <u>1325 Upper State Rd. North Wales, PA 19454</u>			
PROPERTY OWNER <u>M M R</u>			
ADDRESS <u>1325 Upper State Rd.</u>		PHONE <u>215 896-9554</u>	FAX _____
APPLICANT <u>Kim Logan</u>			
ADDRESS <u>121 Matthew Drive</u>		PHONE <u>215 896-9554</u>	FAX _____
Describe Special Event :			
<u>5K Run throughout Canterbury & Stone Ridge</u>			Number of People <u>200</u>

TYPE OF APPLICATION :	Start Date <u>6-14-14 9-945 am</u>	End Date <u>6-14-14</u>
	<input type="checkbox"/> Temporary Sign <input type="checkbox"/> Special Event-Outdoor/Sidewalk Sales \$ 50.00 <input type="checkbox"/> Special Event w/ tent \$ 100.00	
TEMPORARY SIGN PERMIT	LIMITED MAXIMUM 7-DAYS PER PERMIT	
<input type="checkbox"/> Temp Sign to 32 SF - 7 per days - ground only \$ 20.00	<input type="checkbox"/> Temp Sign to 48 SF - 7 per days - building \$ 25.00	
<input type="checkbox"/> Temp Sign to 60 SF - 7 per days - building \$ 30.00	<input type="checkbox"/> Temp Sign to 90 SF - 7 per days - building \$ 40.00	
<input type="checkbox"/> Temp Sign p to 120 SF - 7 per days - building \$ 50.00	<input type="checkbox"/> 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

Kim Logan

Applicant

Kim Logan
Signature

Date

6-6-14

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

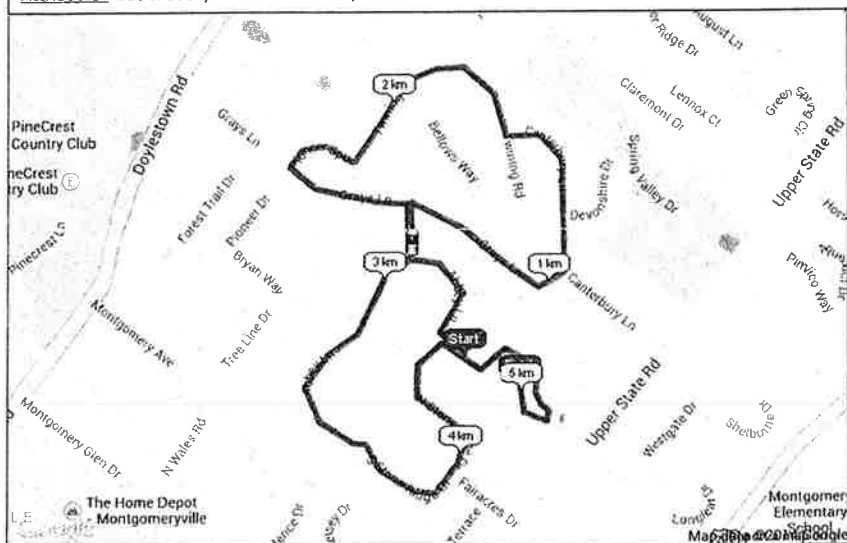
Date

Building

Date

Current Membership # [Login](#)Don't know your current [membership number](#) or [password](#)?[Join/Renew Now](#)[USATF STORE](#)**MMR 5k**

Rating: based on 1 review
Distance: 3.12 miles / 5.02 km
Location: Start: Stony Court
 Stone Ridge/Canterbury - Lansdale, PA, US
Attributes: out & back, mixed flat & hills, roads

**Elevation Profile**

[Click to view elevation profile](#)

0

Total climb: 0 feet / 0 m**Total elevation change:** 0 feet / 0 m

Added by Kim Logan on 3/30/2010

DISCLAIMER: USATF and the author of this route make no warranties as to the conditions, safety, distance accuracy, or suitability for running of this route. Run at your own risk!



VISA



GILL



University of Phoenix

St. Vincent
Sports Performance**About**

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 USATF Annual Meeting

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MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Payment of Bills

MEETING DATE: June 9, 2014 ITEM NUMBER: #15

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:

Approve all bills as presented.

MOTION/RESOLUTION:

None.

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

BOS

Date: 6/6/14

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
25843	6/5/14	00000967	DELAWARE VALLEY HEALTH INSURANCE	1,055.92
25844	6/5/14	00000499	MONTGOMERY TWP. PROFESSIONAL	170.26
25845	6/5/14	1264	MORGAN STANLEY SMITH BARNEY INC	5,893.49
57585	6/2/14	00000371	HOT FROG PRINT MEDIA, LLC	4,032.01
57663	6/9/14	00001077	309 OFFICE FURNITURE	49.00
57664	6/9/14	00000443	ALL STATE DESIGN GROUP INC	211.00
57665	6/9/14	00000053	ALLIED WASTE SERVICES #320	15,340.65
57666	6/9/14	00000718	APEX PLUMBING & HEATING INC (FIRE)	2,340.00
57667	6/9/14	00000745	APEX PLUMBING & HEATING INC,	6,660.00
57668	6/9/14	00000027	ARMOUR & SONS ELECTRIC, INC.	11,405.58
57669	6/9/14	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	264.88
57670	6/9/14	00000423	FAMILY DINING, INC.	48.32
57671	6/9/14	00000069	C L WEBER CO INC.	43.79
57672	6/9/14	00000072	CANON FINANCIAL SERVICES, INC	1,319.00
57673	6/9/14	00000071	CANON SOLUTIONS AMERICA, INC.	824.01
57674	6/9/14	00001601	CDW GOVERNMENT, INC.	1,126.72
57675	6/9/14	00000640	CHRISTOPHER V. ROSICA	1,000.00
57676	6/9/14	00000363	COMCAST CABLE	217.90
57677	6/9/14	00000335	COMCAST CORPORATION	945.93
57678	6/9/14	00000108	COUNTY ELECTRIC SUPPLY COMPANY, INC	434.51
57679	6/9/14	00000326	COUNTY OF MONTGOMERY	332.82
57680	6/9/14	00001600	DANIEL L. BEARDSLEY, LTD	75.70
57681	6/9/14	00001202	AIRGAS, INC.	199.18
57682	6/9/14	00000568	ANDREW K. BUZBY	390.34
57683	6/9/14	00000967	DELAWARE VALLEY HEALTH INSURANCE	148,082.11
57684	6/9/14	00000146	E.A. DAGES, INC.	147.50
57685	6/9/14	00000748	E.R. STUEBNER INC.	81,000.00
57686	6/9/14	00000171	THE GGS GROUP INC	113.28
57687	6/9/14	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	552.00
57688	6/9/14	00001323	GLICK FIRE EQUIPMENT COMPANY INC	2,183.57
57689	6/9/14	00000219	GLOBAL EQUIPMENT COMPANY	198.27
57690	6/9/14	00000114	HARLEYSVILLE MATERIALS, LLC	98.96
57691	6/9/14	00000215	HAVIS, INC.	478.50
57692	6/9/14	00000102	INTERSTATE BATTERY SYSTEMS OF	75.95
57693	6/9/14	00000531	INTERSTATE FLEETS, INC.	74.00
57694	6/9/14	00000555	J & J TRUCK EQUIPMENT	125.88
57695	6/9/14	00000735	JB BRAVO COMPANY	6,103.34
57696	6/9/14	00902873	JENNA LUTTERSCHMIDT	8.00
57697	6/9/14	00902192	KATHLEEN MCCLOSKEY	6.00
57698	6/9/14	00000264	KENCO HYDRAULICS, INC.	232.45

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
57699	6/9/14	00000107	KENNEDY CULVERT & SUPPLY CO., INC.	5,545.00
57700	6/9/14	00902871	KRISTIN THOMSON	60.00
57701	6/9/14	00000270	JDN BLOCK INC.	739.80
57702	6/9/14	00000271	LANSDALE CHRYSLER PLYMOUTH INC.	25,614.00
57703	6/9/14	00000057	LAWN AND GOLF SUPPLY COMPANY, INC.	125.01
57704	6/9/14	00000738	LENNI ELECTRIC CORP	12,299.40
57705	6/9/14	00000689	MARY KAY KELM, ESQUIRE	212.50
57706	6/9/14	00000201	LAWRENCE J. MURPHY	865.72
57707	6/9/14	00001330	MCCALLION STAFFING SPECIALISTS	1,030.50
57708	6/9/14	00000312	MOBILE LIFTS, INC.	87.44
57709	6/9/14	00001134	OFFICE DEPOT, INC	356.94
57710	6/9/14	00000704	ON STAGE & OFF, INC.	100.00
57711	6/9/14	00001440	ORION SAFETY PRODUCTS	208.80
57712	6/9/14	00001400	PA CHIEFS OF POLICE ASSOCIATION	65.00
57713	6/9/14	00000585	PENN VIEW FARM	90.00
57714	6/9/14	00001358	PENNSYLVANIA RECREATION AND PARK	1,504.00
57715	6/9/14	00000009	PETTY CASH	500.00
57716	6/9/14	00000447	PETTY CASH - POLICE	224.41
57717	6/9/14	00000446	PHISCON ENTERPRISES, INC.	250.00
57718	6/9/14	00000945	PIPERSVILLE GARDEN CENTER, INC.	223.94
57719	6/9/14	00000345	PRINTWORKS & COMPANY, INC.	226.75
57720	6/9/14	00001630	PSI - PROTECTION SERVICES INC.	871.00
57721	6/9/14	00000252	SUNG K. KIM	577.25
57722	6/9/14	00000439	RED THE UNIFORM TAILOR	58.50
57723	6/9/14	00001146	RESERVE ACCOUNT	2,000.00
57724	6/9/14	00000117	RIGGINS INC	3,859.98
57725	6/9/14	00000115	RIGGINS, INC	6,820.41
57726	6/9/14	00902872	ROSEANNE BITRAJ	8.00
57727	6/9/14	00000467	SNAP-ON INDUSTRIAL	21.30
57728	6/9/14	00001847	STAPLES CONTRACT & COMMERCIAL, INC	396.60
57729	6/9/14	00001939	SERVICE TIRE TRUCK CENTERS	77.70
57730	6/9/14	00000496	21ST CENTURY MEDIA NEWSPAPER LLC	685.57
57731	6/9/14	00000520	VALLEY POWER, INC.	589.50
57732	6/9/14	00000040	VERIZON	684.79
57733	6/9/14	00000038	VERIZON WIRELESS SERVICES, LLC	480.36
57734	6/9/14	00000760	WASTE MANAGEMENT OF	636.50
57736	6/9/14	00001329	WELDON AUTO PARTS - LANSDALE (NAPA)	679.42
57737	6/9/14	00902754	WILLIAM PALUMBO	60.00
57738	6/9/14	00000742	WORTH AND COMPANY, INC.	14,310.00
57739	6/9/14	00000590	YOCUM FORD	75.70

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
57740	6/6/14	00000006	ACME UNIFORMS FOR INDUSTRY	766.65
57741	6/6/14	00000031	AT&T	239.65
57742	6/6/14	00000076	GREGORY BENCSIK	271.72
57743	6/6/14	00000186	JAROTH INC.	178.12
57744	6/6/14	00000939	SUNGARD PUBLIC SECTOR	8,478.22
57745	6/6/14	00001860	TAYLOR JONES	1,804.85
57746	6/6/14	00000170	VERIZON COMMUNICATIONS, INC.	269.98
TOTAL				389,091.80

MONTGOMERY TOWNSHIP ELECTRONIC PAYROLL TAX PAYMENTS

<u>DATE</u>	<u>VENDOR NAME</u>	<u>REASON FOR PAYMENT</u>	<u>AMOUNT</u>
05/28/2014	Commonwealth of PA	State Tax Payment	\$7,904.39
06/02/2014	IRS	945 Payment	\$3,795.12
06/02/2014	ICMA	DROP Plan Payment	\$21,795.10
06/05/2014	IRS	941 Payment	\$82,538.07
06/05/2014	BCG	401/457 Plan Payment	\$24,800.22
06/05/2014	PA-SCDU	Withholding Payment	\$2,985.53
Total Paid as of 06/09/2014			\$143,818.43