

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
March 28, 2016

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

Lawrence J. Gregan
Township Manager

ACTION MEETING – 8:00 PM

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Announcement of Executive Session
5. Consider Approval of Minutes of March 14, 2016 Meeting
6. Consider Appointment to Township Board/Commission
7. Consider Approval of FDMT Fundraising Activities
8. Consider Approval of FDMT & FDMT RA 2016 Officers
9. Presentation by Valley Forge Tourism & Convention Board
10. Public Hearing – Proposed Ordinance #15-293Z – Zoning/Text Amendment – Congregate Care/Independent Senior Living Use in BP District
11. Consider Preliminary/Final Land Development Plan LDS #681 – 1390 Welsh Road
12. Consider Preliminary/Final Land Development Plan LDS #687 – 640 Cowpath Road
13. Consider Request for Waiver of Permit Fee – Bharatiya Temple – 1612 County Line Road
14. Announce Date of Spring 2016 Curbside Leaf Waste Collection
15. Consider Updates to Employee Handbook Policies
16. Consider the Appointment of a Co-Administrator for Pension Funds
17. Consider Escrow Releases:
 - a. Release #10 - Firefox Phase 1 (Southern Village) - LDS #630
 - b. Release #2 - Narayan Guest House - LDS #677
 - c. Release #7 - Maple Dr/Crystal Road Townhouse Development - LDS #639
 - d. Release #3 - Goodwin Tract – 3 Lot Subdivision - LDS#667
18. Consider Payment of Bills
19. Other Business
20. Adjournment

Future Public Hearings/Meetings:

04-05-2016 @7:30pm – Zoning Hearing Board
04-11-2016 @8:00pm – Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Public Comment

MEETING DATE: March 28, 2016

ITEM NUMBER: # 3

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

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



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.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Minutes for March 14, 2016

MEETING DATE: March 28, 2016 ITEM NUMBER: #5

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

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



BACKGROUND:

Please contact Deb Rivas on Monday, March 28, 2016 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
MARCH 14, 2016**

At 7:30 p.m. Vice Chairman Candyce Fluehr Chimera called to order the executive session. In attendance were Supervisors Robert J. Birch, Michael J. Fox and Jeffrey W. McDonnell. Chairman Joseph P. Walsh was absent. Also in attendance were Lawrence Gregan and Frank Bartle, Esquire.

Vice Chairman Candyce Fluehr Chimera called the action meeting to order at 8:00 p.m. In attendance were Supervisors Robert J. Birch, Michael J. Fox and Jeffrey W. McDonnell. Chairman Joseph P. Walsh was absent. Also in attendance were Frank Bartle, Esquire, Lawrence Gregan, Chief Scott Bendig, Richard Lesniak, Ami Tarburton, Ann Shade, Stacy Crandell, Bruce Shoupe, Kevin Costello, Brian Forman, Rich Grier, Kelsey McMeans and Deb Rivas.

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

Solicitor Frank Bartle announced that the Board had met in an executive session prior to this meeting and discussed three matters. The first item was the litigation matter of Airport Square vs. Montgomery Township which is currently in the Pennsylvania Commonwealth Court. The other two items were one potential litigation matter and one personnel matter. Mr. Bartle stated that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Vice Chairman Candyce Fluehr Chimera made a motion to approve the minutes of the February 22, 2016 Board of Supervisors meeting, and Supervisor Michael J. Fox seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Township Manager Lawrence J. Gregan reported that Zoning Hearing Board member Kenneth Souder has submitted his letter of resignation as a member of the Zoning Hearing Board. Mr. Souder served on the Zoning Hearing Board since January, 2010 and was an integral part of Zoning Hearing Board decisions. Due to his occupation, Mr. Souder is unable to

continue serving on the Board. As a result of Mr. Souder's resignation, his term will be filled by the current Zoning Hearing Board Alternate member, L. Vincent Roth III. The position of Zoning Hearing Board Alternate member will be filled by Township resident Deborah Grasso who has expressed an interest in becoming a member of the Zoning Hearing Board. Resolution #1 made by Supervisor Michael Fox, seconded by Supervisor Robert Birch and adopted unanimously, accepted the resignation of Kenneth Souder, appointed L. Vincent Roth III to serve as a member with an existing three year term to expire January 1, 2018, and appointed Deborah Grasso to serve as an alternate member with an existing three year term to expire January 1, 2017 on the Zoning Hearing Board.

Township Manager Lawrence J. Gregan reported that Montgomery Township is pleased to announce that Ami Tarburton is recommended for consideration for appointment as the Director of Finance and Treasurer for the Township effective March 7, 2016. Ms. Tarburton comes to the Township from Franconia Township where she worked as the Finance Director since 2011 and she holds a Bachelor of Science Degree in Business Management and Accounting from the University of Pittsburgh and has 15 years of experience developing strong financial, accounting and supervisory skills that have prepared her well for her new responsibilities at Montgomery Township. Resolution #2 made by Supervisor Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, approved the appointment of Ami Tarburton to the position of Director of Finance and Treasurer effective March 7, 2016.

Township Manager Lawrence J. Gregan reported that Act 32 § 505 (b) requires that the governing bodies of school districts, townships, boroughs, and cities that impose an earned income tax, appoint one primary voting delegate and one or more alternate delegates to be their Tax Collection Committee (TCC) representatives. In June 2011, the Board appointed then Finance Director Shannon Drosnock as the Alternate. With the appointment of Ms. Tarburton as the new Finance Director, the Board needs to adopt a resolution to appoint Ms. Tarburton as the new Alternate Delegate to the TCC. Resolution #3 made by Supervisor Michael J. Fox,

seconded by Supervisor Robert J. Birch and adopted unanimously, appointed Township Finance Director Ami Tarburton to serve as the alternate delegate on behalf of the Township on the Montgomery County Earned Income Tax Collection Committee (TCC).

Township Manager Lawrence J. Gregan reported that the Township wished to recognize and acknowledge the employment and resignation of Public Works Department Crew Tech I employee Jose Claudio Sanchez who worked for the department on a full-time basis since January 7, 2013. Mr. Sanchez's separation was effective March 14, 2016. Resolution #4 made by Supervisor Michael J. Fox, seconded by Supervisor Robert J. Birch and adopted unanimously, recognized the resignation of Jose Claudio Sanchez from his position as Crew Tech I and wished him well in his future endeavors.

Director of Fire Services Richard M. Lesniak reported that the Fire Department of Montgomery Township is requesting Board of Supervisors' approval to submit applications for several grant opportunities. The first application would be to the Motorola Solutions Foundation Public Safety Grant Program in the amount of \$10,000 to be used to offset the cost of the National Fire Academy's 6-day course entitled Command and Control of Incident Operations. The second application is through the FM Global Fire Prevention Grant program in the amount of \$51,190.00 to purchase mobile data computers to be installed in the fire apparatus and command vehicles. The cost includes mounting hardware, vehicle charger, keyboard, warranty, software upgrade, and screen protector. The third grant application is through the Montgomery County Act 147 Radiation Emergency Response Grant – Command & Control Equipment in the amount of \$1,012.00 for the purchase of laminated Incident Command worksheets to be used to manage resources during an emergency. Resolutions #5, #6 and #7 made by Supervisor Michael J. Fox, seconded by Supervisor Robert J. Birch and adopted unanimously, authorized the grant submissions for a command and control training program, mobile data computers and command and control equipment for fire safety.

Director of Public Works Kevin Costello reported that in September of 2015, the Board of Supervisors authorized Weatherproofing Technologies, Inc. to prepare bid documents and

specifications for the Roof Restoration Project for the Administration/Police Department Complex. The project was part of the 2016 Approved Capital Budget and the funding was set aside annually in the Capital Reserve Fund over the past several years. The project will include restoring certain damaged areas of the roof, adjusting roof drains and flashings, sealing all seams and applying a urethane based fluid restoration system over the existing EPDM roof. It has been determined that the proposed restoration project, at an estimated cost of \$300,000.00 is a cost effective alternative to a complete re-roof which is estimated to cost \$580,000.00. The bids are scheduled to be opened on March 31, 2016 at 1:00 p.m. and will be considered for award at the Board of Supervisors meeting scheduled for April 11, 2016. Resolution #8 made by Supervisor Michael J. Fox, seconded by Supervisor Robert J. Birch and adopted unanimously, authorized the Township Manager to advertise for bids for the Roof Restoration Project at the Administration/Police Department Complex.

Director of Public Works Kevin Costello reported that staff received and opened bids on March 2, 2016 for the Spring Valley Tennis Court Repair Project. The Township Engineer, Gilmore and Associates, Inc., reviewed the bids and made a recommendation to award the bid to the lowest responsible bidder, Top-A-Court, with a bid of \$75,915.00. Resolution #9 made by Supervisor Michael J. Fox, seconded by Supervisor Robert J. Birch and adopted unanimously, awarded the bid for the Spring Valley Tennis Court Repair Project to Top-A-Court, for a total projected cost of \$75,915.00.

Director of Recreation and Community Center Brian Forman reported that at the March 9th Park and Recreation Board meeting, the Montgomery Township Baseball and Softball Association (MTBSA) requested approval to place a banner sign in memory of DJ Farrar along the outfield fence of the Charlie Holl Baseball Field at Windlestrae Park. DJ was a courageous participant in the recreational and travel baseball programs from T-Ball through the AAA program. DJ's life was cut short on January 15, 2003 after a 2-year struggle with brain cancer. Annually, MTBSA holds a tournament in his memory. This year's Tournament will be held from Wednesday July 6th through Sunday July 10, 2016. The Park and Recreation Board voted to

recommend that the Board of Supervisors approve the request of MTBSA to install the banner sign on the field. Resolution #10 made by Supervisor Michael J. Fox, seconded by Supervisor Robert J. Birch and adopted unanimously, approved the request by MTBSA to install a banner sign in memory of DJ Farrar along the outfield fence of the Charlie Holl Baseball Field at Windlestrae Park.

Director of Recreation and Community Center Brian Forman reported that staff has done a further review of the fee structure which was approved at the February 8, 2016 Board of Supervisors meeting for the Kids University program and Summer Rec Basketball program. Staff wanted to ensure that residents do not feel that they are at a disadvantage by not becoming members of the Community and Recreation Center, while members receive a benefit from joining the facility. Staff is proposing to revise the fee structure for both programs so that non-members of the Community and Recreation Center pay the same rates as 2015. This change will address the concerns raised by several residents regarding fee changes. Resolution #11 made by Supervisor Michael J. Fox, seconded by Supervisor Robert J. Birch and adopted unanimously, approved the revised 2016 Fee Schedule for Kids University and Summer Rec Basketball.

Director of Recreation and Community Center Brian Forman reported that at the February 8, 2016 Board of Supervisors' meeting, the Board of Supervisors approved the Park Board's recommendation to waive the field use fees for both MTBSA and Mon U for the 2016 calendar year. At the March 9, 2016 Park Board meeting, the Park Board unanimously recommended approving Lansdale Catholic High School Baseball's request to waive the fee to use Windlestrae Field 1 for the 2016 season. Lansdale Catholic High School Baseball has used that field in the past through arrangements with Montgomery Township Baseball Softball Association and the Recreation Department. Resolution #12 made by Supervisor Michael J. Fox, seconded by Supervisor Robert J. Birch and adopted unanimously, approved the waiver of scheduled fees of the Township's outdoor facilities for Lansdale Catholic High School Baseball for the 2016 season.

Director of Recreation and Community Center Brian Forman announced two upcoming events at the Community and Recreation Center. On Saturday, May 7, 2016, the public will have the opportunity to meet Spiderman. The Meet and Greet with Spiderman will take place from 9am to 11am and will be free. There will be light refreshments and everyone will have the opportunity to take a photo with the amazing Spiderman. On Saturday, May 14, 2016, the Community and Recreation Center will host a Princess and Pirate Party. Registrants will have the opportunity to visit, play, dance, and sing with their favorite Pirate and Princess. The fee for this event is \$20 for members and \$25 for non-members.

Township Manager Lawrence J. Grogan reported that a request has been submitted by the Montgomery Greene Homeowners Association requesting Township approval of an amendment to the Amended Declaration of Covenants, Restrictions, Easements, Changes and Liens for Montgomery Greene Homeowners Association and Montgomery Greene Townhouses. The Association is proposing an amendment to Article VII Section 2(b) to revise provisions governing exterior alteration of townhouses and lots, claiming that strict adherence to the details in the section are not possible or practicable. Resolution #13 made by Vice Chairman Candyce Fluehr Chimera, seconded by Supervisor Jeffrey McDonnell and adopted unanimously, approved the requested Amendment to Section 2 (b) of the Amended Declaration of Covenants, Restriction, Easement, Charges and Liens for Montgomery Greene Homeowners Association and Montgomery Greene Townhouses.

Resolution #14 made by Supervisor Robert J. Birch, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, approved the construction escrow release #1 for #M-15-71 - for the North Wales Crossing Shopping Center Renovations in the amount of \$81,912.25.

Resolution #15 made by Supervisor Michael J. Fox, seconded by Supervisor Robert J. Birch and adopted unanimously, approved the request of the Girl Scouts of Eastern Pennsylvania to waive the occupancy permit fee of \$150.00, associated with the sale of Girl Scout cookies at a kiosk at Montgomery Mall from February 25, 2016 until March 20, 2016.

Chief of Police J. Scott Bendig reported that on February 20, 2016, Township resident Corey Luby contacted the Police Department wishing to make a donation of police equipment to the department. This equipment, valued in excess of \$5,000.00, would be utilized for various law enforcement functions by members of the department. Resolution #16 made by Supervisor Robert J. Birch, seconded by Supervisor Michael J. Fox and adopted unanimously, recognized Mr. Luby for his generous donation of equipment to the Police Department.

Chief of Police J. Scott Bendig reported that the Police Department is ready to dispose of five used police vehicles by an auction process through the firm of J.J. Kane. The Township has successfully auctioned used vehicles with this firm in the past. Resolution #17 made by Supervisor Michael J. Fox, seconded by Supervisor Robert J. Birch and adopted unanimously, authorized for sale at auction one 2009 Ford Crown Victoria Police Interceptor, three 2011 Ford Crown Victoria Police Interceptors, and one 2011 Force Expedition Sport Utility Vehicle.

A motion to approve the payment of bills was made by Vice Chairman Candyce Fluehr Chimera, seconded by Supervisor Michael J. Fox, and adopted unanimously, approved the payment of bills 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: Consider Appointment to Township Board/Commissions

MEETING DATE: March 28, 2016 **ITEM NUMBER:** #6

MEETING/AGENDA: **ACTION** **NONE**

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

INITIATED BY: Lawrence J. Gregan  **BOARD LIAISON:** Joseph P. Walsh, Chairman
Township Manager Liaison to the Environmental Advisory Committee

BACKGROUND:

A vacancy currently exists on the Montgomery Township Environmental Advisory Committee. Township resident Emily Strake has expressed an interest in becoming a member of the Montgomery Township Environmental Advisory Committee.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Consider the appointment of Emily Strake to the Montgomery Township Environmental Advisory Committee.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby appoint Emily Strake to serve as a member of the Montgomery Township Environmental Advisory Committee with a 3 – year term to expire on January 1, 2019.

MOTION: _____ **SECOND:** _____

ROLL CALL:

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

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of FDMT Annual Fundraising Activities

MEETING DATE: March 28, 2016 ITEM NUMBER: #7

MEETING/AGENDA: ACTION X NONE

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

INITIATED BY: Richard M. Lesniak
Director of Fire Services  BOARD LIAISON: Robert J. Birch, Supervisor
Liaison – Public Safety Committee

BACKGROUND:

Section 15 of the Amended & Restated Fire Service Agreement provides that the Volunteer Fire Department of Montgomery Township (FDMT) annually advises the Board of Supervisors of its planned fundraising activities and to request the Board of Supervisor's approval of the events. FDMT proposes the following fund raising activities in 2016:

- Car Washes – Scheduled throughout the summer months
- Coin Toss – December

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 grant approval for the FDMT to host the stated fundraising activities.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby grant approval for the FDMT to host the following fund raising events in 2016:

- Car Washes – Tentatively scheduled for May
- Coin Toss – December

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candye 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: Consider Approval of the FDMT and FDMT RA 2016 Officers

MEETING DATE: March 28, 2016

ITEM NUMBER: # 8

MEETING/AGENDA:

ACTION X

NONE

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

INITIATED BY: Richard M. Lesniak
Director of Fire Services

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

BACKGROUND:

In accordance with its bylaws, at the December monthly business meeting, the Fire Department of Montgomery Township (FDMT) and the Fire Department of Montgomery Township Relief Association (FDMT RA) elects its Executive Board members and Fire Chief. These positions took effect as of January 1, 2016.

I would like to introduce to you the 2016 Administrative, Operational and Relief Association Officers.

Administrative Officers

Glen Roetman, President
Turner Semrau, Vice President
Michael Shinton, Treasurer
Michael Goldberg, Financial Secretary
Philip Stump, Secretary
Vinay Setty, Head Trustee

Operational Officers

Vince Zirpoli, Fire Chief
William Wiegman, Deputy Chief
Joseph Bifulco, Assistant Chief
Frank Colelli, Captain
John Scheiter, Captain
Joseph Bifulco, Captain
Paul Mogensen, Captain
Vinay Setty, Captain
Michael Shinton, Lieutenant
Rachel Troutman, Lieutenant
Matthew Palm, Fire Police Captain
William Adams, Fire Police Lieutenant

Relief Association Officers

Matthew Palm, President
Paul Mogensen, Vice-President
Joel Silver, Treasurer
Michael Goldberg, Secretary

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 accept and approve the Fire Department of Montgomery Township and Fire Department of Montgomery Township Relief Association Leadership for 2016.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby accept and approve the Fire Department of Montgomery Township and Fire Department of Montgomery Township Relief Association Leadership for 2016.

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: Presentation by Valley Forge Tourism & Convention Board

MEETING DATE: March 28, 2016

ITEM NUMBER: #9.

MEETING/AGENDA: WORK SESSION

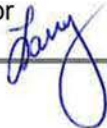
ACTION XX

NONE

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

INITIATED BY: Kelsey McMeans
Public Information Coordinator

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



BACKGROUND:

The Valley Forge Tourism and Convention Board recently launched a new brand campaign aimed at bringing travel and tourism to all of Montgomery County's fantastic attractions and destinations, encouraging visitors and locals alike to #MakeItMontco. A Representative of the Valley Forge Tourism and Convention Board will be present this evening to speak about some of these new campaign initiatives and how they directly impact the people of Montgomery Township. A concise 5 to 7 minute video highlighting Montgomery County will be shown as well.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Public Hearing - Proposed Ordinance #15-293-Z - Text Amendment to BP Zoning District – Congregate Care/Independent Senior Living

MEETING DATE: March 28, 2016

ITEM NUMBER: # 10.

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

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

BOARD LIAISON: Joseph P. Walsh, Chairman

BACKGROUND:

Fairway 202 Associates, LP has submitted a request for a text amendment to the BP - Business Office and Professional District regulations in the Zoning Code. They are proposing a new use in this district for Congregate Care/Independent Senior Living. This would be a combination of a senior day-care facility and a residential use. This proposed use is not permitted by right in any zoning district of the Township at present. The applicant proposes that the BP - Business Office and Professional District would be the appropriate district for this use, subject to Conditional Use Approval.

The proposed amendments to the current BP Zoning regulations would define and add the "Congregate Care/Independent Senior Living" use as a permitted Conditional Use within the BP Zoning District along with the following revisions to the dimensional requirements for this use;

- Increase the maximum building height from 35 feet to 40 feet not to exceed 3 stories.
- Increase the maximum building coverage from 15% to 25% of the total lot area.
- Revise parking and side yard setback requirements.
- Establish a minimum parking requirement of .6 parking spaces per suite.
- Provide for exemptions from special regulations in the BP District when this use abuts a residentially zoned golf course.

Review letters from the Township and County Planning Commissions and Township Consultants are attached.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

A Public Hearing was advertised for this date.

ALTERNATIVES/OPTIONS:

The Board could approve or deny this request.

BUDGET IMPACT:

None

RECOMMENDATION:

Consider the proposed amendments to the BP Zoning District regulations.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____

SECOND _____

ROLL CALL:

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

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

Resolution #

BE IT ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township this 28th day of March 2016, that we hereby approve Ordinance #15-293-Z, which amends the BP – Business Office and Professional Zoning District.

The text amendment proposes to revise an ordinance amending article ii [definitions], section 230-5 [word usage; definitions], of the Montgomery Township zoning ordinance to include "congregate care/independent senior living" as a defined term; amending Table 230-a of the Montgomery Township zoning ordinance to provide for congregate care/independent senior living as a conditional use in the BP Business Office and Professional District; amending Article XIV [BP Business Office and Professional District], Section 230-81 [height regulations], Section 230-82 [area, width and yard regulations], and Section 230-83 [special regulations] to provide for height, area, width, yard, building coverage, density, parking and special regulations for congregate care/independent senior living; and further amending Section 230-83 [special regulations] to exclude certain special regulations from applying to properties abutting golf courses.

MOTION BY:

SECOND BY:

VOTE:

DATE: March 28, 2016

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

Ordinance

Case BP Business Office and Professional Zoning District #15-293-Z

Date 3/28/16 Public Hearing

Board Exhibits

B-1	Ordinance #15-293-Z
B-3	Proof of Publication 3-14-16 and 3-21-16
B-4	MCPC Review Letter 3-4-16 and 1-8-16
B-5	MTPC Memo - 3-17-16
B-6	Kenneth Amey Review Memo 3-14-16
B-7	Gilmore & Associates Review Letter 3-14-16
B-8	Boucher & James Review letter 3-14-16
B-9	Traffic Planning & Design Review Letter 3-14-16

B-10

B-11

Applicant Exhibits

A-1

A-2

A-3

A-4

A-5

A-6

A-7

A-8

A-9

A-10

A-11

A-12

A-13

A-14

A-15

Other Exhibits

MONTGOMERY TOWNSHIP

Montgomery County, Pennsylvania

ORDINANCE #15-293Z

AN ORDINANCE AMENDING ARTICLE II [DEFINITIONS], SECTION 230-5 [WORD USAGE; DEFINITIONS], OF THE MONTGOMERY TOWNSHIP ZONING ORDINANCE TO INCLUDE “CONGREGATE CARE/INDEPENDENT SENIOR LIVING” AS A DEFINED TERM; AMENDING TABLE 230-A OF THE MONTGOMERY TOWNSHIP ZONING ORDINANCE TO PROVIDE FOR CONGREGATE CARE/INDEPENDENT SENIOR LIVING AS A CONDITIONAL USE IN THE BP BUSINESS OFFICE AND PROFESSIONAL DISTRICT; AMENDING ARTICLE XIV [BP BUSINESS OFFICE AND PROFESSIONAL DISTRICT], SECTION 230-81 [HEIGHT REGULATIONS], SECTION 230-82 [AREA, WIDTH AND YARD REGULATIONS], AND SECTION 230-83 [SPECIAL REGULATIONS] TO PROVIDE FOR HEIGHT, AREA, WIDTH, YARD, BUILDING COVERAGE, DENSITY, PARKING AND SPECIAL REGULATIONS FOR CONGREGATE CARE/INDEPENDENT SENIOR LIVING; AND FURTHER AMENDING SECTION 230-83 [SPECIAL REGULATIONS] TO EXCLUDE CERTAIN REGULATIONS FROM APPLYING TO PROPERTIES ABUTTING GOLF COURSES.

ENACTED:_____

MONTGOMERY TOWNSHIP

Montgomery County, Pennsylvania

ORDINANCE #15-293Z

AN ORDINANCE AMENDING ARTICLE II [DEFINITIONS], SECTION 230-5 [WORD USAGE; DEFINITIONS], OF THE MONTGOMERY TOWNSHIP ZONING ORDINANCE TO INCLUDE “CONGREGATE CARE/INDEPENDENT SENIOR LIVING” AS A DEFINED TERM; AMENDING TABLE 230-A OF THE MONTGOMERY TOWNSHIP ZONING ORDINANCE TO PROVIDE FOR CONGREGATE CARE/INDEPENDENT SENIOR LIVING AS A CONDITIONAL USE IN THE BP BUSINESS OFFICE AND PROFESSIONAL DISTRICT; AMENDING ARTICLE XIV [BP BUSINESS OFFICE AND PROFESSIONAL DISTRICT], SECTION 230-81 [HEIGHT REGULATIONS], SECTION 230-82 [AREA, WIDTH AND YARD REGULATIONS], AND SECTION 230-83 [SPECIAL REGULATIONS] TO PROVIDE FOR HEIGHT, AREA, WIDTH, YARD, BUILDING COVERAGE, DENSITY, PARKING AND SPECIAL REGULATIONS FOR CONGREGATE CARE/INDEPENDENT SENIOR LIVING; AND FURTHER AMENDING SECTION 230-83 [SPECIAL REGULATIONS] TO EXCLUDE CERTAIN REGULATIONS FROM APPLYING TO PROPERTIES ABUTTING GOLF COURSES.

NOW, THEREFORE, it is hereby ENACTED and ORDAINED by the Montgomery Township Board of Supervisors that Article II [Definitions], Section 230-5 [Word usage; definitions], Table 230-A of the Montgomery Township Zoning Ordinance, and Article XIV [BP Business Office and Professional District], Section 230-81 [Height regulations], Section 230-82 [Area, width and yard regulations] and Section 230-83 [Special regulations] shall be amended as follows:

SECTION 1 **Amendment to Article II [Definitions], Section 230-5 [Word usage; definitions].**

Article II [Definitions], Section 230-5 [Word usage; definitions] of the Montgomery Township Zoning Ordinance shall be amended to include “Congregate Care/Independent Senior Living” as a defined term as follows:

Congregate Care/Independent Senior Living – A long-term housing community (which may include both attached and detached cottages) constructed on a lot of at least four acres, exclusively for persons 62 years of age or older, or persons under 62 years of age (but at least 55 years of age or older) who have needs for congregate

care and assistance with living similar to a person 62 years of age or older, which facility may include without limitation, private suites (each to be occupied by not more than two persons), cottages, common dining facilities, recreational features, special safety and convenience features designed for the needs of the elderly, and services for residents which may include the following: transportation, housekeeping, linen/laundry, and organized social and recreational activities. Such communities may have up to two manager dwelling units which may contain full kitchen facilities.

SECTION 2 **Amendment to Table 230-A [Table of Permitted Uses].**

Table 230-A [Table of Permitted Uses] shall be amended to add the following new use:

USE	DISTRICT				
	R3-B	C	BP	S	RS
Congregate Care/Independent Senior Living	N	N	C	N	N

SECTION 3 **Amendment to Article XIV [BP Business Office and Professional District], Section 230-81 [Height regulations]**

Article XIV [BP Business Office and Professional District], Section 230-81 [Height regulations] of the Montgomery Township Zoning Ordinance shall be amended to read as follows:

§230-81. Height Regulations

The maximum height of any building or structure shall be 35 feet, except a building or structure used for the Congregate Care/Independent Senior Living use, which building or structure shall have a maximum height of 40 feet and shall not exceed three (3) stories.

SECTION 4 **Amendment to Article XIV [BP Business Office and Professional District], Section 230-82 [Area, width and yard regulations].**

Article XIV [BP Business Office and Professional District], Section 230-82 [Area, width and yard regulations] of the Montgomery Township Zoning Ordinance shall be amended by adding, replacing, or modifying Subsections C, D(2)(b), and G to read as follows:

C. Building coverage. The maximum building coverage of any lot shall not exceed 15% of the total lot area. Notwithstanding the foregoing, the maximum building coverage of any Congregate Care/Independent Senior Living use shall not exceed 25% of the total lot area.

D.(2)(b) Corner lots: shall have two side yards, the street side setback not less than 40 feet and the adjoining lot side not less than 20 feet. Notwithstanding the foregoing, where any Congregate Care/Independent Senior Living use is located on a corner lot the front yard setback shall be permitted to be reduced to not less than 35 feet.

...

G. Congregate Care/Independent Senior Living Density. A Congregate Care/Independent Senior Living use shall be limited to no more than twenty (20) suites per gross acre (and may be proportioned for partial acres), plus two (2) manager dwelling units.

SECTION 5 **Amendment to Article XIV [BP Business Office and Professional District], Section 230-83 [Special regulation].**

Article XIV [BP Business Office and Professional District], Section 230-83 [Special regulations] of the Montgomery Township Zoning Ordinance shall be amended by adding, replacing, or modifying Subsections B and K to read as follows:

B. Parking regulations.

(1) No parking to serve lots for business office or professional use shall be permitted within the area between the street line and any building or in the front yard, including extension of a line from the building to the full width of the lot, nor within 15 feet of the side or rear boundary lines of any property lot, except for a Congregate Care/Independent Senior Living use, which shall be permitted to have parking: (i) in the front yard, provided that such parking is set back from the street line by no less than 15 feet; (ii) within an area between the building and 15 feet from the street line in a side yard on a corner lot; and/or (iii) at least 15 feet from any side or rear boundary lines. In the event that there is not adequate space for a business office or professional use in the rear of the lot and on either side of the lot to provide all the parking required for the use to occur on the property, then to the extent that there is not adequate space in the rear and side yards, supplemental parking may be allowed in the front yard (no less than 20 feet from the street line), if authorized by special exception granted by the Zoning Hearing Board, after hearing.

(2) The minimum number of parking spaces shall be equal to one space for each 200 square feet of service area or part thereof or for each patron seat. For medical, dental or similar practitioners or in case of principal or branch offices of insurance companies, the minimum number of parking spaces shall be one space for each 100 square feet of service area. But in all cases, except for a Congregate Care/Independent Senior Living use, the minimum required parking shall not be less than one parking space for every 200 square feet of total floor area. Notwithstanding the foregoing, the minimum number of parking spaces for a Congregate Care/Independent Senior Living use shall be no less than 0.6 parking spaces per suite.

...

K. Special regulations where a BP District property shall abut a residential zoning District. In addition to the regulations of this Article, the following regulations shall also apply to all properties within the BP District. However, where the proposed BP District use is a Congregate Care/Independent Senior Living facility, and the adjoining residential land is utilized for a golf course or open space, any conflict between the regulations of this paragraph and the regulations governing Congregate Care/Independent Senior Living use facilities, the regulations governing Congregate Care/Independent Senior Living facilities shall control. Additionally, parts (1), (2), (3), (4), (7), (8), and (10) of this subsection shall not apply to Congregate Care/Independent Senior Living facilities that adjoin residential land utilized for a golf course or open space.

SECTION 6 **Severability.**

The provisions of this Ordinance are severable, and if any section, sentence, clause part, or provision herein shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the Court shall not effect or impair the remaining sections, sentences, clauses, parts, or provisions of the Ordinance. It is hereby declare to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

SECTION 7 **Repealer.**

All other ordinances or resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

SECTION 8 **Effective Date.**

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

ORDAINED AND ENACTED this _____ day of _____, 2015, 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

Proof of Publication of Notice in *The Reporter*

COPY OF NOTICE in PUBLICATION

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, March 28, 2016, after 8:00PM, the Montgomery Township Board of Supervisors, during its regularly scheduled meeting, will conduct two public hearings to consider enactment of the following zoning ordinances:

ORDINANCE 15-293-Z: AN ORDINANCE AMENDING THE FOLLOWING SECTIONS OF THE MONTGOMERY TOWNSHIP ZONING ORDINANCE, AS AMENDED: (1) ARTICLE II [DEFINITIONS], SECTION 230-5 [WORD USAGE, DEFINITIONS], TO INCLUDE "CONGREGATE CARE/INDEPENDENT SENIOR LIVING" AS A DEFINED TERM; (2) TABLE 230-A TO PROVIDE FOR CONGREGATE CARE/INDEPENDENT SENIOR LIVING AS A CONDITIONAL USE IN THE BP BUSINESS OFFICE AND PROFESSIONAL DISTRICT; (3) ARTICLE XIV [BP BUSINESS OFFICE AND PROFESSIONAL DISTRICT], SECTION 230-81 [HEIGHT REGULATIONS], SECTION 230-82 [AREA, WIDTH AND YARD REGULATIONS], AND SECTION 230-83 [SPECIAL REGULATIONS] TO PROVIDE FOR HEIGHT, AREA, WIDTH, YARD, BUILDING COVERAGE, DENSITY, PARKING AND SPECIAL REGULATIONS FOR CONGREGATE CARE/INDEPENDENT SENIOR LIVING; AND (4) FURTHER AMENDING SECTION 230-83 [SPECIAL REGULATIONS] TO EXCLUDE CERTAIN REGULATIONS FROM APPLYING TO PROPERTIES ABUTTING GOLF COURSES.

The full text of this Ordinance amendment may be examined, without charge, and copies may be obtained for a charge no greater than the cost thereof, at the Montgomery County Law Library; the Montgomery Township Building, during normal business hours, Monday through Friday 8:30AM until 4:30PM; and the Offices of this Newspaper.

The public is invited to attend and will be given an opportunity to provide com-

ments regarding this proposed Ordinance. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

At the conclusion of the hearing, the Board will consider enactment of this Ordinance, unless it deems additional time is required for consideration and discussion, in which case it will hold an additional public hearing/meeting at an announced date and time for that purpose.

LAWRENCE J. GREGAN
Township Manager
LAN Mar 14, 21 - 1a

State of Pennsylvania
County of Montgomery

} ss

Maureen Schmid

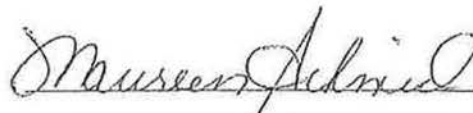
designated agent of *THE REPORTER*, being duly sworn, deposes and says that *THE REPORTER*, a daily newspaper of general circulation, published at Lansdale, Montgomery County, Pennsylvania, was established in the year of 1870, and has been regularly issued and published in Montgomery County continuously thereafter and for a period of more than six months immediately prior hereto, the printed notice or publication attached is an exact copy of a notice published in the regular edition and issues of *THE REPORTER* on the following dates, viz

March 14, 2016

March 21, 2016

and that said advertising was inserted in all respects as ordered.

Affiant further deposes that he/she is the proper person duly authorized by *THE REPORTER*, a newspaper of general circulation, to verify the foregoing statement under oath and that affiant is not interested in the subject matter of the aforesaid notice or advertisement, and that all allegations in the foregoing statements as to time, place and character of publication are true.



Sworn to and subscribed before me this

21st day of March, 2016



Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

MARCIA B. BURNS, Notary Public
Lansdale Borough, Montgomery County
My Commission Expires November 20, 2019

MONTGOMERY TOWNSHIP
LEGAL NOTICE

On _____, 2015, after 8:00 PM, the Montgomery Township Board of Supervisors, during its regularly scheduled meeting will consider enacting the following ordinance:

AN ORDINANCE AMENDING ARTICLE II [DEFINITIONS], SECTION 230-5 [WORD USAGE; DEFINITIONS], OF THE MONTGOMERY TOWNSHIP ZONING ORDINANCE TO INCLUDE "CONGREGATE CARE/INDEPENDENT SENIOR LIVING" AS A DEFINED TERM; AMENDING TABLE 230-A OF THE MONTGOMERY TOWNSHIP ZONING ORDINANCE TO PROVIDE FOR CONGREGATE CARE/INDEPENDENT SENIOR LIVING AS A CONDITIONAL USE IN THE BP BUSINESS OFFICE AND PROFESSIONAL DISTRICT; AMENDING ARTICLE XIV [BP BUSINESS OFFICE AND PROFESSIONAL DISTRICT], SECTION 230-81 [HEIGHT REGULATIONS], SECTION 230-82 [AREA, WIDTH AND YARD REGULATIONS], AND SECTION 230-83 [SPECIAL REGULATIONS] TO PROVIDE FOR HEIGHT, AREA, WIDTH, YARD, BUILDING COVERAGE, DENSITY, PARKING AND SPECIAL REGULATIONS FOR CONGREGATE CARE/INDEPENDENT SENIOR LIVING; AND FURTHER AMENDING SECTION 230-83 [SPECIAL REGULATIONS] TO EXCLUDE CERTAIN REGULATIONS FROM APPLYING TO PROPERTIES ABUTTING GOLF COURSES.

The full text of this ordinance may be examined, without charge, and copies may be obtained for a charge no greater than the cost thereof, at the Montgomery Township Building, during normal business hours, Monday through Friday, 8:30 AM until 4:30 PM, and at the offices of the newspaper.

The public is invited to attend and will be given an opportunity to provide comments regarding this ordinance/ Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service, or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

At the conclusion of the hearing, the Board will consider enactment of this Ordinance, unless it deems additional time is required for consideration and discussion, in which case it will hold an additional public hearing/meeting at an announced date and time for that purpose.

LAWRENCE J. GREGAN
Township Manager

TO BE INSERTED in The Reporter on _____, 2015. Please send proof of Publication to Montgomery Township, Attn.: Bruce Shoupe, 1001 Stump Road, Montgomeryville, PA 18936.

KENNETH AMEY, AICP
1122 Old Bethlehem Pike
Lower Gwynedd, PA 19002

MEMORANDUM

TO: Larry Gregan, Township Manager
FROM: Ken Amey
DATE: March 14, 2016
SUBJECT: Hawthorn Retirement Group/Fairway 202 Associates, LP

As requested, I have reviewed the latest draft ordinance provided by Wisler Pearlstine, LLP (version 01009396v7). This ordinance proposes a text amendment to allow a new use, Congregate Care/Independent Senior Living, within the BP-Business Office and Professional Zoning District. In summary, the proposed ordinance would provide for Congregate Care/Independent Senior Living as a conditional use subject to approval by the Board of Supervisors, and would modify the setback and other dimensional requirements of the BP District for this use. Existing requirements for other permitted uses in the BP District would be unchanged. Proposed requirements for the Congregate Care/Independent Senior Living use are as follows:

1. Minimum lot area: 4 acres
2. Maximum building height: 40 feet, not to exceed three stories.
3. Maximum building coverage: 25%
4. Minimum front yard setback: 35 feet for corner lots
5. Maximum density: 20 units per acre, plus two manager units
6. Parking would be permitted within the front yard, and must provide a 15 foot setback from any property line, including the street line.
7. Minimum parking requirement: .6 spaces per unit
8. Special requirements of §230-83.K would be modified when in conflict with the above, but only when the proposed Congregate Care/Independent Senior Living use is located adjacent to a golf course or open space.

The proposed ordinance has been the subject of several staff reviews and meetings with the applicant. The current version of the ordinance reflects changes suggested during those meetings, clarifies various provisions, and increases the proposed parking ratio. As I have mentioned in previous reviews, this proposed use is compatible with other permitted uses in the BP District and, in my opinion, is now ready for consideration by the Board of Supervisors.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 14, 2016

File No. 2014-04125

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

Reference: Fairway 202 Associates, L.P.
Application for Change in Zoning (Revised)

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the above-referenced revised zoning amendment (version #01009396v6, received March 10, 2016). The proposed text amendment provides for a new use of Congregate Care/Independent Senior Living in the Township's BP Business Office and Professional District. The amendment modifies the BP Business Office and Professional District to include Congregate Care/Independent Senior Living as a conditional use. The text amendment includes the following dimensional requirements for the proposed use:

Building Height:	40 ft maximum (not to exceed 3 stories)
Building Coverage:	25% of total lot area
Front Yard Setback:	35 feet
Density:	20 suites per gross acre plus 2 manager dwelling units
Parking Setback:	15 feet from street line in front yard, and 15 ft from any side or rear property line
Parking:	0.6 spaces per suite minimum

We note the proposed 15 ft parking setback may limit the quality of buffering of these area.

It is our opinion the proposed use is consistent and compatible with other uses currently permitted in the BP Business Office and Professional District. The proposed use could also be considered a transitional use between higher density or more intense uses and neighboring lower density or less intense uses. Provided the Board agrees the proposed use is desirable, we recommend the text amendment be considered for adoption. If you have any questions regarding the above, please contact this office.

Sincerely,

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

JPD/si

cc: Lawrence J. Grogan, Manager – Montgomery Township
Marita A. Stoerrle, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Ken Amey, AICP
James J. Garrity, Esq. – Wisler Pearlstine LLP
Russell S. Dunlevy, P.E., Senior Exec. Vice President, Gilmore & Associates, Inc.

BUILDING ON A FOUNDATION OF EXCELLENCE



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

March 14, 2016

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

**SUBJECT: FAIRWAY 202 ASSOCIATES, L.P.
BP BUSINESS OFFICE AND PROFESSIONAL ZONING AMENDMENT
TOWNSHIP NO. M-14-63
PROJECT NO. 1455281R**

Fountainville Professional Building
1456 Ferry Road, Building 509
Doylestown, PA 18901
215-345-9400
Fax 215-345-9461

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

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

Dear Mr. Gegan:

Please be advised that we have reviewed the revised proposed Zoning Text Amendment for the BP Business Office and Professional District, included within the proposed text amendment letter from Wisler Pearlstine, LLP, dated November 2, 2015. Fairway 202 Associates, L.P. (the applicant) intends to construct a Congregate Care/Independent Senior Living facility at the intersection of Doylestown Road and the Montgomery Glen Drive extension.

The proposed amendments would add Congregate Care/Independent Senior Living as a conditional use within the BP Zoning District, increase the maximum building height for this use from 35' to 40', and permit a maximum building coverage of 25% of the total lot area. In addition, revisions are proposed to parking and yard setback requirements, a minimum requirement of 6 parking spaces per suite is proposed, as is exemption from special regulations where the BP district abuts residentially zoned golf courses.

We offer the following comments for your consideration.

1. Section 230-83.B(1) proposes to permit parking for Congregate Care/Independent Senior Living uses between the building and within 15' from any side, rear or front property lines. This width may not provide adequate room for any required landscape buffering.
2. Section 230-83.K proposes that section 230-83.K(8) not be applicable to Congregate Care/Independent Living Facilities where they adjoin a golf course or open space. This section requires the provision of a screen buffer at a minimum width of 20' between the BP district and adjacent residential districts. The Board may wish to consider retaining this section as applicable to all Congregate Care/Independent Living Facilities in order to provide adequate buffering of these facilities from adjacent recreational areas, particularly where they are in combination with residential units.

Sincerely,

Judith Stern Goldstein/kam

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

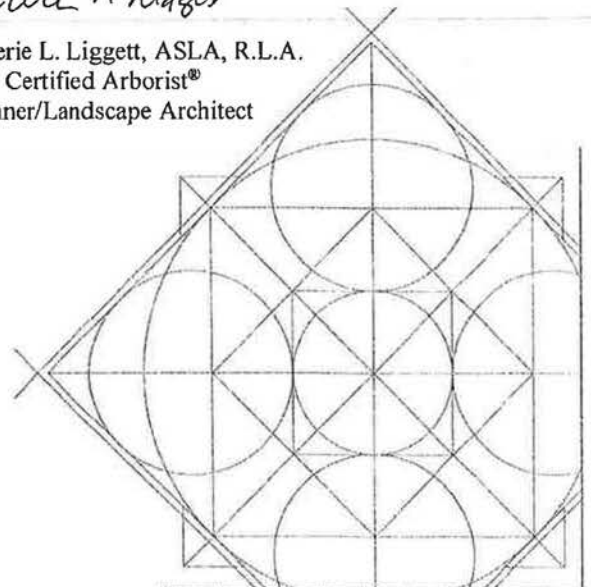
Valerie L. Liggett

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

JSG/vll/kam

ec: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerle, 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
Fairway 202 Associates, L.P.
James J. Garrity, Esq.

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TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

March 14, 2016

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

RE: Fairway 202 Associates, L.P.
Application for Change in Zoning
Montgomery Township, Montgomery County, PA
TPD No. MOTO.A.00085

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the proposed BP Business Office and Professional District Ordinance text amendment, as it relates to parking requirements for the proposed Congregate Care/Independent Senior Living land use.

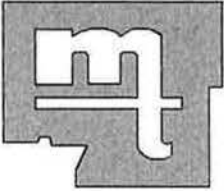
Based on our review, all outstanding items from TPD's January 18, 2016 letter have been addressed and TPD agrees with the proposed 0.60 spaces per suite parking ratio.

If you have any questions or require additional information, please call.

Sincerely,

Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
James Garrity, Esq., Wisler Pearlstine, LLP
Joseph Platt, P.E., TPD



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jay Glickman, Chairman

DATE: March 17, 2016

RE: Ordinance #15-293-Z
Business Office and Professional Zoning District
Congregate Care/Independent Senior Living

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

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JOSH SHAPIRO, CHAIR
VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR
JOSEPH C. GALE



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

March 4, 2016

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

Re: MCPC #14-0193-005

Zoning Ordinance Amendments to BP-Business and Professional Office District
to Include Congregate Care/Independent Senior Living
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced zoning ordinance text amendments in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 26, 2016. We forward this letter as a report of our review and recommendations.

BACKGROUND

The application is a revision to a proposal to amend the BP-Business and Professional Office District regulations of the township's Zoning Code in several sections. The applicant for the zoning amendment proposal is Fairway 202 Associates, LP, Blue Bell, PA. The proposal amendment was previously reviewed by the County on October 23, 2014, February 3, 2015, February 9, 2015, and January 8, 2016.

The ordinance amendment proposes the following actions:

- Amend Article II, §230-5 "Word Usage; Definitions" to include a definition of "Congregate Care/Independent Senior Living".



- Amend Table 230-A "Table of Permitted Uses" to include "Congregate Care/Independent Senior Living" as a conditional use in the BP – Business Office and Professional District. (This version correctly explains this in the ordinance title.)
- Amend Article XIV §230-81 "Height regulations" to establish 40 feet as the maximum building height for any building used for Congregate Care/Independent Senior Living and to limit them to 3 stories in height.
- Amend Article XIV §230-82 "Area, width and yard regulations" to provide specific provisions for Congregate Care/Independent Senior Living facilities allowing 25% lot coverage vs. 15% for other uses, corner lot setbacks specific to Congregate Care/Independent Senior Living facilities, and a density of no more than twenty suites per gross acre.
- Amend Article XIV §230-83 "Special regulations" to provide specific provisions for Congregate Care/Independent Senior Living facilities regarding parking in front and side yards, as well as parking minimums of 0.6 parking spaces per suite. (This is a minor change from previous versions of the ordinance.)

RECOMMENDATION/COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the proposed zoning ordinance amendment. Although some of our previous recommendations to the township and applicant have been acted upon, we would like to reiterate that other previously mentioned concerns should be reconsidered by the Township prior to final adoption. Please refer to the County review letter from January 8, 2016 for a complete list of suggestions.

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 adopt these proposed zoning ordinance amendments, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Matthew Popek, Transportation Planner
mpopek@montcopa.org – 610-278-3730

c: Fairway 202 Associates, Applicant
James Garrity, Esq., Applicant's Representative
Lawrence Gegan, Twp. Manager
Jay Glickman, Chrm., Twp. Planning Commission

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



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

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

January 8, 2016

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

Re: MCPC #14-0193-004
Zoning Ordinance Amendments to BP-Business and Professional Office District
to include Congregate Care/Independent Senior Living
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced zoning ordinance text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 16, 2015. We forward this letter as a report of our review.

BACKGROUND

The application is a revision to a proposal to amend the BP-Business and Professional Office District regulations of the township's Zoning Code in several sections. The applicant for the zoning amendment proposal is Fairway 202 Associates, LP, Blue Bell, PA. The proposal amendment was previously reviewed by the County on October 23, 2014, February 3, 2015, and February 9, 2015.

The ordinance amendment proposes the following actions:

- Amend Article II, §230-5 "Word usage; definitions" to include a definition of "Congregate Care/Independent Senior Living".
- Amend Table 230-A "Table of Permitted Uses" to include "Congregate Care/Independent Senior Living" as a conditional use in the BP – Business Office and Professional District.



- Amend Article XIV §230-81 "Height regulations" to establish 40 feet as the maximum building height for any building used for Congregate Care/Independent Senior Living and to limit them to 3 stories in height. (This is a minor change from the previous version of the ordinance amendment.)
- Amend Article XIV §230-82 "Area, width and yard regulations" to provide specific provisions for Congregate Care/Independent Senior Living facilities allowing 25% lot coverage vs 15% for other uses, corner lot setbacks specific to Congregate Care/Independent Senior Living facilities, and a density of no more than twenty suites per gross acre. (Minor changes regarding density of units are included in the current version.)
- Amend Article XIV §230-83 "Special regulations" to provide specific provisions for Congregate Care/Independent Senior Living facilities regarding parking in front and side yards, as well as parking minimums.

RECOMMENDATION/COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the proposed zoning ordinance amendment. We wish to commend the township and the applicant for addressing concerns raised in our previous review letters by improving the ordinance. Although some of our recommendations have been acted upon, we would like to reiterate that other previously mentioned concerns should be reconsidered prior to final adoption.

Previous County review letters have recommended that the proposed ordinance amendment should be drafted to address issues that may be pertinent to future Congregate Care/Independent Senior Living proposals other than the current one proposed by Fairway 202 Associates. The changes made in this current revision of the zoning ordinance will assist in making the proposed development more compatible with the surrounding area and land uses, though there is still concern regarding other potential sites throughout the township and their respective compatibilities.

We continue to suggest that future revisions of the ordinance should include the following topics:

1. Building Design Standards: Standards for building design and architectural details should be included to ensure that future proposals also fit into the surrounding communities. We suggest including a pitched roof requirement, compatible building materials and an appropriate window to wall ratio.
2. Pedestrian Access Standards: The amendment should include sufficient standards to ensure that independent seniors can access the local commercial amenities (grocery, movies, restaurants & shops) without the need to drive. Currently, there are gaps in the system of pedestrian amenities like sidewalks, street lighting and crosswalks in the vicinity of the BP districts.

3. Open Space Standards: Requirements for open space, plazas and outdoor recreation would be worthy additions to the amendment.

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 adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Matthew Popek, Transportation Planner
mpopek@montcopa.org – 610-278-3730

- c: Fairway 202 Associates, Applicant
James Garrity, Esq., Applicant's Representative
Marita Stoerrle, Twp. Development Coordinator
Lawrence Gregan, Twp. Manager
Jonathan Trump, Chrm., Twp. Planning Commission

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consideration - Preliminary/Final Land Development Plan – 1390 Welsh Road –
Nappen – LDS#681

MEETING DATE: March 28, 2016

ITEM NUMBER: **#11.**

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce Shoupe

Director of Planning and Zoning

BOARD LIAISON: Joseph P. Walsh

Chairman

BACKGROUND:

The property is a 5.3 acre parcel of land with an existing 76,400 square foot building, located on Welsh Road between Park Drive and Bethlehem Pike. It is within the LI-Limited Industrial Zoning District. Nappen Associates proposes to increase available parking from 51 spaces to 103 parking spaces with new areas along the east and north side of the building and a new access drive onto Welsh Road is proposed on the north side of the property. Associated traffic improvements are proposed for left turn movements for east bound Welsh Road into the property.

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 R. Bartle, Esq.

RESOLUTION

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF THE APPLICATION FOR LAND DEVELOPMENT FOR NAPPEN ASSOCIATES FOR 1390 WELSH ROAD - LDS#681.

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 **Nappen Associates for 1390 Welsh Road**, as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant prior to the recording of the final plan:

1. Fulfilling all obligations and requirements of the Gilmore & Associates, Inc. letters dated December 1, 2015, February 6, 2015, December 1, 2015, (Accessibility Review) February 19, 2015 (Accessibility Review); Boucher & James, Inc. letter dated November 23, 2015, January 9, 2015; Montgomery Township Planning Commission comments dated March 17, 2016; Montgomery County Planning Commission comments dated January 14, 2015; Traffic Planning and Design, Inc. letter dated March 4, 2016, December 1, 2015, October 28, 2015, February 5, 2015; Montgomery Township Fire Marshal's Office comments dated November 19, 2015, November 1, 2015; Montgomery Township Police Department comments dated January 28, 2015; Montgomery Township Zoning Officer comments dated March 6, 2016, February 5, 2015; and Kenneth Amey's letter dated February 6, 2015.
2. The Applicant shall enter into a Land Development Agreement and post financial security for all public improvements to the satisfaction of the Township Engineer and Township Solicitor for each phase of this development if required. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks. The record plan shall indicate phasing if required. Public improvements shall require financial security be posted in the amount of 15% of the total public improvement cost, regardless of whether such public improvements are dedicated to the Township, for a period not less than 18 months after Township Engineer approval. If the end of maintenance period for trees and other plantings ends outside the time period specified in 205-49, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the satisfaction of the Township Solicitor.
3. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.
4. The Applicant shall be responsible for payment of all Township Consultant and Solicitors fees related to this project.

5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.
7. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
8. The Applicant acknowledges that Section 205-116 of the SALDO provides for the payment of a fee in lieu of the dedication of parkland for park and recreation purposes. The Applicant hereby agrees to accept the provisions of Section 205-116(A) (2) of the SALDO providing for the payment of \$.50 per square foot for nonresidential development or use up to 10,000 square feet and \$.25 per square foot over 10,000 square feet. This fee must be paid prior to the submission of an application for a building permit.
9. The Applicant shall execute the Township's Storm Water Management Facilities Maintenance and Monitoring Agreement and Landscaping Declaration of Covenants and Restriction for its benefit and its successors and assigns.
10. All signage identified on the plan is not approved unless it conforms to the Township Zoning code or has been granted prior relief from the Zoning Hearing Board.

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

1. Section 205-17.D and Appendix A - the requirement for concrete curbs to be 8 inches along interior parking and driveways. The applicant proposes to install 6 inch curbs. *(The consultants have no objection to this waiver.)*
2. Section 205-17.D(1) – the requirement to provide concrete curb along all driveways and parking lots. A partial waiver is requested along portions of the parking perimeter to match existing conditions and drainage discharge. *(The consultants have no objection to this waiver.)*
3. Section 205-18.D(4)(d) – the requirement to provide a minimum four foot fence around the top of all detention basins. The applicant does not propose to install any fence. No fence currently exists. The stormwater basin is existing and dry most of the time.
4. Section 205-22.A – the requirement to provide concrete sidewalk along road frontages. (Welsh Road) It is noted that there is currently no sidewalk along Welsh Road.
5. Section 205-24.A – the requirement to install street lighting along Welsh Road frontage. *(The consultants have no objection to this waiver as there is currently no*

6. Section 205-24.B – the requirement from providing lighting that fully meets the parking lot lighting requirements of the Township Street Lighting Specifications. The applicant is requesting a partial waiver to allow for lower light intensity levels than the Township and IESNA standards recommend. The current existing conditions provide a minimal level of light in the existing parking area. Since there are no major improvements proposed for this area a minimum amount of new lighting has been proposed which results in the lighting intensity levels that exceed the current conditions but do not rise to the full light intensity levels recommended by the Code. *(The consultants have no objection to this waiver, TPD's letter dated March 4, 2016.)*
7. Section 205-52.A(2)(a) – the requirement that street trees shall be planted along public highways. The applicant proposes to use three existing trees and five new trees to meet the requirement. However, they are requesting a waiver for the remaining two trees required for the total of ten required trees. They are proposing that the trees be planted on the eastside of the sites entrance driveway. *(The consultants have no objection to this waiver.)*
8. Section 205-52.B(2)(d) – the requirement that slopes within buffer areas not exceed 25%. The applicant proposes slopes of 33%. *(The consultants have no objection to this waiver.)*
9. Section 205-52.C(2)(b) – the requirement to provide for screening of trash receptacles. Due to existing ample vegetation screening from the rear and the rising topographic nature of the site and distance from the street which obstructs views from the street, the applicant does not feel that this is necessary. *(The consultants have no objection to this waiver.)*
10. Section 205-52.D – the requirement to provide four (4) parking area trees. *(The consultants have no objection to this waiver provided the trees are planted elsewhere or a fee in lieu is provided.)*
11. Section 205-78.B(1) – the requirement to show existing features within 400 feet of the site. The applicant has provided an aerial photograph. *(The consultants have no objection to this waiver.)*
12. Section 205-78.C(1)(f) – the requirement to provide tentative grades to a point 400 feet beyond the boundaries of the tract. *(The consultants have no objection to this waiver.)*
13. Article XVI – the requirement to provide a Traffic Management Study. *(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 or 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 28th day of March, 2016.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by the applicant this _____
day of _____, 2016.

Applicant Signature

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

EXHIBIT "A"

PLANS-STUDIES

<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED DATE</u>
1. Cover Sheet	12/29/14	11/4/15
2. Land Development Plan	12/29/14	11/4/15
3. Existing Features Plan	12/29/14	11/4/15
4. Site Improvement Plan	12/29/14	11/4/15
5. Erosion Control Plan	12/29/14	11/4/15
6. Construction Details	12/29/14	11/4/15
7. Construction Details	12/29/14	11/4/15
8. Aerial Exhibit Plan	12/29/14	11/4/15
LP-1 Landscape Plan	12/17/14	11/4/15
LP-2 Landscape Details	12/17/14	11/4/15
L-1 Lighting Plan	12/11/14	11/4/15

CHARLES E. SHOEMAKER, INC.

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

March 18, 2016

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

RE: 1390 WELSH ROAD – REVISED WAIVER LIST

Nappen & Associates
1390 Welsh Road
TPN: 46-00-04250-03-3 (Block 019, Unit 069)

Dear Mr. Shoupe:

Nappen & Associates has submitted preliminary/final land development plans for the addition of 52 parking spaces and ADA building access at 1390 Welsh Road. We respectfully request the following waivers for consideration by the Supervisors:

1. **Art. III, Sec. 205-17.D & Appendix A** – To provide concrete curb with six (6) inch reveal along interior parking and driveways where eight inch reveal is required. This will facilitate ADA access;
2. **Art. III, Sec. 205-17.D.(1)** – From the requirement to provide a concrete curb along all driveways and parking lots of industrial properties. A partial waiver is requested for portions of the parking perimeter to match existing conditions and drainage;
3. **Art. III, Sec. 205-18.D.(4)(d)** - From the requirement to provide a minimum four foot high fence around the top of all basins. The stormwater basin is existing and dry most of the time;
4. **Art. III, Sec. 205-22.A** - From the requirement to provide concrete sidewalk along Welsh Road frontage. No existing sidewalk exists in the vicinity along Welsh Road between Evans Lane and Park Drive;
5. **Art. III, Sec. 205-24.A** - From the requirement to install street lighting along Welsh Road frontage. Under the existing conditions no street lighting is currently provided along Welsh Road;
6. **Art. III, Sec. 205-24.B** – A partial waiver is requested from providing lighting that fully meets the parking lot lighting requirements of the Township Street lighting Specifications and to allow for lower light intensity levels than the Township and IESNA standards recommendations. The current existing conditions provide a very minimal level of light in the existing parking area. Since there are no major improvements

CHARLES E. SHOEMAKER, INC.

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

March 18, 2016


Page 2

proposed to this area a minimum amount of new lighting has been proposed which results in the lighting Intensity levels that exceed the current condition but do not rise to the full light intensity levels recommended by the code.

7. **Art. VI, Sec. 205-52.A.(2)(a)** – From the requirement street trees shall be planted along public highways. Two street trees are proposed to be planted along the east side of the east entrance drive due to space limitations between existing street trees, two driveway intersections and associated clear sight triangles;
8. **Art. VI, Sec. 205-52.B.(2)(d)** - From the requirement slopes within buffer areas shall not exceed 25%. The slopes in the northwest corner of the property are proposed at 3 horizontal to 1 vertical or 33% to match existing slope conditions within the property boundary;
9. **Art. VI, Sec. 205-52.C.(2)(b)** - From the requirement to provide screening of trash receptacles. Ample vegetative screening exists from the rear and the rising topographic nature of the site and distance from the street obstructs views from the street;
10. **Art. VI, Sec. 205-52.D.** - From the requirement to provide four (4) parking area trees. After the placement of 25 softening buffer trees there is inadequate space remaining for additional parking area trees;
11. **Art. IX, Sec. 205-78.B.(1)** – An aerial photo has been provided in lieu of detailed surveys showing all properties, existing features, and right-of-way information within 400 feet of the tract being developed;
12. **Art. IX, Sec. 205-78.C.(1)(f)** – From the requirement to provide tentative grades to an existing street or to a point 400 feet beyond the boundaries of the tract;
13. **Art. XVI, Sec. 205-102.** - From the requirement to provide a Traffic Management Study.

Thank you for your assistance and we look forward to presenting this application to the Board of Supervisors.

Sincerely,



Gary A. Tilford, PLS
Charles E. Shoemaker, Inc.

cc: CES File 26241

Marita A. Stoerrle

From: Jim Dougherty <JDOUGHERTY@gilmore-assoc.com>
Sent: Monday, March 21, 2016 10:29 AM
To: Marita A. Stoerrle; Platt, Joe; Valerie Liggett
Cc: Bruce S. Shoupe
Subject: RE: 1390 Welsh Road - Nappen LDS#681

Marita,

We do not object to the following waivers:

1. Art. III, Sec. 205-17.D & Appendix A - To provide concrete curb with six (6) inch reveal along interior parking and driveways where eight inch reveal is required. This will facilitate ADA access;
2. Art. III, Sec. 205-17.D.(1) - From the requirement to provide a concrete curb along all driveways and parking lots of industrial properties. A partial waiver is requested for portions of the parking perimeter to match existing conditions and drainage;
3. Art. III, Sec. 205-18.D.(4)(d) - From the requirement to provide a minimum four foot high fence around the top of all basins. The stormwater basin is existing and dry most of the time;
4. Art. III, Sec. 205-22.A - From the requirement to provide concrete sidewalk along Welsh Road frontage. No existing sidewalk exists in the vicinity along Welsh Road between Evans Lane and Park Drive;
- 11 .Art. IX, Sec. 205-78.B.(1) - An aerial photo has been provided in lieu of detailed surveys showing all properties, existing features, and right-of-way information within 400 feet of the tract being developed;
12. Art. IX, Sec. 205-78.C.(1)(f) - From the requirement to provide tentative grades to an existing street or to a point 400 feet beyond the boundaries of the tract;

Thanks,
Jim

From: Marita A. Stoerrle [mailto:mstoerrle@montgomerytwp.org]
Sent: Friday, March 18, 2016 12:04 PM
To: Jim Dougherty; Platt, Joe; Valerie Liggett
Cc: Bruce S. Shoupe
Subject: FW: 1390 Welsh Road - Nappen LDS#681

Hi -

Attached is a revised waiver letter regarding 1390 Welsh Road. You had already commented (in your review letters) on the majority of the waivers. However, as you can see, new waivers have been added. Please review and comment as soon as possible. I believe you may have even seen them during your discussions with Gary Tilford.

Marita A. Stoerrle

From: Valerie Liggett <vliggett@bjengineers.com>
Sent: Friday, March 18, 2016 2:15 PM
To: Marita A. Stoerrle
Cc: Bruce S. Shoupe; Jim Dougherty; Platt, Joe; Judy Stern Goldstein
Subject: RE: 1390 Welsh Road - Nappen LDS#681

Marita;

We commented on this one in our last review letter, but the applicant hadn't formally asked for a waiver yet:

SLDO 205-52.A(2)(a) – from the requirement that street trees shall be planted along public highways. Two street trees are proposed to be planted along the east side for the east entrance drive due to space limitations between existing street trees, two driveway intersections and associated clear sight triangles.

We have no objection to the waiver request.



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

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Connect with us:



From: Marita A. Stoerrle [mailto:mstoerrle@montgomerytp.org]
Sent: Friday, March 18, 2016 12:04 PM
To: Jim Dougherty <JDOUGHERTY@gilmore-assoc.com>; Platt, Joe <jplatt@trafficpd.com>; Valerie Liggett <vliggett@bjengineers.com>
Cc: Bruce S. Shoupe <bshoupe@montgomerytp.org>
Subject: FW: 1390 Welsh Road - Nappen LDS#681

Hi -

Attached is a revised waiver letter regarding 1390 Welsh Road. You had already commented (in your review letters) on the majority of the waivers. However, as you can see, new waivers have been added. Please review and comment as soon as possible. I believe you may have even seen them during your discussions with Gary Tilford.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 1, 2015

File No. 2015-01064

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

Reference: Preliminary/Final Land Development – LD/S #681
1390 Welsh Road
Tax Parcel #46-00-04250-03-3; Block 019, Unit 069

Dear Bruce:

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

I. SUBMISSION

- A. Preliminary/Final Land Development Plans, as prepared by Charles E. Shoemaker, Inc., 10 sheets, latest revision date of November 4, 2015.
- B. Stormwater Management and Erosion Control Narrative, as prepared by Charles E. Shoemaker, Inc., latest revision dated November 4, 2015.
- C. Preliminary/Final Land Development Submission #2 letter, prepared by Charles E. Shoemaker, Inc., dated November 5, 2015

II. GENERAL

The subject property is a 5.3 acre parcel of land with an existing 76,400 square feet industrial building in the Welsh Valley Industrial Park on Welsh Road (S.R. 0063) between Park Drive and Bethlehem Pike. The site is within the Limited Industrial (LI) Zoning District. The applicant proposes to construct additional parking areas, increasing parking from 51 spaces to 103 parking spaces. The application also includes exterior building accessibility and stormwater management improvements. Access to the site is from Welsh Road. The application includes use of an existing but unused driveway access for the proposed parking.

III. REVIEW COMMENTS

A. Zoning Ordinance

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

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

1. §230-134.C(8) – Industrial uses require one parking space for every three employees. It is our understanding the applicant does not have a tenant at this time but that the provided parking can support 309 employees. The Proposed No. Parking Spaces information provided on Sheet 2 shall be updated to indicate that 6 accessible parking spaces are provided.

B. Subdivision and Land Development Ordinance

The applicant is requesting the following waivers from the Township Subdivision and Land Development Ordinance (SALDO).

1. §205-17.D & Appendix A – The Applicant has requested to provide concrete curb with six (6) inch reveal on interior parking and driveways where eight (8) inch reveal is required. We support a waiver to allow 6 inch curb.
2. §205-17.D(1) – Concrete curbs shall be placed along all driveways and parking lots of industrial properties. The Applicant is requesting a partial waiver along portions of the parking perimeter. We support the applicant's request. The proposed configuration and existing topography of the site will convey runoff to the stormwater management features without the use of curbing. We note the existing parking area to remain has partial curb along its perimeter.
3. §205-18.D(4)(d) – A minimum four-foot-high fence, must be installed around the top of all basins. No fence currently exists or is proposed. We note the maximum water depth in the basin during the 100-year storm is projected to be approximately 4.4 ft.
4. §205-22.A – A waiver from the requirement to provide concrete sidewalk along Welsh Road frontage. We note there is no sidewalk along Welsh Road, nor is there sidewalk at the two nearest intersections of Welsh and Park Drive, as well as Welsh and Evans Road.
5. §205-24.A – A waiver from the requirement to install street lighting along Welsh Road frontage. We defer recommendation regarding these requests to the Township Lighting Consultant.
6. §205-78.B(1) – The plans should include the location, names and widths of streets and alleys, including existing streets, etc. within 400 feet of any part of the land to be subdivided. An aerial photograph has been provided and a waiver has been requested. We support a waiver request from this section of the Ordinance.
7. §205-78.C(1)(f) – The plans should include tentative grades to an existing street or to a point 400 feet beyond the boundaries of the tract. We support a waiver request from this section of the Ordinance.
8. §205-52.B(2)(d) – The applicant is requesting waivers from landscaping buffer requirements. We defer recommendation regarding these requests to The Township Landscape Architect.
9. §205-52.C(2)(b) – The applicant is requesting a waiver from the requirement to provide screening of trash receptacles. We defer recommendation regarding these requests to The Township Landscape Architect.
10. §205-52.D – The applicant is requesting a waiver from the requirement to provide four (4) parking area trees. We defer recommendation regarding these requests to The Township Landscape Architect.
11. §205-102 – The applicant is seeking a waiver from the Subdivision and Land Development Ordinance, Article XVI, from the requirement to provide a Traffic Management Study. We defer recommendation of this waiver to the Township's Traffic Consultant.

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

1. §205-82 – The applicant shall provide an estimate of the cost of improvements for review and approval.

C. Stormwater Management

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

1. §205-18.1.C & §205-29 – An Erosion and Sedimentation Control Plan shall be submitted to the Montgomery County Conservation District (MCCD). No permit shall be approved unless there has been a plan approved by the MCCD.
2. The details and notes on the landscape plan indicate the basin retrofit area will be disturbed. Documentation shall be provided supporting the exclusion of the basin retrofit area from the limit of disturbance.

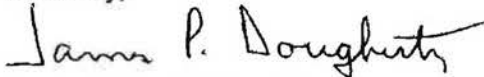
D. General

1. The Applicant shall obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, MTMSA, NWWA, NPWA, MCDH, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
2. Please remove all details remaining in the plan referring to the drainage trench as it is no longer being incorporated in stormwater management on the site.
3. Site accessibility review will be provided under separate cover.

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

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

Sincerely,



James P. Dougherty, P.E.
Senior Project Engineer
Township Engineers

JPD/sl

Enclosure

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 6, 2015

File No. 15-01064

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

Reference: Preliminary/Final Land Development – LD/S #681
1390 Welsh Road
Tax Parcel #46-00-04250-03-3; Block 019, Unit 069

Dear Bruce:

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

I. SUBMISSION

- A. Preliminary/Final Land Development Plans, as prepared by Charles E. Shoemaker, Inc., eight (8) sheets, dated December 29, 2014
- B. Stormwater Management And Erosion Control Narrative, as prepared by Charles E. Shoemaker, Inc., dated December 29, 2014
- C. Landscape Plans, as prepared by Glackin, Thomas, Panzak, Inc., two (2) sheets, dated December 17, 2014
- D. Lighting Plan, as prepared by Waltons Electronic, Inc., one (1) sheet, dated December 11, 2014
- E. Waiver Request Letter, prepared by Charles E. Shoemaker, Inc., dated January 2, 2015
- F. Copy of Deed recorded #1980017127 from Book 4534 Page 272-275

II. GENERAL

The subject property is a 5.3 acre parcel of land with an existing 76,400 square feet industrial building in the Welsh Valley Industrial Park on Welsh Road (S.R. 0063) between Park Drive and Bethlehem Pike. The site is within the Limited Industrial (LI) Zoning District. The applicant proposes to construct additional parking areas, increasing parking from 51 spaces to 104 parking spaces. The application also includes exterior building accessibility and stormwater management improvements. Access to the site is from Welsh Road. The application includes use of an existing but unused driveway access for the proposed parking.

III. REVIEW COMMENTS

A. Zoning Ordinance

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

1. §230-112.A – No storage of materials, equipment, outside waste, rubbish, or discarded material, etc. shall be permitted in the front yard, in front of the building or within 25 feet of the side and rear boundary lines in said side and rear yard areas. The proposed refuse area is placed approximately 14 feet from the rear boundary line within the rear yard area. The proposed refuse area should be relocated to comply with this requirement.
2. §230-134.C(8) – Industrial uses require one parking space for every three employees. The applicant has not provided information to determine if the parking require is satisfied. We note the applicant is doubling the number of existing spaces from 51 to 104.

B. Subdivision and Land Development Ordinance

The applicant is requesting the following waivers from the Township Subdivision and Land Development Ordinance (SALDO).

1. §205-17.D & Appendix A – The Applicant has requested to provide concrete curb with six (6) inch reveal on interior parking and driveways where eight (8) inch reveal is required. We support a waiver to allow 6 inch curb.
2. §205-17.D(1) – Concrete curbs shall be placed along all driveways and parking lots of industrial properties. The Applicant is requesting a partial waiver along portions of the parking perimeter. We support the applicant's request. The proposed configuration and existing topography of the site will convey runoff to the stormwater management features without the use of curbing. We note the existing parking area to remain has partial curb along its perimeter.
3. §205-18.D(4)(d) – A minimum four-foot-high fence, must be installed around the top of all basins. No fence currently exists or is proposed. We note the maximum water depth in the basin during the 100-year storm is projected to be approximately 4.4 ft.
4. §205-78.B(1) – The plans should include the location, names and widths of streets and alleys, including existing streets, etc. within 400 feet of any part of the land to be subdivided. An aerial photograph has been provided and a waiver has been requested. We support a waiver request from this section of the Ordinance.
5. §205-78.C(1)(f) – The plans should include tentative grades to an existing street or to a point 400 feet beyond the boundaries of the tract. We support a waiver request from this section of the Ordinance.
6. §205-78.E – The applicant should review the attached memorandum and make any necessary corrections to the record plan certifications. We note the following. The applicant may find other corrections necessary upon review of the attached memorandum.
 - a. The full name and title of the signator must be set forth not only in the notary acknowledgment but also in the owner's certification.
 - b. The deed indicates "309 Development Company" is the owner of record. The owner is listed as "Nappen & Associates" on the plan. The name of the owner as noted on the Plan must exactly match the name on the deed records. If ownership has changed whereby the original owner is noted on the Plan at the time of printing and the new owner later acknowledges the Plan, then the new owner's name and contact information needs to be handwritten under the previous owner's contact information as the equitable owner. To clarify: there must be a way to "tie in" the owner's acknowledgement with the ownership information provided in the Tax Parcel Information section.
7. The applicant is requesting waivers from landscaping buffer requirements in §205-52.B(2)(d). We defer recommendation regarding these requests to The Township Landscape Architect.
8. The applicant is seeking a waiver from the Subdivision and Land Development Ordinance, Article XVI, from the requirement to provide a Traffic Management Study. We defer recommendation of this waiver to the Township's Traffic Consultant.

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

1. §205-24 – We defer the review of lighting requirements and plan to the Montgomery Township Lighting Consultant.
2. §205-51 – We defer the review of the Landscape Plans to the Montgomery Township Landscaping Consultant.
3. §205-82 – The applicant shall provide an estimate of the cost of improvements for review and approval.

C. Stormwater Management

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

1. §205-18.1.C & §205-29 – An Erosion and Sedimentation Control Plan shall be submitted to the Montgomery County Conservation District (MCCD). No permit shall be approved unless there has been a plan approved by the MCCD.
2. §206-14.C(6) – A soils evaluation of the project site shall be required to determine the suitability of infiltration facilities. All regulated activities are required to perform a detailed soils evaluation by a qualified design professional which at minimum address' soil permeability, depth to bedrock, and subgrade stability. Field tests that determine what is required in this section should be performed and included in the Stormwater Management and Erosion Control Narrative. The design of the infiltration trench, and calculations within the Stormwater Management Narrative, should be revised based on the conditions found during testing.
3. §206-15 – The 25-year design storm shall be included in the stormwater analysis.
4. §206-16.A(1)(b) & D – The stormwater runoff analysis shall be revised to use the runoff coefficients and rainfall intensities listed in Tables A-7 and A-1 of the Ordinance. Regarding the runoff coefficients, at a minimum, the runoff coefficients for design storms less than 25 years should be used for the pre-development condition for applicable storms.
5. §206-19.B(3)(h),(i) & (j) – The statements and notes included in these sections of the ordinance shall be included on the Record plan.
6. §206-30 – The owner of the land shall be required to enter into and record a BMP Operations & Maintenance agreement, along with the associated documents required as part of this section (e.g. stormwater management plan, agreement, statement regarding alteration of BMPS). The owner shall coordinate with the Township Solicitor.
7. Inverts of the roof leaders should also be added at Inlet 1 & 2 on all pages of the plans.
8. The Inlet #1 to Endwall 1 Detail provided on Construction Details, Sheet 6 of 8, shows Inlet 2 to be a Type 'C' Inlet. All other plan sheets label it as a Type 'M' Inlet. This discrepancy should be addressed.

D. General

1. The Applicant shall obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, MTMSA, NWWA, NPWA, MCDH, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
2. Site accessibility review will be provided under separate cover.

3. The Infiltration Trench Detail shown on Construction Details, Sheet 6 of 8, references the Paving Detail for ground cover over the trench. The plans show that concrete will be placed over the infiltration trench. A revised detail should be provided for the Infiltration Trench clarifying the type of pavement to be used. Also, the Item #4 of the Infiltration Trench Construction Sequence on the Erosion Control Plan, Sheet 5 of 8, states install 6" stone base; where the Infiltration Trench Detail shown on Construction Details, Sheet 6 of 8, shows to install 12" stone base. This discrepancy should be addressed.
4. Silt Socks or Silt Fence should be installed along the downslope areas to be excavated and constructed at the southeast side of the site. We recommend silt fence or silt sock be installed to create a forebay in the basin during construction.
5. It is not clear if the applicant intends for the existing "Do Not Enter" signs to remain at the driveway to the new parking area. We defer recommendations on circulation and signage to the Township's Traffic Consultant.
6. Details for all proposed signage should be added to the Construction Details, Sheet 7 of 8.
7. A detail of the 6 ft. high refuse enclosure fence and gate shall be added to the plans.

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

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

Sincerely,



James P. Dougherty, P.E.
Senior Project Engineer
Township Engineers

JPD/si

Enclosure

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 1, 2015

File No. 2015-01064

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

Reference: Preliminary/Final Land Development – LD/S #681
1390 Welsh Road
Tax Parcel #46-00-04250-03-3; Block 019, Unit 069

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the preliminary/final land development plans associated with the above-referenced project for accessibility. Our accessibility review was limited to the site only and information shown on the plans; the review excluded elements such as doors and doorways, accessible means of egress, and all interior elements, which we defer to the Township's Building Code Official. We offer the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

- A. Preliminary/Final Land Development Plans, as prepared by Charles E. Shoemaker, Inc., ten (10) sheets, dated December 29, 2014 and last revised November 4, 2015

II. ACCESSIBILITY REVIEW COMMENTS

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

1. IBC §1104.1 – ADA Accessibility Note 2 shall be removed, since a sidewalk is not required from the public sidewalk to the building where the only means of access between them is a vehicular way not providing for pedestrian access, or the accessible route shall be provided.
2. IBC §1105.1.3 – It shall be clarified whether either of the two non-accessible entrances are restricted entrances to determine whether the requirement of this section applies and has been met, as may be applicable.
3. ICC §304 – The West ADA Accessible Entrance detail on Sheet 10 shall be revised to confirm that turning spaces, in compliance with the requirements of this section, are provided where turning movements are likely to occur at the end of access aisle and the bottom of the curb ramp.
4. ICC §404 – We defer the review of Doors and Doorways to the Township's Building Code Official.

BUILDING ON A FOUNDATION OF EXCELLENCE

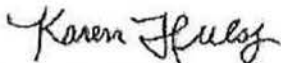
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5. ICC §§405.9 & 505 – A detail, provided in accordance with the requirements of these sections, shall be added for the handrail and edge protection required for the ramp.
6. ICC §§504 & 505 – A detail, provided in accordance with the requirements of these sections, for the stairway and required handrail shall be provided.
7. ICC §§703.5 & 6 – The Accessible Entrance Sign and Non-Accessible Entrance Sign w/ Arrow details provided on Sheet 9 shall be revised to indicate that the signs will be provided in accordance with the pictogram and symbols of accessibility requirements of these sections.
8. The Proposed No. Parking Spaces information provided on Sheet 2 shall be updated to indicate that 6 accessible parking spaces are provided.

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

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

Sincerely,



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

KMH/sl

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 19, 2015

File No. 15-01064

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

Reference: Preliminary/Final Land Development – LD/S #681
1390 Welsh Road
Tax Parcel #46-00-04250-03-3; Block 019, Unit 069

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the preliminary/final land development plans associated with the above-referenced project for accessibility. Our accessibility review was limited to the site only and information shown on the plans; the review excluded elements such as doors and doorways, accessible means of egress, and all interior elements, which we defer to the Township's Building Code Official. We offer the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

- A. Preliminary/Final Land Development Plans, as prepared by Charles E. Shoemaker, Inc., eight (8) sheets, dated December 29, 2014

II. ACCESSIBILITY REVIEW COMMENTS

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

1. IBC §302 – The Use shall be identified in order to permit determination of the Use and Occupancy Classification.
2. IBC §§1104.2 & 1105.1 – At least 60 percent of all public entrances shall be accessible and at least one accessible route shall connect all accessible elements, including between accessible building entrances and accessible parking spaces. The location of all proposed public and accessible building entrances shall be shown on the plans to confirm whether these requirements have been met.
3. IBC §§1105.1.3, 1105.1.5, & 1105.1.6 – Information shall be provided to indicate whether any restricted entrances, service entrances, and/or tenant spaces are proposed to determine whether the requirements of these sections apply and have been met, as may be applicable.

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4. IBC §1106.6 – Accessible parking spaces shall be located on the shortest accessible route of travel to an accessible building entrance and dispersed to be located near the multiple accessible entrances. All accessible entrances shall be identified on the plans to confirm whether this requirement has been met.
5. IBC §1106.5 – The plans shall be revised to indicate which accessible parking space(s) will be designated as van-accessible. At least one van-accessible parking space shall be provided.
6. IBC §1110.1 – If not all entrances are accessible, the plans shall be revised to provide signage at accessible entrances. The signage shall comply with UCC §703 and include the International Symbol of Accessibility.
7. IBC §1110.2 – If not all entrances are accessible, directional signage, indicating the route to the nearest like accessible entrance, shall be provided at inaccessible building entrances. The directional signs shall comply with UCC §703 and include the International Symbol of Accessibility.
8. IBC §3404.1 – Information shall be provided to confirm that the proposed alterations will not decrease the site's current compliance with the accessibility code requirements.
9. ICC §304 – Additional grading and dimensional information shall be provided to confirm that turning spaces, in compliance with the requirements of this section, are provided where turning movements occur along the accessible route(s).
10. ICC §403.3 – Additional grading and dimensional information shall be provided to show the proposed cross and running slopes along the accessible route(s) are in compliance with the requirements of this section.
11. ICC §404 – We defer the review of Doors and Doorways to the Township's Building Code Official.
12. ICC §§405 & 505 – A detail, including additional grading and dimensional information, shall be provided for the proposed ramp. The detail shall include information regarding the proposed running slope, cross slope, clear width, landings, handrails, and edge protection. It appears that a step may be within the limits of the upper landing and it is unclear whether the bottom handrail extension may extend into the sidewalk, which could create an issue related to protruding object.
13. ICC §504 – A detail for the proposed stairway shall be provided to confirm whether the requirements of this section have been met.
14. ICC §705 – The "Truncated Dome Detail" on the Construction Details plan, Sheet 7, shall be revised to indicate the top diameter size of the truncated dome. Also, information shall be provided to indicate the proposed location of the detectable warning surface and that the proposed brick red color will provide the required dark-on-light visual contrast.
15. We recommend the plans be revised to include a note stating that the plans must comply with the PAUCC.

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

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

Sincerely,



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

KMH/si

cc: Lawrence J. Gregan, Manager – Montgomery Township
Marita A. Stoerrle, Development Coordinator – Montgomery Township
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Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
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Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
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Fax 570-629-0306

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408
www.bjengineers.com

November 23, 2015

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

**SUBJECT: 1390 WELSH ROAD – NAPPEN ASSOCIATES
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
TOWNSHIP LD/S NO. 681
PROJECT NO. 1555287R**

Dear Mr. Gregan:

Please be advised that we have reviewed the 1390 Welsh Road – Nappen Associates Preliminary/Final Land Development Plan prepared by Charles E. Shoemaker, Inc., dated December 29, 2014, last revised November 4, 2015 and the Landscape Plan prepared by Glackin Thomas Panzak, dated December 17, 2014 and last revised November 4, 2015. The site fronts on Welsh Road across from the intersection of Welsh Road and Hunt Club Trail, and is located within the LI – Limited Industrial district.

The plans propose to increase the on-site parking area from 51 spaces to 103 spaces. The proposed parking expansion is to be located along the northeastern and northwestern sides of the existing building. Additional improvements include ADA access to the front building entrance and two new drive-in doors to the rear of the building, a dumpster area, removal of small portions of the existing parking lot, and the addition of an infiltration bed beneath a portion of the proposed parking area.

We offer the following comments for your consideration.

1. General Requirements

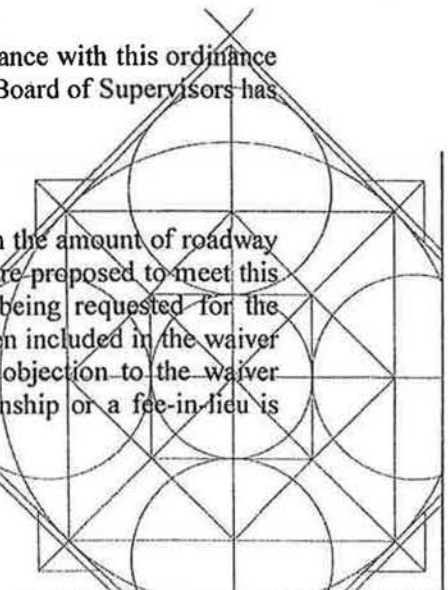
- A. SLDO 205-49.F: a note shall be added to the plans requiring that plant material shall be pruned in accordance with ANSI A300 pruning standards.
- B. SLDO 205-49.J: a note shall be added to the plans demonstrating compliance with the clearance height and other requirements for street trees.

2. Landscape Plan Requirements

SLDO 205-51.A.18: a detailed cost estimate must be provided in accordance with this ordinance section shall be attached to the final landscape plan submission after the Board of Supervisors has ruled on any requested.

3. Planting Requirements

- A. SLDO 205-52.A(2)(a): ten (10) street trees are required based on the amount of roadway frontage. Three (3) existing trees and five (5) new street trees are proposed to meet this requirement. The landscape plan indicates that a waiver is being requested for the remaining two (2) street trees. However, this request has not been included in the waiver request letter from Charles E. Shoemaker, Inc. We have no objection to the waiver request so long as the trees are planted elsewhere in the Township or a fee-in-lieu is provided.



- B. SLDO 205-52.B(2)(d): within the softening buffer area, no slopes shall be steeper than one foot in height for each four feet in width (25%). The proposed slopes within a portion of the buffer area are 33%. A waiver has been requested. We do not have any objection to the waiver request.
- C. SLDO 205-52.C(2)(b): all trash receptacles shall be screened from view from streets and abutting residential areas in accordance with the standards for screen buffer size and type (Section 205-52.C(4)(a) and (b)). A waiver has been requested from this requirement. We do not have any objection to the waiver request.
- D. SLDO 205-52.D, Table 1: one (1) shade tree is required for each ten (10) parking spaces. Five (5) parking lot shade trees are required. One (1) has been provided. A waiver has been requested for the remaining four (4) parking lot trees due to space limitations. We have no objection to the waiver request so long as the trees are planted elsewhere in the Township or a fee-in-lieu is provided. However, note number 2 under the Landscape Requirements chart should be removed, as softening buffer trees may not be used to count toward parking lot landscaping requirements.
4. Recommended Plant List and Planting Standards and Guidelines
SLDO Appendix C: plant material is to be shown on the plans in accordance with the standards provided in subsections (1) through (12). The Planting Notes on sheet LP-2 should be revised to demonstrate compliance with Notes No. 2 (last sentence,) 4, 6, 9.b, and 12.
5. General Comments
A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



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



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

JSG/vll/kam

ec: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
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
Allan I. Nappen, Nappen Associates
Richard Stoneback, P.E., Charles E. Shoemaker, Inc.
Bernard S. Panzak, Jr., R.L.A., Glackin Thomas Panzak, Inc.



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Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

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

www.bjengineers.com

January 9, 2015

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

**SUBJECT: 1390 WELSH ROAD – NAPPEN ASSOCIATES
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
TOWNSHIP LD/S NO. 681
PROJECT NO. 1555287R**

Dear Mr. Gregan:

Please be advised that we have reviewed the 1390 Welsh Road – Nappen Associates Preliminary/Final Land Development Plan prepared by Charles E. Shoemaker, Inc., dated December 29, 2014. The site fronts on Welsh Road across from the intersection of Welsh Road and Hunt Club Trail, and is located within the LI – Limited Industrial district.

The plans propose to increase the on-site parking area from 51 spaces to 103 spaces. The proposed parking expansion is to be located along the northeastern and northwestern sides of the existing building. Additional improvements include ADA access to the front building entrance and two new drive-in doors to the rear of the building, a dumpster area, removal of small portions of the existing parking lot, and the addition of an infiltration bed beneath a portion of the proposed parking area.

We offer the following comments for your consideration.

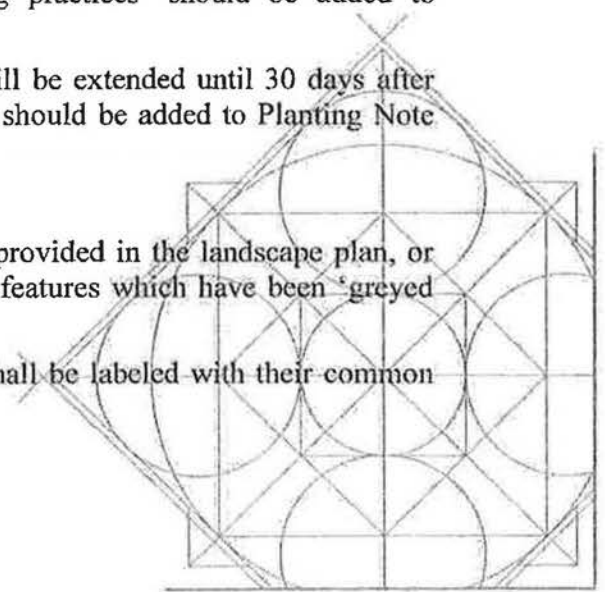
1. General Requirements

- A. SLDO 205-49.G: the phrase 'Any dead plant material shall be replaced and installed according to the approved planting practices' should be added to Planting Note No. 29.
- B. SLDO 205-49.H: the phrase 'The guaranty will be extended until 30 days after receipt of the request letter following May 1' should be added to Planting Note No. 30.

2. Landscape Plan Requirements

SLDO 205-51.A: the following information shall be provided in the landscape plan, or waivers would be required. In addition, background features which have been 'greyed out' should be darkened to improve legibility.

- 1) Section 10: trees greater than 23" in caliper shall be labeled with their common name.



- 2) Section 15: existing natural features, including steep slopes in excess of 15%, should be shown on the landscape plan.
- 3) Section 18: a detailed cost estimate must be provided in accordance with this ordinance section shall be attached to the final landscape plan submission after the Board of Supervisors has ruled on any requested.
- 4) Section 19: limits and details of temporary fencing to be used for protection of existing trees and shrubs during construction.

3. Planting Requirements

- A. SLDO 205-52.A(2)(a): based on the street tree spacing requirements in the ordinance, and the amount of roadway frontage for this site, additional street trees are required. The plans should be revised to demonstrate compliance with the street tree requirements, or a waiver would be required.
- B. SLDO 205-52.B(2)(d): within the softening buffer area, no slopes shall be steeper than one foot in height for each four feet in width (25%). The proposed slopes within a portion of the buffer area are 33%. We do not have any objection to the waiver request.
- C. SLDO 205-52.C(2)(b): all trash receptacles shall be screened from view from streets and abutting residential areas in accordance with the standards for screen buffer size and type (Section 205-52.C(4)(a) and (b)).
- D. SLDO 205-52.D, Table 1: one (1) shade tree is required for each ten (10) parking spaces. A note under the Landscape Requirements Table states that five (5) shade trees used to meet the softening buffer requirements have also been applied to the parking lot landscaping requirements. This is not acceptable. The required five (5) parking lot shade trees should be provided, or a waiver would be required.

4. Preservation, Protection and Replacement of Trees

- A. SLDO 205-53.B: during the construction of any site, trees and shrubs shall be protected by snow fencing or similar protection fencing in accordance with ordinance requirements. Limits and details of the required tree protection fencing should be shown on the plan, or a waiver would be required.
- B. SLDO 205-53.B(2): a note should be added to the plan indicating 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.
- C. SLDO 205-53.B(3): 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.
- D. SLDO 205-53.C and 205-54 provide the requirements for the preservation of trees and the replacement of trees destroyed by development. The plans state that less than 40% of trees sized 8-23" and 23-48" are to be removed. However, the plans provide no tabulation of existing trees, trees proposed to be removed, or

calculation of the amounts of proposed tree removal/preservation. In addition, it is unclear if any trees greater than 8" are proposed to be removed. The plans should be revised to demonstrate compliance with the tree preservation and replacement requirements, or waivers would be required.

5. Recommended Plant List and Planting Standards and Guidelines

- A. SLDO Appendix C: the deciduous tree planting details should be revised to specify that mulch shall not be applied against the trunk, the trunk flare is to remain visible, and that the backfill mixture is to be free of stones, lumps of clay greater than 2", all roots, and extraneous material.
- B. SLDO Appendix C: the tree staking shown on the Deciduous Tree: Slope Detail should be revised to comply with the staking method in Appendix C, including the use of brightly colored flagging for safety purposes.
- C. SLDO Appendix C: the shrub planting details should be revised to specify that mulch shall not be applied to the branches of the shrubs or against the trunks.
- D. SLDO Appendix C: plant material is to be shown on the plans in accordance with the standards provided in subsections (1) through (12). The Planting Notes on sheet LP-2 should be revised to include the notes listed in Appendix C, or a waiver would be required.

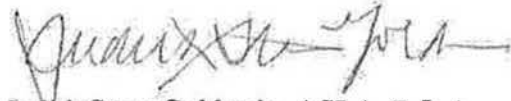
6. General Comments

- A. Mix No. 4 under the Permanent Seeding Requirements for Lawns table on Sheet No. 7 of 8 should be removed as it specifies Reed Canary Grass, which the PA DCNR classifies as an invasive species.
- B. One (1) Zelkova in one of the planting islands is shown in conflict with a proposed roof drain. The plans should be revised to provide a minimum of 10' between stormwater pipes and shade trees.
- C. We recommend that references to the use of anti-dessicants be removed from the Landscape Plans. Anti-dessicants block the stomata of plants in order to slow water loss, which can result in suffocation or overheating since the plants are not able to exchange gasses as needed. Instead, we recommend the implementation of a regular watering schedule in order to supplement water loss in hot weather.
- D. 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.
- E. 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.

Mr. Lawrence Gregan, Township Manager
1390 Welsh Road – Nappen Associates
January 9, 2014
Page 4

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

Sincerely,



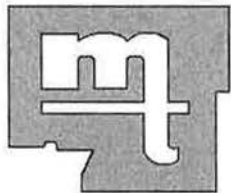
Judith Stern Goldstein, ASLA, R.L.A.
Managing Director



Valerie L. Liggett, ASLA, R.L.A.
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
Allan I. Nappen, Nappen Associates
Richard Stoneback, P.E., Charles E. Shoemaker, Inc.
Bernard S. Panzak, Jr., R.L.A., Glackin Thomas Panzak, Inc.



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jay Glickman, Chairman

DATE: March 17, 2016

RE: 1390 Welsh Road
Nappen & Associates
LDS#681

The Planning Commission has reviewed the above named land development plan and would like to recommend to the Board of Supervisors that this plan be approved, subject to satisfactory compliance with all comments of the Township's review agencies. The motion further recommended that the requested waivers be approved to the extent of the consultants' recommendations.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JOSH 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

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

January 14, 2015

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

RE: MCPC #15-0005-001
Plan Name: 1390 Welsh Road
(1 lot comprising 5.05 acres)
Situate: Welsh Road (N)/East of Park Drive
Montgomery Township

Applicant's Name & Address

Nappen Associates
171 Corporate Drive
Montgomeryville, PA 18936

Contact: Richard Stoneback
Phone: (215) 887-2165

Dear Mr. Shoupe:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Code", as requested on December 4, 2014. We forward this letter as a report on our review and recommendations.

Background

The facilities at 1390 Welsh Road are existing and occupied, but in need of additional parking. Currently, there are 51 parking spaces connected to Welsh Road by a single driveway. The applicant proposes to add 53 parking spaces and one additional driveway onto Welsh Road. Additional stormwater management upgrades are proposed. The applicant notes that the parcel remains compliant with respect to lot coverage, setbacks and parking requirements.

Comments

General: We defer to the expertise of the township engineer to ensure that all provisions relating to zoning requirements and the proposed grading are adequately met. We also offer no comments on the requested waivers.

Access to Welsh Road: The need to double the number of parking spaces at the site implies that the number of vehicle trips generated at the site is also double that of the originally proposed use of 1390 Welsh Road. Given that traffic conditions along Welsh Road can be

significantly congested, it may be necessary to consider how the additional trips and the second entrance onto Welsh Road might further complicate traffic flow issues. While a full Traffic Management Study may not be necessary, an evaluation of the second entrance would be prudent. One option may be to consider a one-way loop, maintaining the existing driveway as the one-way entrance and creating the second driveway as a one-way exit. Benefits of the one-way loop would be the separation of vehicle turning movements and shifting the exiting movements further west of potential traffic queues at Evans Road and PA 309.

Coordination with PennDOT: We note that the western curb cut appears to be in place at this time; however, that does not guarantee approval of the second driveway. Welsh Road is a state roadway, therefore, all new access proposals must be processed through the PennDOT Highway Occupancy Permit office.

Recommendation

We recommend approval of the application provided the above comments are addressed to the township's satisfaction and the proposed plan complies with your municipal land use regulations and all other appropriate regulations.

Please note that this report is 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 a plan to our office for seal and signature prior to recording with the Record of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Crystal Gilchrist, AICP,
Principal Transportation Planner
610.278.3734 – cgilchri@montcopa.org

- c: Nappen Associates, Applicant
Charles E. Shoemaker, Inc., Applicant's Representative
Lawrence J. Gegan, Township Manager
Jonathan Trump, Chrm., Twp. Planning Commission
Russell Dunlevy, Township Engineer
Frank Bartle, Esq., Township Solicitor
Fran Hanney, Asst. District Traffic Engineer, PennDOT 6-0



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

March 4, 2016

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

RE: 1390 Welsh Road – Nappen Associates
Montgomery Township LD/S# 681
TPD No. MOTO.A.00090

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) reviewed the revised lighting plans, last revised February 12, 2016, associated with the Preliminary/Final Land Development application for the above referenced project.

Based on our review, all outstanding traffic engineering and streetlighting comments from our November 30, 2015 review letter have been satisfactorily addressed.

We reserve the right to make additional comments as additional information is submitted.

Please call if you have any questions

Sincerely,
TRAFFIC PLANNING AND DESIGN, INC.

Kevin L. Johnson, P.E.

President

kjohnson@TrafficPD.com

cc: Larry Gegan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Gary A. Tilford, PLS, Applicant's Consultant
Joseph Platt, P.E., TPD

December 1, 2015

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

Re: 1390 Welsh Road
Nappen & Associates
Montgomery Township LD/S# 681
TPD# MOTO-A-00090

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the Preliminary/Final Land Development Plan submission for the above referenced project, prepared by Charles E. Shoemaker, Inc. and last revised November 15, 2015.

Based on our review, we offer the following comments, using the same numbering system as our February 5, 2015 review letter for those comments not yet addressed. Any expansion on the previous comments is shown in bold.

Traffic Engineering Comments

2. The Applicant should supply a copy of all previous PennDOT permits to confirm that a low volume driveway was previously permitted by the PennDOT.

The driveway was previously permitted as an emergency access. The Applicant, under separate cover, has submitted Highway Occupancy Permit (HOP) plans to PennDOT for a left turn lane into the site as well as re-permitting this access as a low volume driveway. The Township and TPD should continue to be copied on all correspondence with PennDOT.

Street Lighting Comments

Note, a revised lighting plan was not submitted with the most recent plan set, therefore all comments from TPD's February 5th review letter remain.

8. Point by point lighting calculations shall be provided showing contributions from all existing (fixture at egress radius of existing driveway) and proposed site fixtures (14 - wall mounted), including, but not limited to, building mounted fixtures, covering the entire site as well as all spill on adjacent roadways and property above 0.0 foot candles. Provide Summary of lighting calculation for the parking areas and accesses of the site only including average, maximum, minimum, and uniformity ratios. Lighting shall have intensities and uniformity ratios in accordance with the current recommended practices of the Illuminating Engineering Society of North America (IESNA) as contained in the IESNA Lighting Handbook or separately in IESNA Recommended Practices.
9. Please revise the horizontal plan location on the top right corner of the provided lighting plan to call out the existing and proposed lighting fixtures and locations.

10. Consider placement of a lighting fixture at the entrance of the proposed site driveway, similar to the fixture at the existing driveway.
11. The "Recommended Maintained Illuminance Values for Parking Lots," according to the IESNA Lighting Handbook (Figure 22-21), indicates a Uniformity (Max:Min) Ratio of 20:1. Please verify the calculation area and/or reconfigure lighting locations to achieve a 20:1 ratio or less.
 - a. Illumination of all parking areas, around all buildings and along all pedestrian walkways, shall provide a minimum level of one-half-footcandle and an average of one footcandle and a maximum level of four footcandles.
12. Please revise the included lighting plan to indicate or delineate the limits of each calculation area included in the previously requested "Calculation Summary".
13. Please verify the lighting design utilizing the applicable Light Loss Factors (LLF) for each luminaire. The usage of LLF = 1.00 does not take into account real life conditions with degradation of the system over time.
14. Verify that the proposed lighting locations are situated such that interference from the proposed landscaping does not result in an inefficient design.
15. While the provided Lighting Plan indicates that "Lighting not designated for dusk-to-dawn operation is controlled by either a photosensor (with time switch), or an astronomical time switch," please provide the anticipated hours of operation on the lighting plans.
 - a. As stated in The Montgomery Township Street Lighting Specifications, lighting for commercial, industrial, public recreational, and institutional applications shall be controlled by automatic switching devices such as time clocks or combination motion detectors and photocells, to permit extinguishing outdoor lighting fixtures between 10:00 P.M. and dawn. For lighting proposed after 10:00 P.M., or after normal hours of operation, the lighting shall be reduced by at least 50% from then until dawn, unless supporting a specific purpose. A note stating such should be added to the provided plan.
16. Revise the lighting plan to include the following note, "The Developer shall be responsible for contacting the Lighting Consultant/Inspector for Montgomery Township at least 48 hours prior to the start of any site electric work. The Township's Lighting Consultant/Inspector must be contacted during both "rough" and "final" stages of construction. The Township's Consultant/Inspector must be given the opportunity to observe open trench and conduit prior to backfill. The Township's Consultant/Inspector shall also be contacted again at completion of site electrical construction (i.e. Final). The Developer shall make arrangements for the necessary electrical inspections at both phases of construction and provide evidence of same to Township."
17. Per § 205-24.A Streetlighting; "Streetlighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer, unless specifically waived by the Board of Supervisors..." TPD would support a waiver of this requirement, as existing lighting is not currently provided along Welsh Road (SR 0063).

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin L. Johnson', with a long horizontal flourish extending to the right.

Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Gary A. Tilford, PLS, Applicant's Consultant
Joseph Platt, P.E., TPD

TRAFFIC PLANNING AND DESIGN, INC.



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

October 28, 2015

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

Re: 1390 Welsh Road
Nappen & Associates
Montgomery Township LD/S# 681
PennDOT HOP Plan Review
TPD# MOTO-A-00090

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the PennDOT Highway Occupancy Permit Plans, prepared by McMahon Associates, Inc. and dated September 9, 2015. These plans propose to restripe an existing painted gore area to provide a left turn lane into the site.

Based on our review, we offer the following comments.

Traffic Engineering Comments

1. The Applicant should investigate providing a full bay taper shadow of the proposed left turn lane. It appears that providing a consistent 15 foot wide right turn lane would provide the space necessary to achieve this and would not require any additional widening of Welsh Road.

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

Sincerely,

Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Stephanie Butler, P.E., Applicant's Consultant
Rick Stoneback, P.E., Applicant's Consultant
Joseph Platt, P.E., TPD

TRAFFIC PLANNING AND DESIGN, INC.



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

February 5, 2015

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

Re: 1390 Welsh Road
Nappen & Associates
Montgomery Township LD/S# 681
TPD# MOTO-A-00090

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the Preliminary/Final Land Development Plan submission for the above referenced project, prepared by Charles E. Shoemaker, Inc. and dated December 29, 2014.

Based on our review, we offer the following comments.

Traffic Engineering Comments

1. The Applicant has requested a waiver from the preparation of a Traffic Management Study. Since the Applicant does not propose to increase the building footprint, TPD would support such a waiver request.
2. The Applicant should supply a copy of all previous PennDOT permits to confirm that a low volume driveway was previously permitted by the PennDOT.
3. The applicant has requested a waiver of the requirement to provide curb along portions of the parking lot. If approved, we recommend that wheel stops be installed in locations where curb is not provided adjacent to parking spaces.
4. The applicant should clarify if one-way flow is proposed at the new access drive or if the existing "Do Not Enter" signs are to be removed.
5. Per § 205-10.G.1, the required and available sight distance at the site access drives needs to be shown on the plan.
6. Per §205-22.A, sidewalk should be installed along the Welsh Road frontage.
7. The required number of parking spaces needs to be provided in the zoning data table.

Street Lighting Comments

8. Point by point lighting calculations shall be provided showing contributions from all existing (fixture at egress radius of existing driveway) and proposed site fixtures (14 - wall mounted), including, but not limited to, building mounted fixtures, covering the entire site as well as all spill on adjacent roadways and property above 0.0 foot candles. Provide Summary of lighting calculation for the parking areas and accesses of the site only including average, maximum, minimum, and uniformity ratios. Lighting shall have intensities and uniformity ratios in accordance with the current recommended practices of

the Illuminating Engineering Society of North America (IESNA) as contained in the IESNA Lighting Handbook or separately in IESNA Recommended Practices.

9. Please revise the horizontal plan location on the top right corner of the provided lighting plan to call out the existing and proposed lighting fixtures and locations.
10. Consider placement of a lighting fixture at the entrance of the proposed site driveway, similar to the fixture at the existing driveway.
11. The "Recommended Maintained Illuminance Values for Parking Lots," according to the IESNA Lighting Handbook (Figure 22-21), indicates a Uniformity (Max:Min) Ratio of 20:1. Please verify the calculation area and/or reconfigure lighting locations to achieve a 20:1 ratio or less.
 - a. Illumination of all parking areas, around all buildings and along all pedestrian walkways, shall provide a minimum level of one-half-footcandle and an average of one footcandle and a maximum level of four footcandles.
12. Please revise the included lighting plan to indicate or delineate the limits of each calculation area included in the previously requested "Calculation Summary".
13. Please verify the lighting design utilizing the applicable Light Loss Factors (LLF) for each luminaire. The usage of LLF = 1.00 does not take into account real life conditions with degradation of the system over time.
14. Verify that the proposed lighting locations are situated such that interference from the proposed landscaping does not result in an inefficient design.
15. While the provided Lighting Plan indicates that "Lighting not designated for dusk-to-dawn operation is controlled by either a photosensor (with time switch), or an astronomical time switch," please provide the anticipated hours of operation on the lighting plans.
 - a. As stated in The Montgomery Township Street Lighting Specifications, lighting for commercial, industrial, public recreational, and institutional applications shall be controlled by automatic switching devices such as time clocks or combination motion detectors and photocells, to permit extinguishing outdoor lighting fixtures between 10:00 P.M. and dawn. For lighting proposed after 10:00 P.M., or after normal hours of operation, the lighting shall be reduced by at least 50% from then until dawn, unless supporting a specific purpose. A note stating such should be added to the provided plan.
16. Revise the lighting plan to include the following note, "The Developer shall be responsible for contacting the Lighting Consultant/Inspector for Montgomery Township at least 48 hours prior to the start of any site electric work. The Township's Lighting Consultant/Inspector must be contacted during both "rough" and "final" stages of construction. The Township's Consultant/Inspector must be given the opportunity to observe open trench and conduit prior to backfill. The Township's Consultant/Inspector shall also be contacted again at completion of site electrical construction (i.e. Final). The Developer shall make arrangements for the necessary electrical inspections at both phases of construction and provide evidence of same to Township."
17. Per § 205-24.A Streetlighting; "Streetlighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer, unless specifically waived by the Board

of Supervisors..." TPD would support a waiver of this requirement, as existing lighting is not currently provided along Welsh Road (SR 0063).

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

Sincerely,



Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Gary A. Tilford, PLS, Applicant's Consultant
Joseph Platt, P.E., TPD



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

681
RICHARD M. LESNIAK
DIRECTOR OF FIRE SERVICES
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR
FIRE MARSHALS OFFICE:
215-393-6936

November 19, 2015

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

Re: 1390 Welsh Rd

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the: 1390 Welsh Road project.

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

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

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

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

Comment: *Shall provide apparatus turning radius template shown in the plans submittal. The templates can be obtained at the Montgomery Township Building Department.*

Comment: *Update 11-19-15 This section has been addressed in revision 11/4/15 sheet 9 of 10.*

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

Comment: *Provide a note on the proposed plan to indicate that this requirement shall be met.*

Comment: *Update 11-19-15 This section has been addressed in revision 11/4/15 sheet 2 of 10.*

3. **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. “NO PARKING FIRE LANE” signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal’s Office.
- Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
 - Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

Comment: *The proposed signs along the new entrance/exit on Welsh road are accepted as proposed. In addition, there shall be additional signs posted around the Fire Department connection.*

Comment: *Update 11-19-15 This section has been addressed in revision 11/4/15. The parking space has been removed in front of the FDC.*

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

GENERAL COMMENTS

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

Comment: *At the west corner of the building towards Welsh Road where the gas services and Fire Department connection are located shall be protected and the Fire Department connection shall not be obstructed and is requiring that the parking space in front of it shall be eliminated and stripped to indicate a no parking zone.*

Comment: *Update 11-19-15 This section has been addressed in revision 11/4/15.*

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

Comment: *Update 11-19-15 This section has been addressed in revision 11/4/15.*

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

Comment: *Update 11-19-15 This section has been addressed in revision 11/4/15.*

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

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

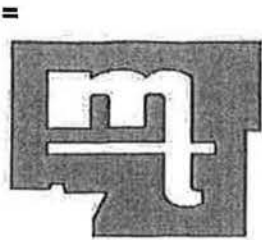
Sincerely,

A handwritten signature in black ink, appearing to read "Richard M. Lesniak". The signature is fluid and cursive, with the first name "Richard" being more prominent and the last name "Lesniak" following in a similar style.

Richard M. Lesniak

Director of Fire Services

Reviewed by: Captain/Asst. Fire Marshal John Scheiter



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

RICHARD M. LESNIAK
DIRECTOR OF FIRE SERVICES
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR
FIRE MARSHALS OFFICE:
215-393-6936

February 3, 2015

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

Re: 1390 Welsh Rd

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the: 1390 Welsh Road project.

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

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

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

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

Comment: *Shall provide apparatus turning radius template shown in the plans submittal. The templates can be obtained at the Montgomery Township Building Department.*

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

Comment: *Provide a note on the proposed plan to indicate that this requirement shall be met.*

3. **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. “NO PARKING FIRE LANE” signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal’s Office.

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

Comment: *The proposed signs along the new entrance/exit on Welsh road are accepted as proposed. In addition, there shall be additional signs posted around the Fire Department connection.*

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

GENERAL COMMENTS

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

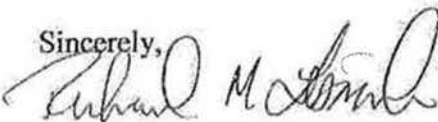
Comment: *At the west corner of the building towards Welsh Road where the gas services and Fire Department connection are located shall be protected and the Fire Department connection shall not be obstructed and is requiring that the parking space in front of it shall be eliminated and stripped to indicate a no parking zone.*

6. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal’s Office or Code Enforcement Office. The Fire Marshal’s Office SHALL be contacted in regards to placement of truss placard.
7. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13.

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

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

Sincerely,



Richard M. Lesniak

Director of Fire Services

Reviewed by: Captain/Asst. Fire Marshal John Scheiter



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

J. Scott Bendig
Chief of Police

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

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

From: J. Scott Bendig, Chief of Police *[Signature]*

Date: January 28, 2015

Re: LD/S #: 681
1390 Welsh Road
Date of Plan: 12/29/13

A review of the above referenced subdivision/land development has been conducted on this date. There are areas of concern to the police department at this time.

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

ZONING ORDINANCE PLAN REVIEW

DATE: March 6, 2016

PLAN REVIEW – 1390 Welsh Road – Nappen & Associates
LD/S # 681

DEVELOPMENT NAME: 1390 Welsh Road – Nappen & Associates

LOCATION: 1390 Welsh Road

LOT NUMBER & SUBDIVISION: 1

ZONING DISTRICT: LI – Limited Industrial

PROPOSED USE: Warehousing

ZONING HEARING BOARD APPROVAL REQUIRED? No

CONDITIONAL USE APPROVAL REQUIRED? NO

	Proposed	Required	Approved	Not Approved	N/A
USE			X		
HEIGHT	29.8 ft	Max. 30 ft	X		
LOT SIZE	5.2851 Acres	1 Acre	X		
SETBACKS BUFFER					
FRONT	100	100	X		
SIDES	75 ft/ 220 ft	25 Ft (100 aggr.)	X		
REAR	80 ft	50 ft	X		
GREEN AREA	35.01%	Min. 35%	X		
BUILDING COVERAGE	33.19%	Max. 40%	X		
IMPERVIOUS COVERAGE	64.99%	Max 65%	X		

COMMENTS

ADDITIONAL COMMENTS:

1. Provide supporting documentation to support 230-134C(8), employee parking.


ZONING OFFICER

3-6-16
DATE

ZONING ORDINANCE PLAN REVIEW

DATE: February 5, 2015

PLAN REVIEW – 1390 Welsh Road – Nappen & Associates
LD/S # 681

DEVELOPMENT NAME: 1390 Welsh Road – Nappen & Associates
LOCATION: 1390 Welsh Road
LOT NUMBER & SUBDIVISION: 1
ZONING DISTRICT: LI – Limited Industrial
PROPOSED USE: Warehousing
ZONING HEARING BOARD APPROVAL REQUIRED? No
CONDITIONAL USE APPROVAL REQUIRED? NO

	Proposed	Required	Approved	Not Approved	N/A
USE			X		
HEIGHT	29.8 ft	Max. 30 ft	X		
LOT SIZE	5.2851 Acres	1 Acre	X		
SETBACKS BUFFER					
FRONT	100	100	X		
SIDES	75 ft/ 220 ft	25 Ft (100 aggr.)	X		
REAR	80 ft	50 ft	X		
GREEN AREA	35.01%	Min. 35%	X		
BUILDING COVERAGE	33.19%	Max. 40%	X		
IMPERVIOUS COVERAGE	64.99%	Max 65%	X		

COMMENTS

ADDITIONAL COMMENTS:

1. Provide supporting documentation to support 230-134C(8), employee parking.
2. Provide documentation that aerial fire apparatus can maneuver around NE corner of building with placement of 6 new parking spaces are proposed.
3. Dumpster within 25 foot setback – 230-112 requires variance.


ZONING OFFICER

2-5-15
DATE

KENNETH AMEY, AICP
professional land planner

February 6, 2015

(via e-mail)

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

Re: Nappen Associates - 1390 Welsh Road
Township File #LD/S 681

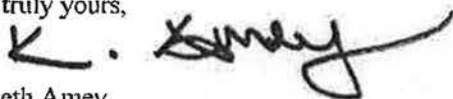
Dear Mr. Gregan:

I am in receipt of a land development application dated January 2, 2015 for the addition of 53 parking spaces to the existing industrial building at 1390 Welsh Road. Land development plans submitted with the application were prepared by Charles E. Shoemaker, Inc. and are dated December 29, 2014, with no revisions noted. The property is zoned LL-Limited Industrial, is 5.2851 acres in area with approximately 500 feet of frontage on Welsh Road, and is presently improved with a one story masonry building and associated parking. My comments follow:

1. The proposed refuse area in the eastern corner of the property does not conform to the required 25' setback from property lines. (section 230-112.A)
2. The proposed site plan improves site circulation by providing access to the entire building perimeter. Truck turning information should be provided to show adequate circulation for emergency vehicles.
3. There are currently no sidewalks along Welsh Road in the immediate vicinity of the property. Considering the proximity of the Gwynedd Crossing Shopping Center, the Board of Supervisors may want to consider whether the installation of sidewalks along the property frontage would be advisable for public safety or convenience.

Please let me know if there are any questions.

Very truly yours,



Kenneth Amey

1122 Old Bethlehem Pike
Lower Gwynedd, PA 19002



phone: 215.283.9619
fax: 215.646.3458
kenamey@aol.com

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

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 R. Bartle, Esq.

RESOLUTION #

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF THE APPLICATION FOR LAND DEVELOPMENT FOR CONDO UNIT #5, FIVE POINT PLAZA, 640 COWPATH ROAD, LDS#687.

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 **Condo unit #5, Five Point Plaza, located at 640 Cowpath Road**, as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant prior to the recording of the final plan:

1. Fulfilling all obligations and requirements of the Gilmore & Associates, Inc. letter dated February 3, 2016, February 15, 2016 (Accessibility Review); Boucher & James, Inc. letter dated February 1, 2016; Montgomery Township Planning Commission comments dated March 17, 2016; Montgomery County Planning Commission comments dated February 2, 2016; Traffic Planning and Design, Inc. letter dated February 15, 2016; Montgomery Township Fire Marshal's Office comments dated January 29, 2016; Montgomery Township Police Department comments dated January 19, 2016; Montgomery Township Zoning Officer comments dated March 10, 2016; and Kenneth Amey's letter dated February 15, 2016.
2. The Applicant shall enter into a Land Development Agreement and post financial security for all public improvements to the satisfaction of the Township Engineer and Township Solicitor for each phase of this development if required. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks. The record plan shall indicate phasing if required. Public improvements shall require financial security be posted in the amount of 15% of the total public improvement cost, regardless of whether such public improvements are dedicated to the Township, for a period not less than 18 months after Township Engineer approval. If the end of maintenance period for trees and other plantings ends outside the time period specified in 205-49, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the satisfaction of the Township Solicitor.
3. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.
4. The Applicant shall be responsible for payment of all Township Consultant and Solicitors fees related to this project.

5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.
7. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
8. The Applicant acknowledges that Section 205-116 of the SALDO provides for the payment of a fee in lieu of the dedication of parkland for park and recreation purposes. The Applicant hereby agrees to accept the provisions of Section 205-116(A) (2) of the SALDO providing for the payment of \$.50 per square foot for nonresidential development or use up to 10,000 square feet and \$.25 per square foot over 10,000 square feet. This fee must be paid prior to the submission of an application for a building permit.
9. The Applicant shall execute the Township's Storm Water Management Facilities Maintenance and Monitoring Agreement and Landscaping Declaration of Covenants and Restriction for its benefit and its successors and assigns.
10. All signage identified on the plan is not approved unless it conforms to the Township Zoning code or has been granted prior relief from the Zoning Hearing Board.

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

1. Section 205-10.H(7)(b) – the requirement that off street parking spaces for the physically handicapped be a minimum of 12 feet wide. The accessible parking stalls have a proposed width of 8 feet. *(The consultants have no objection to this waiver provided the parking spaces meet all applicable ADA requirements.)*
2. Section 205-25.C(1)(a) – the requirement that the parking area be divided by continuous islands perpendicular to the parking spaces every 186 feet with the divider islands a minimum of 25 feet wide. *(The consultants have no objection to this waiver request. A fee in lieu was provided as part of the previous BJ's Warehouse development and the proposed parking configuration does not indicate the requirement of any additional divider islands.)*
3. Section 205-25.C(1)(b) – the requirement that one additional large landscaped area (1,800 square foot minimum) be provided per 250 parking spaces to provide attractive focal points with the parking lots. *(The consultants have no objection to this waiver request. A fee in lieu was provided as part of the previous BJ's Warehouse development and the proposed parking configuration does not indicate the requirement of any additional large landscaped areas.)*

4. Section 205-52.D(1)(c) – the requirement that a maximum of 15 parking spaces be permitted in a row without a landscaped island of 15 feet in width this island shall contain not less than 290 square feet of planting area. *(The consultants have no objection to this waiver request. A fee in lieu was provided as part of the previous BJ's Warehouse development and the proposed parking configuration does not indicate the requirement of any additional planting areas.)*
5. Section 205-24.B – the requirement that the uniformity (max:min) ratio of 15:1 and (avg:min) ratio of 4:1 for recommended maintained illuminance values for parking lots be exceeded. The highest proposed uniformity (max:min) ratio is 29.60:1 and (avg:min) ratio is 6.38:1. *(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 28th day of March, 2016.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by the applicant this _____
day of _____, 2016.

Applicant Signature

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

EXHIBIT "A"

PLANS-STUDIES

<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>
1. Cover Sheet	1/7/2016
2. Area Map	1/7/2016
3. Site Demolition Plan	1/7/2016
4. Master Site Plan (Record Plan)	1/7/2016
5. Site Plan	1/7/2016
6. Pavement Plan	1/7/2016
7. Truck Circulation Plan	1/7/2016
8. Construction Details	1/7/2016
9. Construction Details	1/7/2016
10. Post Construction Stormwater Management Plan	1/7/2016
11. Grading and Drainage Plan	1/7/2016
12. Storm Sewer Profiles	1/7/2016
13. Post Construction Stormwater Management Plan Details	1/7/2016
14. Post Construction Stormwater Management Plan Details	1/7/2016
15. Soil Erosion and Sediment Control Plan	1/7/2016
16. Soil Erosion and Sediment Control Notes And Details	1/7/2016
17. Soil Erosion and Sediment Control Notes And Details	1/7/2016
18. Soil Erosion and Sediment Control Notes And Details	1/7/2016
19. Utility Plan	1/7/2016
20. Sanitary Sewer Profiles	1/7/2016
21. Utility Details	1/7/2016
22. Post Construction Stormwater Management Landscape Plan	1/7/2016
23. Post Construction Stormwater Management Landscape Notes and Details	1/7/2016
24. Site Lighting Plan	1/7/2016
25. Site Lighting Notes and Details	1/7/2016

March 11, 2016

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

**Re: Waiver Request Letter to Accompany
Application for Preliminary and Final Land Development
Montgomeryville Five Point Plaza Proposed Condo Unit #5 Retail
Montgomery Township, Montgomery County, PA
Langan Project No.: 200018805**

Dear Bruce:

This letter is intended to accompany the application for Preliminary and Final Land Development approval for the above referenced project. This letter provides justifications for each of the requested waivers from the requirements of the Montgomery Township Subdivision and Land Development Ordinance. The requested waivers are as follows:

1. §205-10.H.(7)(b) – A waiver is requested from the requirement that off-street parking spaces for the physically handicapped be a minimum of 12 feet wide. The accessible parking stalls have a proposed width of 8 feet.

Response: The proposed 8 foot wide accessible parking stalls comply with current ADA requirements.

2. §205-25.C.(1)(a) – A waiver is requested from the requirement that the parking area be divided by continuous islands perpendicular to the parking spaces every 186 feet with the divider islands a minimum of 25 feet wide.

Response: The existing parking lot including the location of the access drives on all sides of that lot which exist on the north side of the building is an existing non-conformity that does not meet several of the requirements listed for which a waiver is being requested. Accommodating these requirements would add a significant amount of unnecessary reconstruction work in the entire parking lot and would result in the loss of a significant amount of parking spaces. The Applicant is proposing to maintain the existing parking arrangement, and install landscaping improvements to the existing parking lot which will supplement the existing landscaping in and around the parking field. Furthermore, the Applicant is proposing additional site lights to bring the site lighting for the parking lot into conformance with the ordinance. The current existing arrangement, with the Applicant's proposed landscaping and lighting and enhancements, continues to allow for a safe and efficient parking arrangement in the existing parking lot north of the building.

3. §205-25.C.(1)(b) – A waiver is requested from the requirement that one additional large landscaped area (1,800 square feet minimum) be provided per 250 parking spaces to provide attractive focal points within the parking lots.

Response: see our response to item #2 above, the justification for this requirement is the same as for that item.

4. §205-52.D.(1)(c) – A waiver is requested from the requirement that a maximum of 15 parking spaces be permitted in a row without a landscape island of 15 feet in width. This island shall contain not less than 290 square feet of planting area.

Response: see our response to item #2 above, the justification for this requirement is the same as for that item.

5. §205-24.B (Ordinance No. 13-276) – A waiver is requested from the requirement that the uniformity (max:min) ratio of 15:1 and (avg:min) ratio of 4:1 for recommended maintained illuminance values for parking lots be exceeded. The highest proposed uniformity (max:min) ratio is 29.60:1 and (avg:min) ratio is 6.38:1.

Response: The lighting proposed to support this project supplements the existing site lighting, designed and installed in support of various projects, over an extended period of time. Given this, it is very difficult to maintain extremely even light levels around the proposed building, without exceeding the maximum allowable light levels as specified by the Montgomery Township SALDO. Additionally, even though the uniformity and avg/min ratios exceed the limits of the SALDO, they are still within the industry standards of 45:1 and 15:1 respectively.

Please let us know if you have any questions or require additional information.

Sincerely,

Langan Engineering and Environmental Services



Gregory Elko, P.E., LEED® AP
Executive Vice President

cc: Rick Birdoff and Mike Rossi, RD Management
Robert Brant, Esq. – Robert L. Brant & Associates
Langan Team

Marita A. Stoerrle

From: Platt, Joe <jplatt@trafficpd.com>
Sent: Monday, March 14, 2016 3:54 PM
To: 'Jim Dougherty'; Marita A. Stoerrle; Valerie Liggett
Cc: Bruce S. Shoupe
Subject: RE: Waiver Request Letter - Condo Unit #5 LDS#687

TPD is good with the waiver request for §205-24.B. We are also ok with §205-25.C.(1)(a) as it relates to traffic circulation and lighting

Joseph Platt, P.E., x2195
Senior Project Manager

From: Jim Dougherty [mailto:JDOUGHERTY@gilmore-assoc.com]
Sent: Monday, March 14, 2016 3:17 PM
To: Marita A. Stoerrle <mstoerrle@montgomerytp.org>; Platt, Joe <jplatt@trafficpd.com>; Valerie Liggett <vliggett@bjengineers.com>
Cc: Bruce S. Shoupe <bshoupe@montgomerytp.org>
Subject: RE: Waiver Request Letter - Condo Unit #5 LDS#687

Marita.

§205-10.H(7)(b) – We support this waiver provided the accessible parking spaces meet all applicable ADA requirements.

Thanks,
Jim

From: Marita A. Stoerrle [mailto:mstoerrle@montgomerytp.org]
Sent: Friday, March 11, 2016 9:35 AM
To: Jim Dougherty; Platt, Joe; Valerie Liggett
Cc: Bruce S. Shoupe
Subject: Waiver Request Letter - Condo Unit #5 LDS#687

Good Morning -

Attached is a letter requesting waivers for the Condo Unit #5 plan. Would you please review and comment on those items which are under your area of expertise.

The Township Planning Commission will be discussing this plan at their meeting next Thursday, March 17th. If you could submit your comments in time for this meeting it would be appreciated.

Thank you.

Enjoy the weekend.

Marita A. Stoerrle

From: Jim Dougherty <JDOUGHERTY@gilmore-assoc.com>
Sent: Monday, March 14, 2016 3:17 PM
To: Marita A. Stoerrle; Platt, Joe; Valerie Liggett
Cc: Bruce S. Shoupe
Subject: RE: Waiver Request Letter - Condo Unit #5 LDS#687

Marita.

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Thanks,
Jim

From: Marita A. Stoerrle [mailto:mstoerrle@montgomerytp.org]
Sent: Friday, March 11, 2016 9:35 AM
To: Jim Dougherty; Platt, Joe; Valerie Liggett
Cc: Bruce S. Shoupe
Subject: Waiver Request Letter - Condo Unit #5 LDS#687

Good Morning -

Attached is a letter requesting waivers for the Condo Unit #5 plan. Would you please review and comment on those items which are under your area of expertise.

The Township Planning Commission will be discussing this plan at their meeting next Thursday, March 17th. If you could submit your comments in time for this meeting it would be appreciated.

Thank you.

Enjoy the weekend.
Marita

Marita Stoerrle
Development Coordinator
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

215-393-6903 (office)
215-855-1498 (fax)

mstoerrle@montgomerytp.org



Marita A. Stoerrle

From: Valerie Liggett <vliggett@bjengineers.com>
Sent: Monday, March 14, 2016 10:49 AM
To: Marita A. Stoerrle
Cc: Judy Stern Goldstein; P. E. James P. Dougherty (JDOUGHERTY@gilmore-assoc.com)
Subject: FW: Condo #5 Wavier Request Responses

Marita;

Waiver request responses for Condo #5. Let me know if you have any comments.

1. SLDO Section 205-25.C(1)(a) – a waiver is requested from the requirement that the parking area be divided by continuous islands perpendicular to the parking spaces every 186 feet with the divider islands a minimum of 25 feet wide.
 - a. We have no objection to a waiver for this requirement. It is our understanding that a fee-in-lieu was provided for 20 shade trees and 40 shrubs (plantings calculated to be required within two continuous islands in this section of the parking lot) as part of the previous BJ's Warehouse (LDS #673) land development. The proposed parking configuration does not indicate the requirement of any additional divider islands.
2. SLDO 205-25.C(1)(b) – a waiver is requested from the requirement that one additional large landscaped area (1,800 SF minimum) be provided per 250 parking spaces to provide attractive focal points within the parking lots.
 - a. We have no objection to a waiver from this requirement. It is our understanding that a fee-in-lieu was provided for 10 shade trees and 20 shrubs (plantings calculated to be required within two large landscaped areas in this section of the parking lot) as part of the previous BJ's Warehouse (LDS #673) land development. The proposed parking configuration does not indicate the requirement of any additional large landscaped areas.
3. SLDO 205-52.D(1)(c) – a waiver is requested from the requirement that a maximum of 15 parking spaces be permitted in a row without a landscape island of 15 feet in width. This island shall contain not less than 290 SF of planting area.
 - a. We have no objection to a waiver from this requirement. It is our understanding that a fee-in-lieu was provided for 14 shade trees (calculated number of additional trees required within landscape islands in rows exceeding 15 parking spaces) as part of the previous BJ's Warehouse (LDS #673) land development. The proposed parking configuration does not indicate the requirement of any additional planting areas.



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

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 3, 2016

File No. 2016-01101

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

Reference: Land Development Review – LD/S# 687
Condominium Unit #5 - Montgomeryville Five Points Plaza Shopping Center
640 Cowpath Road, Montgomery Township, PA
B/U: 006/270, TMP #: 46-00-00393-20-9

Dear Bruce:

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

I. SUBMISSION

- A. Application for Subdivision and Land Development, dated January 7, 2016
- B. Construction Documents, Sheets 1 to 26 of 26, prepared by Langan Engineering, dated January 7, 2016
- C. Post Construction Stormwater Management Narrative prepared by Langan Engineering, dated January 7, 2016
- D. Erosion and Sediment Pollution Control Narrative prepared by Langan Engineering, dated January 7, 2016

II. GENERAL

The subject property, Condominium Unit #5 of the Montgomeryville Five Points Plaza Shopping Center, is located at 640 Cowpath Road, Lansdale, PA and is within the Shopping Center (S) Zoning District. The site contains 45.85 acres and currently consists of several retail, restaurant and service uses with associated parking and site improvements. The site is served by public sewer and water facilities. This shopping center has been the subject of several applications recently (BJ's Warehouse Club, BJ's Fuel Station). The Applicant is seeking to develop the Condominium Unit #5, adjacent to BJ's Warehouse Club. The proposal includes retail uses A1 and A2, 17,912 sq. ft. and 18,139 sq. ft., respectively. Additional improvements include the construction of parking areas, signage and pavement markings.

BUILDING ON A FOUNDATION OF EXCELLENCE

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

III. REVIEW COMMENTS

A. Zoning Ordinance

Based on our review, the plan appears to comply with the current Montgomery Township Zoning Ordinance. We note the Zoning Hearing Board has previously granted variances, which are listed on the Master Site Plan (Sheet CS-101). Further development of the plans may require additional review and comment.

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). We note the Board of Supervisors has previously granted waivers, which are listed on the Master Site Plan (Sheet CS-101). Upon further development of the plans, additional items may become apparent.

1. §205-17.D.(4) – The concrete curb detail (Sheet CS-502) shall be revised to indicate 4,000 psi concrete rather than 3,000 psi. per SLDO Appendix A.
2. §205-24 – We defer review of proposed lighting to the Township Lighting Consultant.
3. §205-18.1.C & §205-29 – We note the Applicant will submit a modification to the existing NPDES permit for this site. Review and approval by MCCD is required.
4. §205-19 – We defer the review of the sanitary sewer design and details to the sewer authority.
5. §205-20 – We defer the review of the water service design and details to the water authority.
6. ~~§205-48 to §205-56 – We defer review of proposed landscaping to the Township Landscape Consultant.~~
7. §205-100 to §205-107 – We defer review of proposed landscaping to the Township Traffic Engineer.

C. Stormwater Management Ordinance

This project is within the Neshaminy Creek Stormwater Management District B and is subject to the requirements established in Chapter 206 – The Stormwater Management Ordinance. Based on our review, the plan appears to comply with the current Montgomery Township Stormwater Management Ordinance. Further development of the plans may require additional review and comment.

D. General

1. The Applicant is responsible for obtaining all required approvals, permits, declarations of restrictions and covenants, etc. (i.e., PADEP, PennDOT, MCPC, MCCD, Sewer Authority, NWWA, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.

2. The proposed modifications to the existing basin outlet structure (Sheet CG-101) were completed as part of the BJ's Warehouse project. The scope of work should be clarified on these new plans.
3. A review of site accessibility will be provided under separate cover.

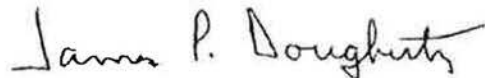
In order to help expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

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

Sincerely,



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



James P. Dougherty, P.E.
Senior Project Engineer
Township Engineers

JPD/ sl

cc: Lawrence J. Gregan, Manager – Montgomery Township
Marita A. Stoerrle, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Ken Amey, AICP
Richard Birdoff, Somerville Montgomery, LP
Gregory Elko, P.E. – Langan Engineering & Environmental Services



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 15, 2016

File No. 2016-01101

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

Reference: Land Development Review – LD/S# 687
Condominium Unit #5 - Montgomeryville Five Points Plaza Shopping Center
640 Cowpath Road, Montgomery Township, PA
B/U: 006/270, TMP #: 46-00-00393-20-9

Dear Bruce:

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

I. SUBMISSION

- A. Preliminary/Final Land Development Plans, as prepared by Langan Engineering & Environmental Services, twenty five (25) sheets, dated January 7, 2016

II. ACCESSIBILITY REVIEW COMMENTS

Based on our review, the following items do not appear to comply with the accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2012 International Building Code (IBC) and/or the ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standard:

1. IBC §1104.2 – An accessible route shall be provided between building Units 5 and 7 as well as from the accessible entrances for Unit 5 to the accessible parking spaces by Unit 7.
2. IBC §§1105.1, 1105.1.3, & 1105.1.5 - At least 60 percent of all public entrances shall be accessible and, where provided, at least one restricted entrance to each facility shall be accessible. It shall be clarified whether any additional public and/or non-public entrances are provided for A1 and A2, including any restricted or service entrances, to confirm whether these requirements have been met.
3. IBC §1106.1 – This section requires that where more than one parking facility is provided on a site, the number of parking spaces required to be accessible shall be calculated separately for each parking facility. The number of parking spaces provided for Unit 5 shall be clarified to confirm whether the required minimum number of accessible parking spaces has been provided.
4. ICC §404 – We defer the review of Doors and Doorways to the Township's Building Code Official, including confirmation that adequate clear width is maintained along the accessible route(s) between the accessible parking spaces and accessible building entrance(s).

BUILDING ON A FOUNDATION OF EXCELLENCE

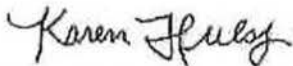
65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606
www.gilmore-assoc.com

5. The sign designations provided in the Sign Legend on the Site Plan, Sheet 5, shall be coordinated with those provided on the Traffic Control Signs detail on the Construction Details Plan, Sheet 8.

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

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

Sincerely,



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

KMH/sl

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



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

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

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408
www.bjengineers.com

February 1, 2016

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

**SUBJECT: CONDO UNIT #5 RETAIL – FIVE POINT PLAZA
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
TOWNSHIP LD/S NO. 687
PROJECT NO. 1655300R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Condo Unit #5 Retail Preliminary/Final Land Development Plan prepared by Langan Engineering & Consulting, dated January 7, 2016. The site fronts on Cowpath Road and Bethlehem Pike at the Five Points intersection, and is located within the S Shopping Center District.

The plans propose the construction of a retail building, consisting of two (2) units totaling 36,051 SF. Each unit is proposed to have one loading dock. Additional proposed improvements include moderate parking area expansions, lighting improvements, and upgrades to the existing stormwater management system. A retail pad structure in this location received preliminary approval as part of the original 2002 Lowe's Land Development. Due to the addition of loading docks and proposed modifications to the parking lot, the plan has been submitted as Preliminary/Final.

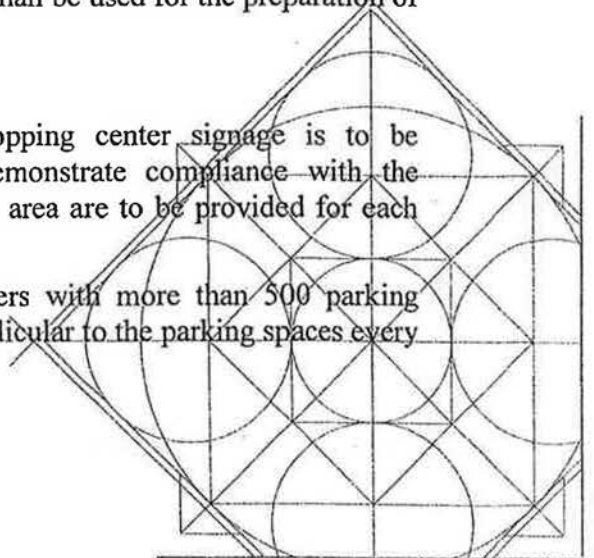
We offer the following comments for your consideration.

1. Landscape Plan Requirements

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

2. Planting Requirements

- A. ZO Section 230-127.A(8)(a): If existing shopping center signage is to be enlarged, the plans should be revised to demonstrate compliance with the requirement that two square feet of landscaped area are to be provided for each square foot of freestanding sign area.
- B. SLDO Section 205-25.C(1)(a): shopping centers with more than 500 parking spaces are to provide continuous islands perpendicular to the parking spaces every



- 186 feet. The plan should be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.
- C. SLDO Section 205-25.C(1)(b): requires one additional large landscaped area for every 250 parking spaces. The large landscaped area north of Retail Store 1A is proposed to be reduced significantly. The plan should be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.
 - D. SLDO Section 205-52.C(2)(b): all truck loading, outside storage areas, mechanical equipment and trash receptacles are required to be screened from view from abutting residential districts with screen buffers. The required screen buffering should be provided for both loading areas in addition to the trash enclosure, or a waiver would be required.
 - E. SLDO Section 205-52.D(1)(a) and Table 1: three (3) shade trees are required to meet parking lot landscape requirements. It appears that one (1) existing tree is proposed to be used to meet this requirement. Existing trees planted to meet landscape requirements of a previous land development may not be used to meet new landscape requirements. The plan should be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.
 - F. SLDO Section 205-52.D(1)(a) and Table 1: nine (9) shrubs are required and have been provided to meet parking lot landscaping requirements. However, the plans should be revised to provide the shrubs at the perimeter of the parking area in accordance with the ordinance requirements, as opposed to at the building entrance.
 - G. SLDO Section 205-52.D(1)(c): a maximum of 15 parking spaces shall be permitted in a row without a landscape island of 15 feet in width. The plan should be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.
 - H. SLDO Section 205-52.G(1)(b) and Table 1: eight (8) shade trees are required to meet individual lot landscape requirements. It appears that six (6) existing trees are proposed to be used to meet this requirement. Existing trees planted to meet landscape requirements of a previous land development may not be used to meet new landscape requirements. The plan should be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.

4. Preservation, Protection and Replacement of Trees

The plans indicate that eight (8) shade trees are to be disturbed in association with the proposed improvements. However, there are additional shade trees, ornamental trees and shrubs located within the large planting island which have not been shown in the plan. All existing plant material on the site was planted to meet landscape requirements for previous land developments. The plan should be revised to accurately show all existing landscaping in the vicinity of the proposed land development, and to replace all material that is to be disturbed at a 1:1 ratio. This plant material may not be used to count toward new landscape requirements.

5. General Comments

- A. The Site Demolition Plan and other sheets within the plan set show trees that have been removed as part of the previous BJ's Expansion Land Development, as well as the outlines of planting islands that have since been reconfigured. The plans should be revised to accurately show the site in its current condition.
- B. The E&S Control plan indicates the berm area of NPDES permit boundary has already been completed as part of the last land development. However, it appears that no work was done berm at that time, and therefore replacement trees proposed within the BJ's Expansion Land Development were not planted. The plans should be revised to clarify whether any work is to take place on the berm as part of the proposed Condo #5 land development, and if so, whether any of the existing trees on the berm are to be disturbed as part of the improvements.
- C. As it does not appear that any landscape restoration/drainage areas are proposed within this current land development, the Landscape Restoration detail on sheet 14 should be removed from the plan set.
- D. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



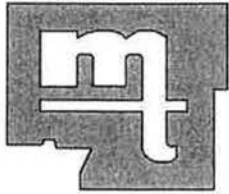
Judith Stern Goldstein, ASLA, R.L.A.
Managing Director



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
Richard Birdoff, Somerville Montgomery LP
Gregory Elko, PE, Langan Engineering & Environmental Services



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jay Glickman, Chairman

DATE: March 17, 2016

RE: Condo Unit #5 – Five Point Plaza
640 Cowpath Road
LDS#687

The Planning Commission has reviewed the above named land development plan and would like to recommend to the Board of Supervisors that this plan be approved, subject to satisfactory compliance with all comments of the Township's review agencies. The motion further recommended that the requested waivers be approved to the extent of the consultants' recommendations.

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



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

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

February 2, 2016

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

Re: MCPC #16-0006-001
Plan Name: Montgomery Five Point Plaza Proposed Condo Unit #5 Retail (LD/S #687)
(1 lot comprising 2.01 acres)
Situates: West of Bethlehem Pike/North of Vilsmeier Road
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 13, 2016. We forward this letter as a report of our review.

BACKGROUND

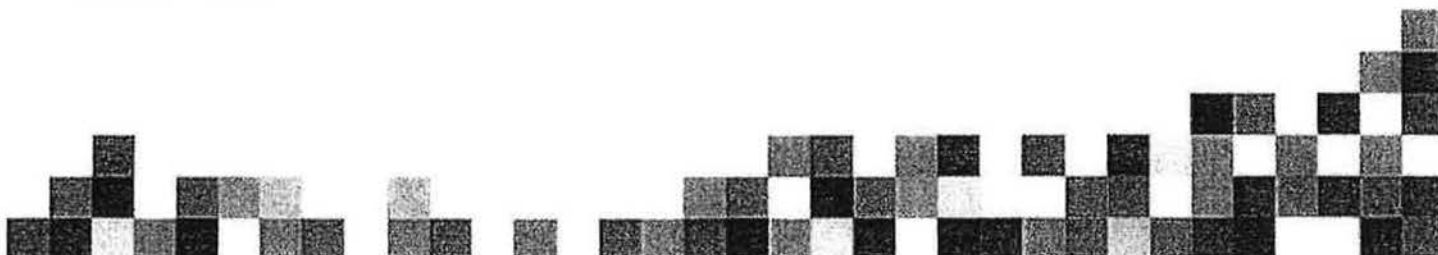
The applicant, Somerville Montgomery, LP, proposes to construct a 36,051 square foot retail building on a currently vacant section of the Five Points Plaza Shopping Center, currently zoned S – Shopping Center. The building will be divided into two roughly equal retail spaces. Loading dock space is provided in the rear along already existing macadam. Additional minor parking lot renovations and restriping are also proposed across the existing front driveway.

RECOMMENDATION

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

REVIEW COMMENTS

TRANSIT ACCESS



- A. Bus Shelter Availability – The Five Points Plaza Shopping Center currently has transit access along Cowpath Road via SEPTA's Route 132 bus. It is a County priority to support safe and comfortable transit usage and access for both potential patrons and employees of the shopping center. The construction of Condo Unit #5 and the additional shopping and employee travel demand generated would be an opportune time for the shopping center and township to investigate the placement of a bus shelter and pad along Cowpath Road, as well as improving pedestrian circulation throughout the shopping center parking area to the various stores. We would like to commend the applicant for providing crosswalks close to the building site and would encourage additional examination of pedestrian facilities.

We recommend the Township require the applicant to coordinate with Mark Cassel, AICP, SEPTA Senior Operations Planner, at 215.580.7238 or mcassel@septa.org, to discuss SEPTA's bus design guidelines that are applicable to this site.

- B. Pedestrian Circulation Throughout Site – A small number of additional parking spaces are proposed in what is currently green space across from the front entrance of the proposed building, as shown on the attached record plan. As mentioned above, additional consideration of pedestrian movements would be appropriate to make at this time, and these proposed parking spaces would reduce the ability of the shopping center to construct a sidewalk through the central part of the parking lot. While we understand the need to meet zoning requirements for available parking spaces, the addition of eight spaces may not be worth the loss of sidewalk access or even available green island space.

CONCLUSION

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

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

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

Sincerely,



Matthew Popek, Transportation Planner
mpopek@montcopa.org – 610-278-3730

c: Somerville Montgomery, LP, Applicant
Langan Engineering & Environmental Services, Applicant's Engineer
Lawrence Gregan, Twp. Manager
Jonathan Trump, Chrm., Twp. Planning Commission
Mark Cassel, SEPTA

Attachments: Aerial Photograph of Site
Reduced Copy of Applicant's Record Plan

Aerial – Five Point Plaza Unit #5, Montgomery Township



Montgomery Five Point Plaza
Proposed Condo Unit #5 Retail
MCPC #160006001

Montgomery
County
Planning

Commission

Montgomery County Corridor - Planning Commission

PO Box 311 • Norristown, PA 19384-0311

☎ 610.278.2722 • ☎ 610.278.3941

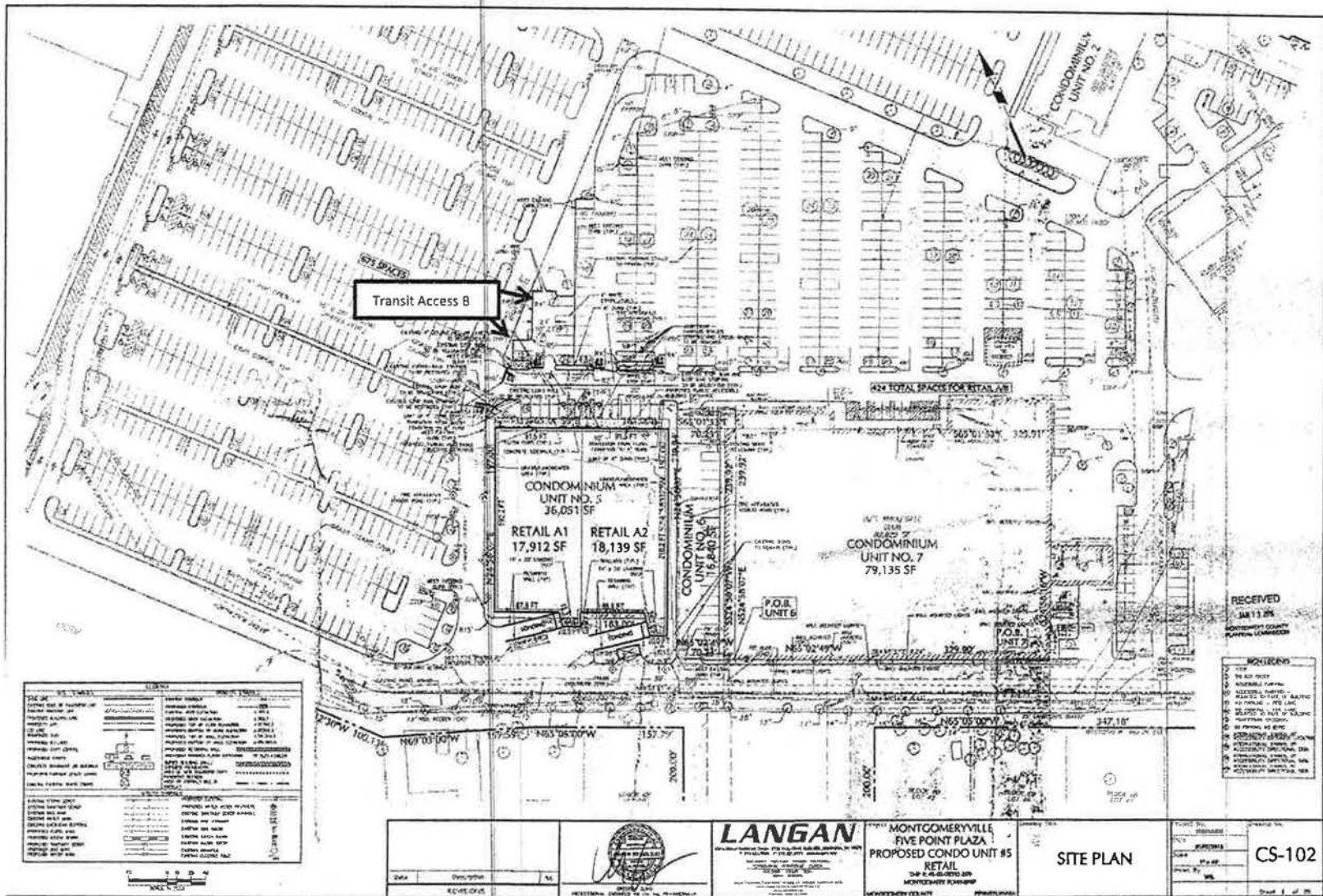
www.montcopa.org/planning

Year 2010 aerial photography provided by the
Delaware Valley Regional Planning Commission

0 100 200 400 feet



Record Plan – Five Point Plaza Unit #5, Montgomery Township





TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

February 15, 2016

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

RE: Montgomeryville Five Point Plaza
Proposed Condo Unit #5
640 Cowpath Road
Montgomery Township, Montgomery County, PA
Montgomery Township LD/S# 687
TPD No. MOTO.A.00103

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the Preliminary/Final Plans prepared by Langan, dated January 7, 2016. Based on our review, we offer the following comments:

Plan Comments

1. A traffic impact study is required per §205-102 of the Montgomery Township Subdivision and Land Development Ordinance. However, the proposed retail area was included in the February 28, 2014 Transportation Impact Assessment that was completed for the BJ's Wholesale Club. Any improvements required to offset the impact of the proposed retail area were already identified in that study. Therefore, a waiver may be required from §205-102.
2. The proposed perpendicular parking along the front of Retail Buildings A1 and A2 is not permitted in accordance with §205-25.A(4)(b) of the Montgomery Township Subdivision and Land Development Ordinance. In TPD's opinion, this parking creates greater potential conflict between pedestrians and vehicles. Furthermore, parking maneuvers in these spaces will conflict with traffic operations at the internal intersection of the drive aisles located near the northwest corner of Retail Building A1.

3. A larger curb radius should be provided on the southwest corner of the intersection of the parking aisle that run along the front of Retail Buildings A1, A2, and BJ's Wholesale Club and the aisle that runs between Building A2 and BJ's Wholesale Club. The radius should be consistent with the radius on the southeast corner of the intersection.
4. Signs that are not proposed for this project should be removed from the sign legend on Sheet 5 of 25 and the details on Sheet 8 of 25.
5. "Stop" signs (R1-1), sized 30" x 30", should be provided on the southbound approaches to the intersections of the drive aisles located near the southwest corner of Building A1 and the southeast corner of Building A2.
6. Per §205-10.H(7)(b), the handicapped parking spaces must be increased to 12 feet (from the proposed 8 feet) or a waiver must be requested. TPD supports a waiver of this requirement because an 8-foot parking stall for handicapped parking is the applicable federal standard.
7. The location and type of all handicap ramps should be clearly shown on the plans. Handicap ramps should be provided near the northeast corner of Building A2 and the northwest corner of the BJ's Wholesale Club to facilitate pedestrian movements between the buildings. In addition, the handicap ramp details on Sheet 8 of 25 should be revised to be in accordance with PennDOT Standards for Roadway Construction, Publication 72M, RC-67M for all proposed ramp types.
8. The following general notes should be included on the plan:
 - a. "Traffic control signs must be posted on PennDOT approved breakaway posts in accordance with the most recent version of the TC-8700 series in PennDOT Publication 111M."
 - b. "All traffic control signs shall be posted in accordance with the 2009 MUTCD and the most recent version of PennDOT Publication 236M, "Handbook of Approved Signs".
 - c. "All proposed pedestrian facilities reflected on these plans shall be constructed to comply with the following standards:
 - i. PennDOT Design Manual 2, Chapter 6.
 - ii. PennDOT Standards for Roadway Construction, Publication 72M, RC-67M.

- iii. U.S. Access Board, Public Right of Way Accessibility Guidelines (PROWAG) and ADA Accessibility Guidelines for Buildings and Facilities (ADAAG)."

Street Lighting Comments

1. The "Recommended Maintained Illuminance Values for Parking Lots," according to the IESNA RP-20-14 (Table 2), indicates a Uniformity (Max:Min) Ratio of 15:1 and (Avg:Min) Ratio of 4:1. The provided values for the "Statistics" summary indicate Uniformity Ratios that exceed the recommended ratios for the Main Parking Field and Front Drive and Parking areas. Please verify the calculation areas and/or reconfigure lighting locations to achieve recommended values.
 - Per § 205-24.B (Ordinance No. 13-276), if the above recommended illuminance values are unable to be met, a waiver shall be requested.
2. Comment #19 on the provided LL-501 plan shall be expanded or another note shall be added to the plans to indicate the method of control utilized to achieve the 50% reduction in lighting. Operation shall be coordinated with the surround parking facilities within the development.
 - For Example: Control of all proposed lighting shall be maintained by automatic time clock to be located...
3. A note shall be added to the plans indicating "Per the Montgomery Township Street Lighting Specifications, poles supporting lighting fixtures for the illumination of parking areas and located directly behind parking spaces, shall be placed a minimum of five (5) feet outside paved area, curbing or tire stops, or on concrete pedestals at least thirty (30) inches high above the pavement, or suitably protected by other approved means."
4. Verify that the proposed lighting locations are situated such that interference from the existing and proposed landscaping does not result in an inefficient design.
5. All outside lighting, including sign lighting, shall be arranged, designed and shielded or directed so as to protect the abutting streets and highways and adjoining property from the glare of lights. Please verify that the proposed lighting is shielded from adjacent properties to prevent light spillover.

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

Mr. Bruce S. Shoupe
February 15, 2016
Page 4

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.

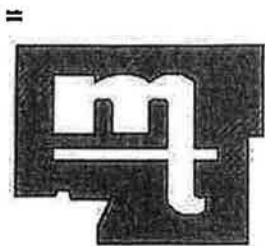
A handwritten signature in black ink, appearing to read "Kevin L. Johnson", with a stylized flourish at the end.

Kevin L. Johnson, P.E.

President

kjohnson@TrafficPD.com

cc: Larry Gegan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Greg Elko, P.E.
Joseph Platt, P.E., TPD



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

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

FIRE MARSHALS OFFICE:
215-393-6936

January 29, 2016

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

Re: Condo Unit #5 Retail

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the:
Condo Unit #5 Retail located at Five points Plaza. LD/S# 687

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

1. **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. "NO PARKING FIRE LANE" signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office.
 - Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
 - Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

Comment: A note shall be placed on the plans showing Fire Lane Markings will be completed. All Fire Lanes shall be approved by the Fire Marshal.

2. **505.1 Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.

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

3. **B105.2 Buildings other than one-and two-family dwellings.** The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.
Exception: A reduction in required fire-flow of up to 75 percent, as *approved*, allowed when the building is provided with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

Comment: The applicant shall submit documentation indicating compliance with the above code section.

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

Comment: A note shall be added to the plan indicating the height of the proposed buildings.

GENERAL COMMENTS

5. All buildings that are 5,000 square feet or more shall be fully sprinklered. A 5' Storz fire department connection shall be installed. Contact the Fire Marshal's Office to discuss location of proposed Fire Department connection.
6. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted in regards to placement of truss placard.

Comment: A note shall be placed on the plan indicating that truss emblems will be affixed to the proposed buildings.

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

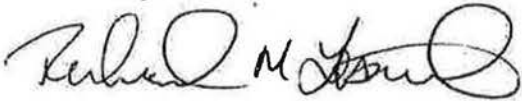
Comment: A note shall be placed on the plan acknowledging that the proposed building(s) will be equipped with a Knox Box.

Bruce Shoupe
January 29, 2016
Page 3

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

All revisions of the above named plan SHALL be reviewed by the Fire Marshal's Office for approval. Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard M. Lesniak", with a stylized flourish at the end.

Richard M. Lesniak
Director of Fire Services

Reviewed by: Capt./Asst. Fire Marshal Colelli



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

J. Scott Bendig
Chief of Police

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

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

From: J. Scott Bendig, Chief of Police *JSB*

Date: January 19, 2016

Re: LD/S #: 687
Five Points Plaza
Date of Plan: 1/7/16

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

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

KENNETH AMEY, AICP
professional land planner

February 15, 2016

(via e-mail)

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

Re: Condo Unit #5 - Five Points Plaza
Preliminary/Final Land Development
Township File #LD/S-687

Dear Mr. Gregan:

I have reviewed the above referenced preliminary/final land development plan, prepared by Langan Engineering and Consulting, dated January 7, 2016, with no revisions noted. The subject property is located in Five Points Plaza and is zoned S-Shopping Center. The proposed Unit #5 previously received preliminary land development approval; however it has been resubmitted due to minor changes to the parking field and the addition of loading docks.

I will defer to the Montgomery Township Traffic Engineer, Joe Platt, regarding the safety of the proposed head-in parking along the main access drive. Similarly, I will defer to the Township Landscape Architect, Judy Stern Goldstein, regarding adequate buffering for the loading and refuse area.

Other planning concerns with this Unit were addressed prior to the projects' preliminary approval in 2002.

If there are any questions, please let me know.

Very truly yours,



Kenneth Amey

1122 Old Bethlehem Pike
Lower Gwynedd, PA 19002



phone: 215.283.9619
fax: 215.646.3458
kenamey@aol.com

cc: Bruce S. Shoupe, Township Director of Planning and Zoning
Marita Stoerle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Jim Dougherty, PE, Township Engineer
Frank Bartle, Esq., Township Solicitor
Joe Platt, PE, Township Traffic Engineer
Judith Stern Goldstein, ASLA, Township Landscape Architect
Greg Elko, PE, Applicant's Engineer

**ZONING ORDINANCE
PLAN REVIEW
5 Points Plaza – Condo Unit # 5**

DATE: March 9, 2016 (revised March 10, 2016)

PLAN REVIEW – 5 Points Plaza – Condo Unit # 5 – 640 Cowpath Road
LD/S # 687

DEVELOPMENT NAME: 5 Points Plaza – Condo Unit # 5

LOCATION: 640 Cowpath Road LOT NUMBER & SUBDIVISION: Condo Plan

ZONING DISTRICT: S- Shopping Center

PROPOSED USE: Retail

ZONING HEARING BOARD APPROVAL REQUIRED? NO

CONDITIONAL USE APPROVAL REQUIRED? NO

	Proposed	Required	Approved	Not Approved	WAIVER
USE	Retail		X		
HEIGHT	28.66 ft.	35 ft.			
LOT SIZE	45.85 acres	5 acres	X		
SETBACKS					
FRONT	219.8 ft.	100 ft.	X		
SIDES	179+	100 ft.	X		
REAR	100+	100 ft.	X		
BUFFERS					
SOFTENING	Use Existing	20 ft. Perimeter	X		
SCREENING	Use Existing	20 ft. Perimeter	X		
BUILDING COVERAGE	16.1%	MAX 16.1%	X		
IMPERVIOUS COVERAGE	64.6%	Max 75%	X		
GREEN AREA	37.4%	Min 25%	X		

ADDITIONAL COMMENTS


ZONING OFFICER

3-10-16
DATE

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Waiver of Permit Fee– Bharatiya Temple – 1612 County Line Road

MEETING DATE: March 28, 2016

ITEM NUMBER: #13.

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 Bharatiya Temple to waive the building permit fee for the building canopies at the side entrances to the Temple foyers. The fee is \$349.00.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None.

RECOMMENDATION:

That the building permit fee for the Bharatiya Temple be waived.

MOTION/RESOLUTION:

Resolution is attached.

MOTION: _____

SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candye 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 Bharatiya Temple to waive the building permit fees associated with the building canopies at the side entrances to the Temple foyers. The fee is \$349.00.

MOTION BY:

SECOND BY:

VOTE:

DATE:

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



Bharatiya Temple

Bharatiya Cultural Center

Nand Todi-President
Mohinder Sardana-Vice President
Sanjeev Jindal-Secretary
Ramesh Adiraju-Treasurer

Board of Directors

Bipin Amin 215-699-5156
Harnath Doddapaneni 215-442-1499
Sanjeev Jindal 610-812-2026
Akanksha Kalra 610-275-3522
Mohinder Sardana 610-584-5989
Narendra Shah 215-361-1544
Bala Balasubramanian 215-69-2827
Ashok Soni 215-540-0979
Nand Todi 215-699-0406

Committees

Bharatiya Temple Inc

Religious Programs

Nand Todi 215-699-0406

Prasad&Food

T. Sarada 215-674-9573

Padma Patel 215-362-7418

General Administration

Vipul Rathod 215-641-8091

Facility Maintenance

Dilip Sheth 610-955-5481

Public Relations

Sanjeev Jindal 215-652-4447

Capital Expense

Nand Todi 215-699-0406

Finance

Mohinder Sardana 610-584-5989

Fundraising

Ramesh Adiraju 215-542-8596

Bharatiya Cultural Center Inc

Health&Human Services

E. Balasubramanian 215-641-0195

Educational

Renuka Adiraju 215-542-8596

Cultural Programs

Harnath Doddapaneni 215-442-1499

Youth Group

Vinod Sardana 610-584-5989

Women's Group

Akanksha Kalra 610-275-3522

Bharatiya Vidyalaya

Narendra Shah 215-361-1544

March 16, 2016

Bharatiya Temple
1612 County Line Rd
Chalfont, Pa 18914

Montgomery Township office of Planning and Zoning
1001 Stump Road
Montgomeryville, Pa 18936

Attn: Bruce Shoupe

Board of Supervisors:

Bharatiya Temple requests a waiver of the \$349.00 permit fee for building Canopy at the side entrances to the Temple foyers. As you realize, every dollar counts as we continue to grow and we improve the exterior of our Temple.

The Township has always worked with us, helping to build and improve our place our worship.

Thank you for your consideration

Sincerely,

Nand Todi

RECEIVED

MAR 18 2016

MONTGOMERY TOWNSHIP


MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Announce Date of Spring 2016 Curbside Leaf Waste Collection

MEETING DATE: March 28, 2016 ITEM NUMBER: #14.

MEETING/AGENDA: ACTION NONE

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

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

BACKGROUND:

In compliance with DEP regulations, the Township contracts with Republic Services, Inc. DBA BFI Waste Services of PA, LLC to provide curbside leaf and yard waste collection twice a year in the Fall and the Spring from residential properties in the Township. The Spring 2016 curbside leaf and yard waste collection is scheduled for Saturday, April 16, 2016.

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

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

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

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

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT:

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

RECOMMENDATION:

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

MOTION/RESOLUTION: None.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Updates to Employee Handbook Policies

MEETING DATE: March 28, 2016

ITEM NUMBER: #15.

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Ann M. Shade
Director of Administration & HR

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

BACKGROUND:

Montgomery Township maintains an employee handbook of personnel policies that is provided to all employees. As laws, practices and procedures change, the Township determines the need to update existing policies or to add new policies.

The attached Sexual Misconduct and Sexual Harassment Policy and the attached Anti-Harassment Policy are being presented for approval as an update to existing policies that were approved on April 12, 2004. These policies stress the Township's position of "zero tolerance" of sexual misconduct or any harassment that is sexual or based upon race, color, religion, gender, national origin, age, disability, marital status, veteran status, citizenship, or any other status protected by law. A Sexual Misconduct section is the primary inclusion in the harassment policy which describes steps to follow in the event of an allegation of sexual misconduct.

The attached PA Child Protective Services Law: Employment-Related Practices Policy is being presented for approval as a new policy to coincide with our current practices in place related to the hiring of employees whose essential job functions include the care, supervision, guidance or control of children or routine interaction with children. This policy is in direct correlation with the PA Child Protective Services Law and includes definitions, procedures and training for mandated reporters of actual or suspected child abuse and for child abuse certifications and criminal history reports.

In preparation for Board of Supervisors approval, these policies have been reviewed by: the Risk Control Department of Delaware Valley Insurance Trust, labor attorneys of Eckert Seamans and Montgomery Township staff.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

Approval of Anti-Harassment and Sexual Harassment policies on April 12, 2004.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Consider the approval of Sexual Misconduct and Sexual Harassment Policy, Anti-Harassment Policy and PA Child Protective Services Law: Employment-Related Practices Policy for distribution to employees and inclusion in the Montgomery Township Employee Handbook.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the Sexual Misconduct and Sexual Harassment Policy, Anti-Harassment Policy and PA Child Protective Services Law: Employment-Related Practices Policy for distribution to employees and inclusion in the Montgomery Township Employee Handbook.

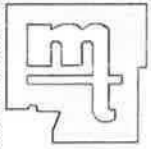
MOTION: _____

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.



Employee Handbook - **Section 2**

Work Environment

Date Last Revised/Approved: April 12, 2004, March 28, 2016 *Pending Board of Supervisors Approval*

SEXUAL MISCONDUCT AND SEXUAL HARASSMENT

Purpose

This policy applies to all Township employees and outlines the position Montgomery Township (the "Township") has taken on sexual misconduct and sexual harassment that involves its elected officials, appointed officials, employees, contractors and volunteers. This policy discusses how the Township will respond to allegations of sexual misconduct and sexual harassment.

Policy

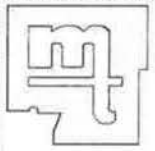
Zero Tolerance

The Township seeks to foster a safe and healthy environment based on trust and respect. The Township has a zero-tolerance policy concerning any and all forms of sexual misconduct and sexual harassment. The Township prohibits sexual misconduct and sexual harassment in any form, including, but not limited to, sexual assault, sexual violence, sexual abuse, stalking, intimate partner violence and any form of nonconsensual sexual conduct.

Definitions

1. "Sexual Misconduct" is a comprehensive term used in this policy to include a sexually based offense described under Title 18 PA C.S.A. (Crimes and Offenses), including but not limited to those offenses described in Chapter 31 (Sexual Offenses), Chapter 59 (Public Indecency) and Chapter 63 (Minors). Exhibit A includes a partial list of offenses that are described in these Chapters.
2. "Sexual Harassment" consists of behavior that includes unwelcome sexual advances, requests for sexual favors, or other verbal or physical conduct of a sexually offensive nature when:
 - submission to or rejection of advances, requests or conduct is made, either explicitly or implicitly, a term or condition of an individual's employment
 - an employment decision affecting that individual is made because the individual submitted to or rejected the unwelcome conduct; or
 - the unwelcome conduct unreasonably interferes with an individual's work performance or creates an intimidating, hostile, or abusive work environment.

Certain behaviors, such as conditioning promotions, awards, training or other job benefits upon acceptance of unwelcome actions of a sexual nature, are always wrong.



Employee Handbook - **Section 2**

Work Environment

Date Last Revised/Approved: April 12, 2004, March 28, 2016 *Pending Board of Supervisors Approval*

Sexual harassment can consist of a single intense or unusually severe act or multiple persistent or pervasive acts. Sexual harassment may include, but is not limited to:

- Sexually oriented jokes or humor;
- Sexually demeaning comments;
- Verbal suggestions of sexual involvement or sexual activity;
- Questions or comments about sexual behavior;
- Unwelcome or inappropriate physical contact;
- Graphic or degrading comments about an individual's physical appearance;
- Express or implied sexual advances or propositions;
- Displaying, storing, recording, reproducing, forwarding, transmitting or arranging to receive pornographic, sexually oriented or sexually suggestive images, objects, pictures, sound recordings, text, publications or materials at the Township's premises, or using Township equipment, facilities or services; or
- Repeated requests for social engagements after an individual refuses;

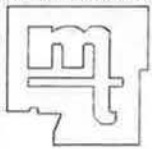
Allegations of Sexual Misconduct

An allegation of sexual misconduct is a serious matter. If you believe sexual misconduct has occurred or are aware of allegations of sexual misconduct involving a Township Employee, you are required to report this promptly to local law enforcement and the Township Manager. If you believe sexual misconduct has occurred or are aware of allegations of sexual misconduct involving the Township Manager, you are required to report such misconduct to the Director of Administration and Human Resources, local law enforcement, and any member of the Board of Supervisors. If you believe sexual misconduct has occurred or are aware of allegations of sexual misconduct involving any member of the Board of Supervisors, you are required to report such misconduct to local law enforcement, the Township Manager, and the Township Solicitor. If you believe sexual misconduct has occurred or are aware of allegations of sexual misconduct involving a local law enforcement officer, you are required to report such misconduct to the Township Solicitor and the Township Manager. If you interact with a person who claims to be a victim of sexual misconduct, you should encourage him/her to obtain emergency medical attention.

****If sexual misconduct involves someone under eighteen (18) years of age, please refer to Montgomery Township's PA Child Protective Services Law: Employment-Related Practices Policy, as additional reporting requirements may apply.****

Allegations of Sexual Harassment

Any Township employee who feels that he or she has experienced or witnessed sexual harassment should immediately report the matter to their supervisor, Director of Administration and Human Resources or the Township Manager, either verbally or in writing. If the offender is the Employee's



Employee Handbook - **Section 2** **Work Environment**

Date Last Revised/Approved: April 12, 2004, March 28, 2016 *Pending Board of Supervisors Approval*

supervisor, the matter should be reported to the Director of Administration and Human Resources or the Township Manager. If the offender is the Township Manager, then the matter should be reported to any member of the Board of Supervisors. If the offender is a member of the Board of Supervisors, then the matter should be reported to the Township Manager and the Township Solicitor.

If Montgomery Township receives an allegation of sexual harassment, or has reason to believe sexual harassment is occurring, the Director of Administration and Human Resources or the Township Manager will take the necessary steps to ensure that the matter is promptly and thoroughly investigated. If the allegation is determined to be credible, the Township will take immediate and effective measures to end the unwelcome behavior. Montgomery Township is committed to take action if it learns of possible sexual harassment, even if the target of such harassment does not wish to file a formal complaint. The Township will take effective measures to ensure no further apparent or alleged harassment occurs pending completion of an investigation.

The confidentiality of any such report or complaint shall be maintained to the maximum extent possible in investigating such matter.

Montgomery Township recognizes that every investigation requires a determination based on all the facts in the matter. Each employee should be sensitive to the serious impact a false accusation can have. Montgomery Township trusts that all employees will act responsibly in reporting harassment under this policy.

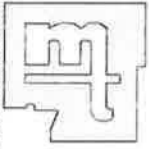
An employee who has been found by Montgomery Township to have subjected another employee to unwelcome conduct of a sexual nature, whether such behavior meets the definition of sexual harassment or not, will be subject to discipline or other appropriate management action, up to and including discharge from employment. Discipline will be appropriate to the circumstances, as determined by the Township in its sole discretion.

Prohibition of Retaliatory Action

Retaliatory action will not be taken against any Township employee who reports in good faith or participates in the investigation of reported violation of this policy. Retaliatory actions violate this policy and violators may be subject to disciplinary action, up to and including discharge from employment.

Policy Dissemination

The Director of Administration and Human Resources shall be responsible for ensuring this policy is periodically communicated to all Township employees. At a minimum, this policy should be reviewed with employees every three to five (3-5) years. A record, such as employee signature on this policy or training attendance sheets, shall be maintained in order to document that this information was communicated and understood.



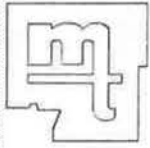
Employee Handbook - **Section 2**

Work Environment

Date Last Revised/Approved: April 12, 2004, March 28, 2016 *Pending Board of Supervisors Approval*

EXHIBIT A

- 18 Pa. C.S.A. §3121 Rape
 - 3122.1 Statutory Sexual Assault
 - 3123 Involuntary Deviate Sexual Intercourse
 - 3124.1 Sexual Assault
 - 3124.2 Institutional Sexual Assault
 - 3124.3 Sexual Assault by Sports Official, Volunteer or Employee of Nonprofit Ass.
 - 3125 Aggravated Sexual Assault
 - 3126 Indecent Assault
 - 3127 Indecent Exposure
 - 3129 Sexual Intercourse with Animal
 - 3131 Unlawful Dissemination of Intimate Image
 - 5901 Open Lewdness
 - 5902 Prostitution and Related Offenses
 - 5903 Obscene and Other Sexual Materials and Performances
 - 6312 Sexual Abuse of Children
 - 6320 Sexual Exploitation of Children



Employee Handbook - **Section 2**

Work Environment

Date Last Revised/Approved: April 12, 2004, March 28, 2016

Pending Board of Supervisors Approval

ANTI-HARASSMENT

Purpose

Harassment based upon race, color, religion, gender, national origin, age, disability, marital status, veteran status, citizenship, or any other status protected by law, is a form of misconduct which undermines the integrity of the employment relationship. Harassment, whether committed by supervisory or non-supervisory personnel, is specifically prohibited as unlawful and against the stated policy of Montgomery Township.

The Township prohibits, and will not tolerate, unlawful harassment involving employees, Department Heads, supervisors, co-workers, customers, vendors, visitors, residents or any third party.

All employees have a duty to report unlawful harassment whether they feel they may be victims of unlawful harassment or whether they believe they may have observed conduct which violates this Policy.

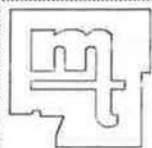
It is the policy of the Township to maintain a working environment for employees free from unlawful harassment of all kinds. Thus, unlawful harassment in any form or manner is strictly prohibited. All reported or suspected occurrences of harassment will be promptly and thoroughly investigated. If harassment in violation of this policy has occurred, the Township will take appropriate corrective action.

Harassment Defined

Unlawful harassment includes unwelcome sexual advances, requests for sexual favors, or other verbal or physical conduct of a sexual nature, as well as any and all unlawful harassment relating to a person's race, color, religion, gender, national origin, age, disability or other characteristic protected by law when:

- a) Submission to the conduct is an explicit or implicit condition of employment;
- b) Submission to or rejection of the conduct is used as the basis for an employment decision; or
- c) The conduct has the purpose or effect of unreasonably interfering with an individual's work performance or creating an intimidating, hostile work environment.

Examples of such conduct include, but in no way are limited to, oral statements, slurs, jokes, or derogatory comments which are based upon an individual's race, color, religion, gender, national origin, age, disability, or other characteristic protected by law. This includes oral comments, as well as written comments in e-mails, posters, memoranda or other documents.



Employee Handbook - **Section 2**

Work Environment

Date Last Revised/Approved: April 12, 2004, March 28, 2016

Pending Board of Supervisors Approval

Investigation of Complaints

Employees who believe they are the victim of, or witness to, any form of harassment are urged to submit a complaint to the Director of Administration and Human Resources, their Department Head, or Township Manager. The complaint will be investigated consistent with the internal Grievance Procedure. During this process, the Township will ensure that all allegations are promptly investigated. If the complaint is filed in a reckless, grossly negligent or unreasonable manner, then the Township will take appropriate corrective action.

In the event an employee believes that he or she is being harassed by the Township Manager, then the employee may report the harassment directly to the Director of Administration and Human Resources.

To the extent practicable, all complaints of harassment will remain confidential, consistent with an effective and appropriate investigation. It may be necessary, however, to disclose the nature or the origin of the complaint in order to investigate it properly or to take corrective action.

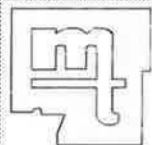
Corrective Action

If the Township concludes that harassment prohibited by this policy has occurred, it will take immediate steps to ensure that the harassment is stopped and does not recur. This may include reassignment, suspension or termination of the individual(s) responsible for the harassment or any other penalty which the Township reasonably believes will end the harassing conduct.

No Retaliation

The Township will take all necessary steps to ensure that a person who makes a good faith complaint, or any witness who comes forward in an investigation, will not be retaliated against in any way. Retaliation in any form against an employee or applicant for employment who in good faith makes a complaint of discrimination, harassment, or retaliation under this policy, participates in any way in the investigation of any such complaint, or otherwise opposes conduct in violation of this policy, is strictly prohibited.

Threats or acts of retaliation should be reported immediately to the Director of Administration and Human Resources, the employee's Department Head or the Township Manager, and will be investigated promptly. Supervisors are prohibited from making any personnel decision or taking any adverse action against any employee because the employee in good faith submits a complaint or cooperates with an investigation of alleged conduct prohibited by this policy. Any individual determined to have engaged in retaliation will be subject to disciplinary action, up to and including termination of employment.



Employee Handbook - **Section 4**

Employment

Date Last Revised/Approved: March 28, 2016 *Pending Board of Supervisors Approval*

PA CHILD PROTECTIVE SERVICES LAW: EMPLOYMENT-RELATED PRACTICES

Purpose

The Child Protective Services Law ("CPSL"), 23 Pa. C.S. §§6301 *et seq.* imposes employment-related obligations on organizations that offer services involving the care, supervision, guidance or control of children or routine interaction with children. Intentional non-compliance with these legal mandates can result in criminal penalties for individual employees and civil liability for the organization. The CPSL allows organizations to impose additional requirements to ensure the protection of children beyond what is mandated by the CPSL. This policy describes Montgomery Township's CPSL-related employment practices.

DEFINITIONS (23 Pa. C.S. §6303)

Adult: An individual 18 years of age or older.

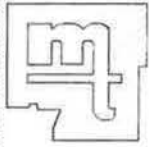
Direct Contact (or Direct Volunteer Contact) with Children: The care, supervision, guidance or control of children or routine interaction with children.

Founded Report: A child abuse report made pursuant to the CPSL that has either resulted in an adjudication of guilt, an out of court resolution that confirms the factual allegations set forth within the report, or a protection of abuse order based upon the allegations of the report.

Mandated Reporters (23 Pa. C.S. §6311)

Those Township adult employees who fit the following categories are "Mandated Reporters" required to report actual or suspected child abuse.

- A paid employee or volunteer, who, on the basis of the individual's role as an integral part of a regularly scheduled Program, Activity or Service, is a Person Responsible for the Child's Welfare or has Direct Contact with Children. In designating Mandated Reporters, the Township will apply all of the foregoing criteria in a common sense fashion such that employees and volunteers who have only occasional or incidental contact with children in the company of other adults will not fall within the categories described.
- A peace officer or law enforcement official;
- An emergency medical services provider certified by the Department of Health;
- An individual supervised or managed by any person listed above who has direct contact with children in the course of employment;



Employee Handbook - **Section 4** **Employment**

Date Last Revised/Approved: March 28, 2016 *Pending Board of Supervisors Approval*

- An independent contractor; and
- An attorney affiliated with an agency, institution, organization or other entity, including a school or regularly established religious organization that is responsible for the care, supervision, guidance or control of children.

Person Responsible for Child's Welfare: A person who provides permanent or temporary care, supervision, mental health diagnosis or treatment, training or control of a children in lieu of parental care, supervision and control.

Program, Activity, or Service: Any of the following in which children participate and which is sponsored by the Township:

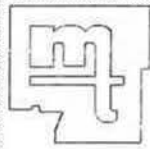
1. A youth camp or program;
2. A recreational camp or program;
3. A sports or athletic program;
4. A community or social outreach program;
5. An enrichment or educational program; and
6. A scout troop, club or similar organization.

Duty to Report

All Township Mandated Reporters must report suspected child abuse if they have "reasonable cause" to suspect that a child is a victim of child abuse under any of the following circumstances:

- The Mandated Reporter comes into contact with the child in the course of employment, occupation, and practice of a profession or through a regularly scheduled Program, Activity or Service.
- Where the Mandated Reporter is directly responsible for the care, supervision, guidance or training of the child or is affiliated with an agency, institution, organization, school, church or religious organization or other entity that is directly responsible for the care, supervision, guidance or training of the child.
- Where a person makes a "specific disclosure" to the Mandated Reporter that an identifiable child is the victim of child abuse.
- An individual 14 years of age or older makes a specific disclosure to the Mandated Reporter that the individual has committed child abuse.

Nothing requires that the Mandated Reporter have direct contact with the child in order to make a report of suspected child abuse nor must the Mandated Reporter be able to identify the child abuser before making a report.



Employee Handbook - **Section 4** **Employment**

Date Last Revised/Approved: March 28, 2016 *Pending Board of Supervisors Approval*

Any other Township employee is encouraged to report actual or suspected child abuse if they have reasonable cause to do so. They are "permissive reporters" under the CPSL and can make their report to ChildLine by calling 1-800-932-0313. Any Township employee who makes such a report in good faith will not be subject to any adverse personnel action.

Reporting Procedures

All Mandated Reporters must immediately make either an oral report of suspected child abuse to the Department of Human Services via the statewide toll-free telephone number, 1-800-932-0313 or by email to www.compass.state.pa.us/cwis (the "**ChildLine**"). They must follow up by submitting a written report electronically within 48 hours to the DHS KeepKidsSafe website, www.KeepKidsSafe.pa.gov, or the county agency assigned to the case "in a manner and format prescribed" by the DHS. www.KeepKidsSafe.pa.gov serves as a hub for information related to the CPSL, including a link for Mandated Reporters to make reports of suspected child abuse electronically.

A Mandated Reporter who is a Township staff member must report immediately any suspected child abuse to DHS and also report it immediately to the Township Manager. Upon notification, the Township Manager or his/her designated agent, if any, shall facilitate the Township's cooperation with the investigation of the report.

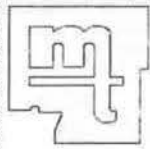
Mandated Reporter Training

While the CPSL does not require the vast majority of Mandated Reporters to undergo training, it is the policy of Montgomery Township to require that all of those designated as Mandated Reporters complete at least **three (3) hours** of CPSL-approved child abuse recognition and reporting training within **thirty (30) days** after they are hired. This training should be repeated every **five (5) years** thereafter. All current adult employees who are Mandated Reporters must complete all CPSL-approved child abuse recognition and reporter training within **thirty (30) days** of the effective date of this policy.

All Township Mandated Reporters must provide the Township with proof that he or she completed a CPSL-approved child abuse recognition and reporting training program, including those who completed that training before they started with the Township. A copy of the training certificate shall be maintained in each individual's personnel file.

Immunity and Anti-Retaliation

All persons (including mandated and permissive reporters) who report any suspected child abuse in good faith are immune from civil and criminal liability. Further, the good faith of all Mandated Reporters is presumed, as is the good faith of anyone required to make a referral to



Employee Handbook - **Section 4** **Employment**

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law enforcement officers. The identity of the person making the report is kept confidential with the exception of any disclosures by law enforcement officials or the district attorney's office. Retaliation against any employee for making a report of suspected child abuse is strictly prohibited and may result in disciplinary action up to and including termination of employment.

Penalties

Willful failure by a Mandated Reporter to report suspected child abuse is subject to criminal penalties. Any intimidation, retaliation or obstruction in the investigation of a report is punishable as a criminal offense.

CHILD ABUSE CERTIFICATIONS AND CRIMINAL HISTORY REPORTS

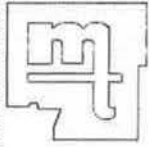
The following employees **14 years of age and older** who apply for or hold a position with a *Program, Activity Or Service as a Person Responsible for the Child's Welfare or having Direct Contact with Children* must obtain a child abuse certification from the Pa. Dept. of Human Services ("DHS") and a criminal history report from the Pa. State Police ("PSP") and/or the Federal Bureau of Investigation ("F.B.I.") all of which are sometimes collectively referred to as Child Abuse Certifications.

As defined above, a Township *Program, Activity or Service* for CPSL purposes consists of youth and recreational camps or programs, sports/athletics, community/social outreach and enrichment educational programs, as well as Township sponsored troops, clubs or similar organizations. The CPSL child abuse certification requirements therefore apply to all of the following paid employees with CPSL-related duties, including seasonal and part-time employees:

- Police Officers in Juvenile Crime Units and Youth Programs
- Firefighters who oversee Junior Firefighters Under Age 18
- Parks and Recreation Directors
- Summer Camp Counselors
- Recreation Center Workers
- Coaches

This list is not all inclusive. Other persons responsible for the care, supervision, guidance or control of children or who have routine interaction with children may also be required by the Township to meet these CPSL requirements. Those determinations will be made by the department heads and approved by the Township Manager.

Subject to further guidance from DHS, the Township will adopt a practical common sense approach in determining which employees must comply with the CPSL Child Abuse Certification requirements, an approach that will focus on the job requirements of those employees and the



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nature and frequency of their interaction with children where those interactions pose a risk of child abuse. As a general rule employees whose jobs only occasionally involve interactions with children need not comply with the CPSL Child Abuse Certification requirements. For that reason, Township police officers and firefighters are not required to satisfy those requirements unless they participate in a Program, Activity or Service involving children such as D.A.R.E., Junior Firefighters or are assigned to a juvenile unit or bureau. In deciding who must comply with the CPSL Child Abuse Certification requirements child safety is the paramount concern.

Minor Employees (14 to 17 years old)

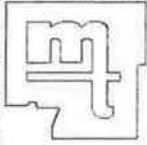
Employees who are 14 to 17 years of age need only obtain a DHS child abuse certification and PSP criminal history report if they have continuously resided in Pennsylvania for the past 10 years. If not, they must provide the Township with an F.B.I. criminal history report obtained any time after they became a Pennsylvania resident. In both cases, the minor and his or her parent/legal guardian must sign an Affidavit/Disclosure statement (provided by the Township) stating that the minor has not been convicted of a CPSL disqualifying offense.

Provisional 90 Day Temporary Employees

Child abuse clearances must be produced before employment begins, except for the "provisional hiring period" which is 90 days for employees. Individuals subject to the CPSL requirements may be employed for a 90-day provisional hiring period if all the following conditions are met:

1. The applicant has applied for a child abuse certification and requested the required criminal history reports and provided a copy of the completed forms to the Township;
2. The Township has no knowledge or information about the applicant which would disqualify him or her from employment; and
3. The applicant swears or affirms in writing (by completion of Township provided Affidavit/Disclosure Statement) that he or she is not disqualified for employment by virtue of having been named as a "perpetrator" or in a "founded report of child abuse" within the past 5 years or having been convicted of a "disqualifying offense" as discussed later in this policy.

The provisional employee is not allowed to work alone with children unless they are in the immediate vicinity of a permanent employee. Failure to comply within the 90 day provisional employment period shall result in termination.



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HOW TO OBTAIN CHILD ABUSE CERTIFICATIONS AND CRIMINAL HISTORY REPORTS

All job applicants will be notified by a Human Resources representative of the CPSL requirements prior to their first day of employment. Under certain circumstances, the Township may offer new hires a provisional employment period of up to 90 days while they await the results of the CPSL certification process.

The employee will be required to complete the necessary submission forms (electronic or paper copies) for the Pa. Criminal History clearance, PA Child Abuse and FBI Fingerprinting and forward to Montgomery Township. Specific details on the administering of the clearance checks will be provided at the commencement of the process.

Employees shall provide the Township with the original copy of the child abuse certification and F.B.I. criminal history report upon receipt.

PORTABILITY AND RENEWALS OF CHILD ABUSE CERTIFICATIONS

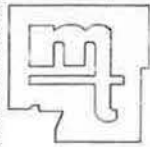
Portability

A Township employee with a current child abuse certification is not required to obtain a new one when changing jobs. All Township employee applicants with current child abuse certifications may use them if the applicant swears or affirms that they have a current child abuse certification and criminal history report, have not been named as a perpetrator in a Founded Report of child abuse or been convicted of a disqualifying offense. However, the Township will not accept a volunteer child abuse certification from an applicant for a paid employee position. When a current child abuse certification is accepted, all the required documentation will be maintained by the Township.

Renewals

Employees and volunteers subject to the CPSL requirements must renew their child abuse certifications every **60 months**. All renewals of certifications run from the date of the oldest certification.

It is the policy of the Township that all employees with expired child abuse certifications, and those with no certifications because they were not required to have one when they started, must obtain an updated certification **within 90 days** after the effective date of this policy. All Township seasonal employees with current child abuse certifications must sign a Township provided Affidavit/Disclosure Statement affirming that they have not been convicted of any disqualifying offenses before they resume their employment each year.



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Employment

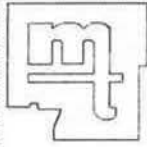
Date Last Revised/Approved: March 28, 2016 *Pending Board of Supervisors Approval*

Conduct Which Precludes Employment

The commission of certain criminal offenses listed in attached Exhibit "A" by any person with CPSL-covered duties will preclude them from employment with Montgomery Township. Applicants may also be disqualified if they are the subject of a Founded Report of child abuse in the statewide database maintained by DHS.

Any employee who is the subject of a Founded Report of child abuse or is arrested or convicted of any of the disqualifying offenses listed in **Exhibit "A"** shall notify their Department Head or the Director of Administration and Human Resources in writing within 72 hours after arrest, conviction or notification that they have been listed as a perpetrator in the statewide database. Willful failure to do so is a third degree misdemeanor and subjects the violator to discipline, up to and including termination or denial of employment. If the information supplied indicates the individual is disqualified from employment, the employment of such individual shall be terminated if their covered CPSL duties are considered essential to their employment.

If the Township learns that an employee may be the subject of a Founded Report of child abuse or a disqualifying offense (see **Exhibit "A"**), the Township shall immediately require the employee to obtain a current child abuse certification and criminal history report, and the Township will, at its own expense, repeat the CPSL certification process to determine the validity of the allegation. The results of that inquiry will be communicated to the employee or volunteer and the Township will decide upon appropriate personnel action, up to and including dismissal.



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Employment

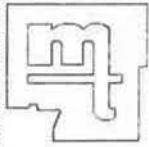
Date Last Revised/Approved: March 28, 2016 *Pending Board of Supervisors Approval*

EXHIBIT "A"

23 Pa. C.S. §6344(c): Grounds for Denying Employment or Participation in a CPSL Regulated Program, Activity or Service

1. **In no case shall an administrator hire or approve an applicant where the department has verified that the applicant is named in the Statement database as the perpetrator of a founded report committed within the five-year period immediately preceding verification pursuant to this section.**
2. **In no case shall an administrator hire an applicant if the applicant's criminal history record information indicates the applicant has been convicted of one or more of the following offenses under Title 18 (relating to crimes and offenses) or an equivalent crime under Federal law or the law of another state:**
 - Chapter 25 (relating to criminal homicide);
 - Section 2702 (relating to aggravated assault);
 - Section 2709.1 (relating to stalking);
 - Section 2901 (relating to kidnapping);
 - Section 2902 (relating to unlawful restraint);
 - Section 3121 (relating to rape);
 - Section 3122.1 (relating to statutory sexual assault);
 - Section 3123 (relating to involuntary deviate sexual intercourse);
 - Section 3124.1 (relating to sexual assault);
 - Section 3125 (relating to aggravated indecent assault);
 - Section 3126 (relating to indecent assault);
 - Section 3127 (relating to indecent exposure);
 - Section 4302 (relating to incest);
 - Section 4303 (relating to concealing death of child);
 - Section 4304 (relating to endangering welfare of children);
 - Section 4305 (relating to dealing in infant children);
 - A felony offense under section 5902(b) (relating to prostitution and related offenses);
 - Section 5903(c) or (d) (relating to obscene and other sexual materials and performances);
 - Section 6301 (relating to corruption of minors);
 - Section 6312 (relating to sexual abuse of children).

The attempt, solicitation or conspiracy to commit any of the offenses set forth in this paragraph.



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EXHIBIT "A" (cont'd)

3. In no case shall an employer, administrator, supervisor or other person responsible for employment decisions hire or approve an applicant if the applicant's criminal history record information indicates the applicant has been convicted of a felony offense under the act of April 14, 1972 (P.L. 233, No. 64), known as the Controlled Substance, Drug, Device and Cosmetic Act, committed within the five-year period immediately preceding verification under this section.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Appointment of a Co-Administrator for Pension Plans

MEETING DATE: March 28, 2016

ITEM NUMBER: #16.

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Jeffrey W. McDonnell, Supervisor
Liaison to Employee Pension Committee

BACKGROUND:

The Committee Bylaws for the Employee Pension Committee provide that the Finance Director-Treasurer and the Director of Administration and Human Resources will act as Co-Administrators of the Money Purchase Pension Plan (401a), Deferred Compensation Plan (457b) and the Police Pension Plan. This evening we would like to consider the appointment of Ami Tarburton, Finance Director-Treasurer, as Co-Administrator of the aforementioned Montgomery Township Pension Plans.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: Shannon Q. Drosnock, former Finance Director-Treasurer resigned her position in January 2016.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None.

RECOMMENDATION:

Consider the appointment of Ami Tarburton as a Co-Administrator of the Money Purchase Pension Plan (401a), Deferred Compensation Plan (457b) and the Police Pension Plan.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby appoint Ami Tarburton, Finance Director-Treasurer, as a Co-Administrator of the Money Purchase Pension Plan (401a), Deferred Compensation Plan (457b) and the Police Pension Plan.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candace 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: Consider Construction Escrow Release #10 - LDS#630 – Firefox Phase I

MEETING DATE: March 28, 2016

ITEM NUMBER: #17a.

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 requested by Brian Grant for Firefox Phase I, as recommended by the Township Engineer. The original amount of the escrow was \$2,618,503.16, held as a Loan with Univest Bank. This is the tenth escrow release for this project. The current release is in the amount of \$123,882.94. The new balance would be \$755,202.52.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT:

None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$123,882.94, as recommended by the Township Engineer for the Firefox project.

MOTION _____

SECOND _____

ROLL CALL:

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

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

RELEASE OF ESCROW FORM

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

Date: 03/09/2016

Development: Firefox - Ph. 1 (Southern) - LD/S #630

G&A Project #: 2012-09009

Release #: 10

Dear Mr. Dunlevy:

This is an escrow release request in the amount of \$123,882.94. Enclosed is a copy of our escrow spreadsheet with the quantities noted.


ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 03/17/2015

Dear Mr. Gegan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$123,882.94 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

 For RSJ

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

Resolution # _____

WHEREAS, a request for release of escrow was received from Crystal Road Enterprises, LLC for Firefox - Ph. 1 (Southern) - LD/S #630, in the amount of \$123,882.94, 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 \$123,882.94; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$123,882.94; 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 Loan with Montgomery Township in total sum of \$2,618,503.16 pursuant to a signed Land Development Agreement and that \$1,739,417.70 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$755,202.52 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

VIA EMAIL

March 17, 2016

File No. 2012-09009

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

Reference: Firefox Phase 1 (Southern Village) – LD/S #630
Financial Security Release 10

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$123,882.94 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

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

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

Sincerely,

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

JPD/

Enclosures: As Referenced

cc: Bruce S. Shoupe, Director of Planning and Zoning
Marita A. Stoerrle, Development Coordinator - Montgomery Township
Kevin Johnson, P.E. - Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. - Boucher & James, Inc.
Brian C. Grant - Select Properties

BUILDING ON A FOUNDATION OF EXCELLENCE

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



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 10
RELEASE DATE: 17-Mar-2015

PROJECT NAME:	Firefox - Ph. 1 (Southern)	PHASE I	PHASE II	TOTAL
PROJECT NO.:	2012-09009	CONSTRUCTION: \$ 2,380,457.42	\$ 1,573,052.37	\$ 3,953,509.79
TOWNSHIP NO.:	LD/S #630	CONTINGENCY (10%): \$ 238,045.74	\$ 157,305.24	\$ 395,350.98
DEVELOPER:	Crystal Road Enterprises, LLC	ESCROW POSTED: \$ 2,618,503.16	\$ 1,730,357.61	\$ 4,348,860.77
OWNER:	Firefox I, L.P.			
		TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$	45,000.00
		TOTAL ADMINISTRATION (CASH ACCOUNT):	\$	5,000.00
MUNICIPALITY:	Montgomery Township	PHASE I MAINTENANCE BOND AMOUNT (15%):	\$	357,068.61
ESCROW AGENT:	Univest	PHASE II MAINTENANCE BOND AMOUNT (15%):	\$	235,957.86
TYPE OF SECURITY:	Loan			
AGREEMENT DATE:	10-Oct-2014			

PHASE I	PHASE II	TOTAL
TOTAL ESCROW: \$ 2,618,503.16	\$ 1,730,357.61	\$ 4,348,860.77
AMOUNT OF THIS RELEASE: \$ 123,882.94	\$ -	\$ 123,882.94
PRIOR ESCROW RELEASED: \$ 1,739,417.70	\$ -	\$ 1,739,417.70
TOTAL RELEASED TO DATE: \$ 1,863,300.64	\$ -	\$ 1,863,300.64
BALANCE AFTER CURRENT RELEASE: \$ 755,202.52	\$ 1,730,357.61	\$ 2,485,560.13

ESCROW TABULATION						CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 11
CONSTRUCTION ITEMS		UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
PHASE I (SOUTHERN VILLAGE)												
1.A. <u>MOBILIZATION</u>		LS	1	\$ 73,227.00	\$ 73,227.00		\$ -	1.00	\$ 73,227.00		\$ -	
1.B. <u>EARTHWORK</u>												
1. Clearing & Grubbing		LS	1	\$ 52,482.00	\$ 52,482.00		\$ -	1.00	\$ 52,482.00		\$ -	
2. Strip Topsoil		CY	11,338	\$ 2.47	\$ 28,004.86		\$ -	11,338.00	\$ 28,004.86		\$ -	
3. Cut Fill & Compact		CY	16,335	\$ 2.50	\$ 40,837.50		\$ -	16,335.00	\$ 40,837.50		\$ -	
4. Grade		SY	35,597	\$ 0.28	\$ 9,967.16		\$ -	32,037.00	\$ 8,970.36	3,560.00	\$ 996.80	
1.C. <u>RETAINING WALL</u>												
1. Excavate Retaining Wall		LF	321	\$ 6.40	\$ 2,054.40		\$ -	321.00	\$ 2,054.40		\$ -	
2. Retaining Wall		SF	1,250	\$ 40.00	\$ 50,000.00		\$ -	1,250.00	\$ 50,000.00		\$ -	
3. Sleeves for Guide Rail behind Wall #1		LS	1	\$ 1,785.00	\$ 1,785.00		\$ -	1.00	\$ 1,785.00		\$ -	
1.D. <u>EROSION CONTROL</u>												
<i>Erosion & Sediment Controls</i>												
1. Construction Entrance		EA	1	\$ 3,392.00	\$ 3,392.00		\$ -	1.00	\$ 3,392.00		\$ -	
2. 12" Weighted Sediment Tube		LF	31	\$ 10.35	\$ 320.85		\$ -	31.00	\$ 320.85		\$ -	
3. 12" Filtrex Sock		LF	138	\$ 3.81	\$ 525.78		\$ -	138.00	\$ 525.78		\$ -	
4. 18" Silt Fence - Stockpiles		LF	350	\$ 1.56	\$ 546.00		\$ -	350.00	\$ 546.00		\$ -	
5. 30" Silt Fence		LF	646	\$ 1.91	\$ 1,233.86		\$ -	646.00	\$ 1,233.86		\$ -	
6. Super Silt Fence		LF	687	\$ 6.45	\$ 4,431.15		\$ -	687.00	\$ 4,431.15		\$ -	
7. Super Silt Fence w/ Tree Protection Fence		LF	3,000	\$ 6.45	\$ 19,350.00	304.00	\$ 1,960.80	3,000.00	\$ 19,350.00		\$ -	
8. Orange Construction Fence		LF	1,520	\$ 1.54	\$ 2,340.80		\$ -	1,520.00	\$ 2,340.80		\$ -	
9. Tree Protection Fence		LF	3,753	\$ 1.54	\$ 5,779.62	251.00	\$ 386.54	3,753.00	\$ 5,779.62		\$ -	
10. Temporary Vegetation - Excess Fill Piles		SY	19,360	\$ 0.29	\$ 5,614.40		\$ -	19,360.00	\$ 5,614.40		\$ -	
11. Slope Matting (North American Green S-75)		SY	3,059	\$ 1.50	\$ 4,588.50		\$ -	3,059.00	\$ 4,588.50		\$ -	
12. Grade Swales #A,A1.5,B12.2,B6,B13)		SY	2,471	\$ 0.55	\$ 1,359.05		\$ -	2,471.00	\$ 1,359.05		\$ -	
13. Swale Matting (North American Green S-75)		SY	2,471	\$ 1.50	\$ 3,706.50		\$ -	2,471.00	\$ 3,706.50		\$ -	
14. Rock Filters		EA	6	\$ 132.00	\$ 792.00		\$ -	6.00	\$ 792.00		\$ -	
15. Inlet Protection Silt Sack		EA	29	\$ 134.00	\$ 3,886.00		\$ -	29.00	\$ 3,886.00		\$ -	
16. Pumped Water Filter Bag, Pump, Clean Water Pump Bypass, Sandbag Cofferdam		LS	1	\$ 12,000.00	\$ 12,000.00		\$ -	1.00	\$ 12,000.00		\$ -	

ESCROW STATUS REPORT



Gilmore & Associates, Inc.
Engineering and Consulting Services

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RELEASE DATE: 17-Mar-2015

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MUNICIPALITY:	Montgomery Township	PHASE I MAINTENANCE BOND AMOUNT (15%):	\$ 357,068.61	
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ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 11
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
<i>Sediment Basin B</i>											
20. Strip Topsoil	CY	1,058	\$ 2.47	\$ 2,613.26	\$ -	1,058.00	\$ 2,613.26	\$ -	\$ -		
21. Cut Fill & Compact	CY	3,683	\$ 2.50	\$ 9,207.50	\$ -	3,683.00	\$ 9,207.50	\$ -	\$ -		
22. Grade	CY	4,737	\$ 0.28	\$ 1,326.36	\$ -	4,737.00	\$ 1,326.36	\$ -	\$ -		
23. Core Cut & Fill Keyway	LF	275	\$ 10.08	\$ 2,772.00	\$ -	275.00	\$ 2,772.00	\$ -	\$ -		
24. Respread Topsoil	CY	1,058	\$ 2.97	\$ 3,142.26	\$ -	1,058.00	\$ 3,142.26	\$ -	\$ -		
25. Grade Spillway	SY	132	\$ 0.48	\$ 63.36	\$ -	132.00	\$ 63.36	\$ -	\$ -		
26. Spillway Matting (North American Green P-300)	SY	132	\$ 5.66	\$ 747.12	\$ -	132.00	\$ 747.12	\$ -	\$ -		
27. Permanent Rake & Vegetation	SF	42,675	\$ 0.29	\$ 12,375.75	\$ -	42,675.00	\$ 12,375.75	\$ -	\$ -		
28. Super Silt Fence Baffle Wall, 3.05' hgt.	LF	255	\$ 6.45	\$ 1,644.75	\$ -	255.00	\$ 1,644.75	\$ -	\$ -		
29. 24" x 38" Elliptical RCP (Dual Runs)	LF	88	\$ 143.00	\$ 12,584.00	\$ -	88.00	\$ 12,584.00	\$ -	\$ -		
30. Outlet Structure (#B3.3) w/Wingwalls and Trash Rack	EA	1	\$ 10,505.00	\$ 10,505.00	\$ -	1.00	\$ 10,505.00	\$ -	\$ -		
31. 30" x 120" Modified Type C Inlets (#B02, B03)	EA	2	\$ 5,087.00	\$ 10,174.00	\$ -	2.00	\$ 10,174.00	\$ -	\$ -		
32. Antiseep Collars	EA	2	\$ 1,809.00	\$ 3,618.00	\$ -	2.00	\$ 3,618.00	\$ -	\$ -		
33. 24" x 38" Elliptical Endwall (#B1) w/Concrete Apron	EA	1	\$ 11,715.00	\$ 11,715.00	\$ -	1.00	\$ 11,715.00	\$ -	\$ -		
34. 36" CMP Temporary Riser	EA	1	\$ 1,900.00	\$ 1,900.00	\$ -	1.00	\$ 1,900.00	\$ -	\$ -		
35. R-5 Rip Rap Dissipator	TON	80	\$ 54.00	\$ 4,320.00	\$ -	80.00	\$ 4,320.00	\$ -	\$ -		
1.E. STORM SEWER											
1. 18" RCP	LF	762	\$ 35.00	\$ 26,670.00	\$ -	762.00	\$ 26,670.00	\$ -	\$ -		
2. 24" RCP	LF	410	\$ 45.00	\$ 18,450.00	\$ -	410.00	\$ 18,450.00	\$ -	\$ -		
3. 36" RCP	LF	112	\$ 80.00	\$ 8,960.00	\$ -	\$ -	\$ -	112.00	\$ 8,960.00		
4. 34" x 53" Elliptical RCP	LF	73	\$ 162.00	\$ 11,826.00	\$ -	73.00	\$ 11,826.00	\$ -	\$ -		
5. Typc C Inlet (#A01.3, A01.4, A03, A04, A05, A06, B02.1,	EA	26	\$ 2,700.00	\$ 70,200.00	\$ -	26.00	\$ 70,200.00	\$ -	\$ -		
6. Type C Inlet Mod, 42"x48", (#B03.4, B04)	EA	2	\$ 3,400.00	\$ 6,800.00	\$ -	2.00	\$ 6,800.00	\$ -	\$ -		
7. Type C Inlet Mod 8' x 8' (Outlet Structure #A02)	EA	1	\$ 12,608.00	\$ 12,608.00	\$ -	1.00	\$ 12,608.00	\$ -	\$ -		
8. 18" DW Endwalls (#A01.2, A01.5)	EA	2	\$ 1,200.00	\$ 2,400.00	\$ -	2.00	\$ 2,400.00	\$ -	\$ -		
9. 36" DW Endwalls (#B10)	EA	1	\$ 1,850.00	\$ 1,850.00	\$ -	1.00	\$ 1,850.00	\$ -	\$ -		
10. R-5 Rip Rap Dissipator	TON	191	\$ 54.00	\$ 10,314.00	\$ -	191.00	\$ 10,314.00	\$ -	\$ -		

ESCROW STATUS REPORT



Gilmore & Associates, Inc.
Engineering and Consulting Services

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 10
RELEASE DATE: 17-Mar-2015

PROJECT NAME:	Firefox - Ph. 1 (Southern)	PHASE I	PHASE II	TOTAL
PROJECT NO.:	2012-09009	CONSTRUCTION: \$ 2,380,457.42	\$ 1,573,052.37	\$ 3,953,509.79
TOWNSHIP NO.:	LD/S #630	CONTINGENCY (10%): \$ 238,045.74	\$ 157,305.24	\$ 395,350.98
DEVELOPER:	Crystal Road Enterprises, LLC	ESCROW POSTED: \$ 2,618,503.16	\$ 1,730,357.61	\$ 4,348,860.77
OWNER:	Firefox I, L.P.			
		TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 45,000.00	
MUNICIPALITY:	Montgomery Township	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 5,000.00	
ESCROW AGENT:	Univest			
TYPE OF SECURITY:	Loan	PHASE I MAINTENANCE BOND AMOUNT (15%):	\$ 357,068.61	
AGREEMENT DATE:	10-Oct-2014	PHASE II MAINTENANCE BOND AMOUNT (15%):	\$ 235,957.86	

PHASE I	PHASE II	TOTAL
TOTAL ESCROW: \$ 2,618,503.16	\$ 1,730,357.61	\$ 4,348,860.77
AMOUNT OF THIS RELEASE: \$ 123,882.94	\$ -	\$ 123,882.94
PRIOR ESCROW RELEASED: \$ 1,739,417.70	\$ -	\$ 1,739,417.70
TOTAL RELEASED TO DATE: \$ 1,863,300.64	\$ -	\$ 1,863,300.64
BALANCE AFTER CURRENT RELEASE: \$ 755,202.52	\$ 1,730,357.61	\$ 2,485,560.13

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 11
CONSTRUCTION ITEMS					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
1.F. DETENTION FACILITIES #A, B1, B2											
1. Facility A, Systems #1 and 2, w/ Structure #A7, w/ #57 Stone to Springline of Pipe and On-site Backfill (No Fabric)	LS	1	\$ 48,161.00	\$ 48,161.00	\$ -	-	1.00	\$ 48,161.00	\$ -	-	
2. Facility B1, Systems #1,2 and 3, w/ Structures #B5, B6, and B7, w/ #57 Stone to Springline of Pipe and On-Site Backfill (No Fabric)	LS	1	\$ 117,195.00	\$ 117,195.00	\$ -	-	0.70	\$ 82,036.50	0.30	\$ 35,158.50	
3. Facility B2, Systems #1 through 8, w/ Structures #B10.1, B11, B12, B12.1, B12.2, B14, B15, and B16, w/ #57 Stone to Springline of Pipe and On-Site Backfill (No Fabric)	LS	1	\$ 313,500.00	\$ 313,500.00	\$ -	-	1.00	\$ 313,500.00	\$ -	-	
1.G. ROADWAY (Interior)											
1. Excavate & Backfill Curb	LF	6,117	\$ 3.19	\$ 19,513.23	\$ -	-	6,117.00	\$ 19,513.23	\$ -	-	
2. Belgian Block Curb	LF	6,117	\$ 14.00	\$ 85,638.00	\$ -	-	6,117.00	\$ 85,638.00	\$ -	-	
3. Fine Grade and Compact Subgrade	SY	9,489	\$ 1.12	\$ 10,627.68	\$ -	-	9,489.00	\$ 10,627.68	\$ -	-	
4. 3" 2a Modified	SY	9,489	\$ 3.01	\$ 28,561.89	\$ -	-	9,489.00	\$ 28,561.89	\$ -	-	
5. 5" (25MM) Base Course	SY	9,489	\$ 19.00	\$ 180,291.00	\$ -	-	9,489.00	\$ 180,291.00	\$ -	-	
6. 1.5" (9.5MM) Wearing Paving	SY	9,489	\$ 7.12	\$ 67,561.68	\$ -	-		\$ -	9,489.00	\$ 67,561.68	
7. Speed Bump	LS	1	\$ 1,200.00	\$ 1,200.00	\$ -	-		\$ -	1.00	\$ 1,200.00	
8. Street Sweeping	SY	9,489	\$ 0.12	\$ 1,138.68	\$ -	-		\$ -	9,489.00	\$ 1,138.68	
9. Tack Coat	SY	9,489	\$ 0.19	\$ 1,802.91	\$ -	-		\$ -	9,489.00	\$ 1,802.91	
10. Curb & Joint Seal	LF	6,117	\$ 0.63	\$ 3,853.71	\$ -	-		\$ -	6,117.00	\$ 3,853.71	
11. Line Painting	LS	1	\$ 1,750.00	\$ 1,750.00	\$ -	-		\$ -	1.00	\$ 1,750.00	
12. Site Signage	LS	1	\$ 2,307.00	\$ 2,307.00	0.50	\$ 1,153.50	0.50	\$ 1,153.50	0.50	\$ 1,153.50	
13. Type 2S Guide Rail (Includes 3 Terminal Sections)	LF	760	\$ 20.71	\$ 15,739.60	760.00	\$ 15,739.60	760.00	\$ 15,739.60	\$ -	-	

ESCROW STATUS REPORT



Gilmore & Associates, Inc.
Engineering and Consulting Services

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DEVELOPER:	Crystal Road Enterprises, LLC	ESCROW POSTED: \$ 2,618,503.16	\$ 1,730,357.61	\$ 4,348,860.77
OWNER:	Firefox I, L.P.			
		TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 45,000.00	
MUNICIPALITY:	Montgomery Township	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 5,000.00	
ESCROW AGENT:	Univest			
TYPE OF SECURITY:	Loan	PHASE I MAINTENANCE BOND AMOUNT (15%):	\$ 357,068.61	
AGREEMENT DATE:	10-Oct-2014	PHASE II MAINTENANCE BOND AMOUNT (15%):	\$ 235,957.86	

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ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 11
CONSTRUCTION ITEMS					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
1.H. ROADWAY (Bethlehem Pike)											
1. Excavate & Backfill, Concrete Curb	LF	360	\$ 5.29	\$ 1,904.40		\$ -	360.00	\$ 1,904.40		\$ -	
2. 18" Concrete Curb	LF	360	\$ 13.35	\$ 4,806.00		\$ -	360.00	\$ 4,806.00		\$ -	
3. Saw Cut	LF	450	\$ 3.17	\$ 1,426.50		\$ -	450.00	\$ 1,426.50		\$ -	
4. Excavate for Widening	SY	500	\$ 8.44	\$ 4,220.00		\$ -	500.00	\$ 4,220.00		\$ -	
5. 6" Pavement Base Drain	LF	261	\$ 18.93	\$ 4,940.73		\$ -	261.00	\$ 4,940.73		\$ -	
6. 18" RCP	LF	65	\$ 55.38	\$ 3,599.70		\$ -	65.00	\$ 3,599.70		\$ -	
7. Tie-In to Existing Inlets	EA	2	\$ 1,725.00	\$ 3,450.00		\$ -	2.00	\$ 3,450.00		\$ -	
8. Type C Inlets (#B1, B2)	EA	2	\$ 3,187.00	\$ 6,374.00		\$ -	2.00	\$ 6,374.00		\$ -	
9. Fine Grade and Compact Subgrade	SY	520	\$ 1.12	\$ 582.40		\$ -	520.00	\$ 582.40		\$ -	
10. 8" 2a Modified	SY	500	\$ 11.93	\$ 5,965.00		\$ -	500.00	\$ 5,965.00		\$ -	
11. 8" (25MM) Base Course	SY	500	\$ 35.38	\$ 17,690.00		\$ -	500.00	\$ 17,690.00		\$ -	
12. 2.5" (19MM) Base Course	SY	500	\$ 14.58	\$ 7,290.00		\$ -	500.00	\$ 7,290.00		\$ -	
13. 1.5" (12MM) Wearing Paving	SY	1,133	\$ 9.59	\$ 10,865.47		\$ -	1,133.00	\$ 10,865.47		\$ -	
14. Street Sweeping	SY	1,133	\$ 0.16	\$ 181.28		\$ -	1,133.00	\$ 181.28		\$ -	
15. Curb & Joint Seal	LF	1,200	\$ 0.63	\$ 756.00		\$ -	1,200.00	\$ 756.00		\$ -	
16. Tack Coat	SY	1,133	\$ 0.19	\$ 215.27		\$ -	1,133.00	\$ 215.27		\$ -	
17. Milling for Overlay	LS	1	\$ 7,645.00	\$ 7,645.00		\$ -	1.00	\$ 7,645.00		\$ -	
18. Line Painting	LS	1	\$ 6,540.00	\$ 6,540.00		\$ -	1.00	\$ 6,540.00		\$ -	
19. Signalization	LS	1	\$ 215,889.00	\$ 215,889.00		\$ -	1.00	\$ 215,889.00		\$ -	
20. Type 2S Guide Rail, Remove & Replace	LS	1	\$ 8,350.00	\$ 8,350.00		\$ -	1.00	\$ 8,350.00		\$ -	
21. Figure 24 Signage	LS	1	\$ 2,725.00	\$ 2,725.00		\$ -	1.00	\$ 2,725.00		\$ -	
22. Traffic Control	DY	8	\$ 900.00	\$ 7,200.00		\$ -	8.00	\$ 7,200.00		\$ -	
23. Excavate & Backfill, Place 4" 2A Mod. Stone for Sidewalk	SF	1,400	\$ 1.56	\$ 2,184.00		\$ -	1,400.00	\$ 2,184.00		\$ -	
24. Sidewalk (4")	SF	1,400	\$ 8.00	\$ 11,200.00		\$ -	1,400.00	\$ 11,200.00		\$ -	
25. Handicap Ramps (incl. DWS)	EA	4	\$ 500.00	\$ 2,000.00		\$ -	4.00	\$ 2,000.00		\$ -	
1.I. ONSITE SIDEWALKS											
1. Sidewalk (4")	SF	8,700	\$ 8.00	\$ 69,600.00		\$ -		\$ -	8,700.00	\$ 69,600.00	
2. Driveway Apron (6" w/ wire mesh)	EA	57	\$ 1,100.00	\$ 62,700.00	3.00	\$ 3,300.00	3.00	\$ 3,300.00	54.00	\$ 59,400.00	
3. Handicap Ramps (incl. DWS)	EA	12	\$ 500.00	\$ 6,000.00		\$ -		\$ -	12.00	\$ 6,000.00	
1.J. BIOSWALE CONVERSION											
1. Convert bioswales A1.5 and B12.2 to permanent infiltration	LS	1	\$ 23,202.00	\$ 23,202.00	0.50	\$ 11,601.00	1.00	\$ 23,202.00		\$ -	

ESCROW STATUS REPORT



Gilmore & Associates, Inc.
Engineering and Consulting Services

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 10
RELEASE DATE: 17-Mar-2015

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DEVELOPER:	Crystal Road Enterprises, LLC	ESCROW POSTED: \$ 2,618,503.16	\$ 1,730,357.61	\$ 4,348,860.77
OWNER:	Firefox I, L.P.			
		TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$	45,000.00
		TOTAL ADMINISTRATION (CASH ACCOUNT):	\$	5,000.00
MUNICIPALITY:	Montgomery Township	PHASE I MAINTENANCE BOND AMOUNT (15%):	\$	357,068.61
ESCROW AGENT:	Univest	PHASE II MAINTENANCE BOND AMOUNT (15%):	\$	235,957.86
TYPE OF SECURITY:	Loan			
AGREEMENT DATE:	10-Oct-2014			

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CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
1.K. <u>SEDIMENT BASIN B CONVERSION</u>											
1. Earthwork	LS	1	\$ 43,918.00	\$ 43,918.00		\$ -		\$ -	1.00	\$ 43,918.00	
2. Post and rail fencing	LF	462	\$ 15.00	\$ 6,930.00		\$ -		\$ -	462.00	\$ 6,930.00	
1.L. <u>STREET LIGHTS</u>											
1. Street Lights	EA	16	\$ 2,700.00	\$ 43,200.00		\$ -		\$ -	16.00	\$ 43,200.00	
1.M. <u>LANDSCAPING</u>											
Shade Trees											
1. Acer rubrum	EA	31	\$ 350.00	\$ 10,850.00		\$ -		\$ -	31.00	\$ 10,850.00	
2. Acer saccharum	EA	19	\$ 350.00	\$ 6,650.00		\$ -		\$ -	19.00	\$ 6,650.00	
3. Cercidiphyllum Japonica	EA	16	\$ 380.00	\$ 6,080.00		\$ -		\$ -	16.00	\$ 6,080.00	
4. Gleditsia T. Shademaster	EA	27	\$ 350.00	\$ 9,450.00		\$ -		\$ -	27.00	\$ 9,450.00	
5. Liquidambar styraciflua	EA	23	\$ 350.00	\$ 8,050.00		\$ -		\$ -	23.00	\$ 8,050.00	
6. Liriodendron tulipifera	EA	21	\$ 350.00	\$ 7,350.00		\$ -		\$ -	21.00	\$ 7,350.00	
7. Platanus x acerifolia	EA	13	\$ 350.00	\$ 4,550.00		\$ -		\$ -	13.00	\$ 4,550.00	
8. Pyrus C. Chanticleer	EA	16	\$ 350.00	\$ 5,600.00		\$ -		\$ -	16.00	\$ 5,600.00	
9. Quercus borealis	EA	13	\$ 360.00	\$ 4,680.00	8.00	\$ 2,880.00	8.00	\$ 2,880.00	5.00	\$ 1,800.00	
10. Quercus palustris	EA	9	\$ 350.00	\$ 3,150.00		\$ -		\$ -	9.00	\$ 3,150.00	
11. Quercus phellos	EA	22	\$ 360.00	\$ 7,920.00	1.00	\$ 360.00	1.00	\$ 360.00	21.00	\$ 7,560.00	
12. Tilia cordata	EA	18	\$ 350.00	\$ 6,300.00		\$ -		\$ -	18.00	\$ 6,300.00	
13. Zelkova serrata	EA	26	\$ 350.00	\$ 9,100.00		\$ -		\$ -	26.00	\$ 9,100.00	
Evergreen Trees											
17. Juniperus virginiana	EA	26	\$ 250.00	\$ 6,500.00		\$ -		\$ -	26.00	\$ 6,500.00	
16. Picea abies	EA	34	\$ 250.00	\$ 8,500.00	21.00	\$ 5,250.00	21.00	\$ 5,250.00	13.00	\$ 3,250.00	
14. Pinus strobus	EA	43	\$ 250.00	\$ 10,750.00	30.00	\$ 7,500.00	30.00	\$ 7,500.00	13.00	\$ 3,250.00	
15. Pseudotsuga menziesii	EA	29	\$ 250.00	\$ 7,250.00		\$ -		\$ -	29.00	\$ 7,250.00	

ESCROW STATUS REPORT



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<i>Shrubs</i>											
18. <i>Euonymous A. Compacta</i>	EA	10	\$ 65.00	\$ 650.00		\$ -		\$ -	10.00	\$ 650.00	
19. <i>Forsythia Lynwood Gold</i>	EA	10	\$ 65.00	\$ 650.00		\$ -		\$ -	10.00	\$ 650.00	
20. <i>Ilex verticillata</i>	EA	17	\$ 65.00	\$ 1,105.00		\$ -		\$ -	17.00	\$ 1,105.00	
22. <i>Taxus Densiformis</i>	EA	11	\$ 65.00	\$ 715.00		\$ -		\$ -	11.00	\$ 715.00	
21. <i>Virburnum Plicatum</i>	EA	9	\$ 65.00	\$ 585.00		\$ -		\$ -	9.00	\$ 585.00	
<i>Miscellaneous</i>											
23. Seed Mix "A" for Basin (ERNMX 126)	SF	14,190	\$ 0.12	\$ 1,702.80		\$ -		\$ -	14,190.00	\$ 1,702.80	
24. Seed Mix "B" for Basin (ERNMX 127)	SF	12,960	\$ 0.12	\$ 1,555.20		\$ -		\$ -	12,960.00	\$ 1,555.20	
1.N. <u>BITUMINOUS PATHWAYS</u>	SY	1,645	\$ 35.00	\$ 57,575.00	1,612.00	\$ 56,420.00	1,612.00	\$ 56,420.00	33.00	\$ 1,155.00	
1.O. <u>6-FT-HIGH OPAQUE (BUFFER) FENCING</u>	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -	1.00	\$ 10,000.00	
1.P. <u>RESPREAD TOPSOIL (8")</u>	LS	1	\$ 30,000.00	\$ 30,000.00	0.20	\$ 6,000.00	0.20	\$ 6,000.00	0.80	\$ 24,000.00	
1.Q. <u>MONOSLAB PAVERS (access to sanitary easement)</u>	SF	1,310	\$ 8.65	\$ 11,331.50	1,310.00	\$ 11,331.50	1,310.00	\$ 11,331.50		\$ -	
1.R. <u>OTHER</u>											
1. Construction Stakeout	LS	1	\$ 46,781.00	\$ 46,781.00		\$ -	1.00	\$ 46,781.00		\$ -	
2. Pins and Monuments and As-Builts	LS	1	\$ 15,675.00	\$ 15,675.00		\$ -		\$ -	1.00	\$ 15,675.00	
1.S. <u>10% CONTINGENCY (Phase I)</u> (Released upon certification of final completion and receipt of Maintenance Bond)		1	\$ 238,045.74	\$ 238,045.74		\$ -		\$ -	1.00	\$ 238,045.74	

ESCROW STATUS REPORT



Gilmore & Associates, Inc.
Engineering and Consulting Services

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 10
RELEASE DATE: 17-Mar-2015

PROJECT NAME:	Firefox - Ph. 1 (Southern)	PHASE I	PHASE II	TOTAL
PROJECT NO.:	2012-09009	CONSTRUCTION: \$ 2,380,457.42	\$ 1,573,052.37	\$ 3,953,509.79
TOWNSHIP NO.:	LD/S #630	CONTINGENCY (10%): \$ 238,045.74	\$ 157,305.24	\$ 395,350.98
DEVELOPER:	Crystal Road Enterprises, LLC	ESCROW POSTED: \$ 2,618,503.16	\$ 1,730,357.61	\$ 4,348,860.77
OWNER:	Firefox I, L.P.			
		TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$	45,000.00
		TOTAL ADMINISTRATION (CASH ACCOUNT):	\$	5,000.00
MUNICIPALITY:	Montgomery Township	PHASE I MAINTENANCE BOND AMOUNT (15%):	\$	357,068.61
ESCROW AGENT:	Univest	PHASE II MAINTENANCE BOND AMOUNT (15%):	\$	235,957.86
TYPE OF SECURITY:	Loan			
AGREEMENT DATE:	10-Oct-2014			

PHASE I	PHASE II	TOTAL
TOTAL ESCROW: \$ 2,618,503.16	\$ 1,730,357.61	\$ 4,348,860.77
AMOUNT OF THIS RELEASE: \$ 123,882.94	\$ -	\$ 123,882.94
PRIOR ESCROW RELEASED: \$ 1,739,417.70	\$ -	\$ 1,739,417.70
TOTAL RELEASED TO DATE: \$ 1,863,300.64	\$ -	\$ 1,863,300.64
BALANCE AFTER CURRENT RELEASE: \$ 755,202.52	\$ 1,730,357.61	\$ 2,485,560.13

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 11
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
PHASE II (NORTHERN VILLAGE)											
2.A. MOBILIZATION	LS	1	\$ 46,672.15	\$ 46,672.15		\$ -		\$ -	1.00	\$ 46,672.15	
2.B. EARTHWORK											
1. Clearing & Grubbing	LS	1	\$ 49,706.00	\$ 49,706.00		\$ -		\$ -	1.00	\$ 49,706.00	
2. Strip Topsoil	CY	8,228	\$ 2.47	\$ 20,323.16		\$ -		\$ -	8,228.00	\$ 20,323.16	
3. Cut Fill & Compact	CY	12,998	\$ 2.50	\$ 32,495.00		\$ -		\$ -	12,998.00	\$ 32,495.00	
4. Grade	SY	26,957	\$ 0.28	\$ 7,547.96		\$ -		\$ -	26,957.00	\$ 7,547.96	
5. Cut from Stockpile from Phase I	CY	7,648	\$ 2.50	\$ 19,120.00		\$ -		\$ -	7,648.00	\$ 19,120.00	
2.C. RETAINING WALL											
1. Excavate Retaining Wall	LF	565	\$ 6.40	\$ 3,616.00		\$ -		\$ -	565.00	\$ 3,616.00	
2. Retaining Wall	SF	3,600	\$ 40.00	\$ 144,000.00		\$ -		\$ -	3,600.00	\$ 144,000.00	
3. Sleeves for Guide Rail behind Wall #3	LS	1	\$ 5,300.00	\$ 5,300.00		\$ -		\$ -	1.00	\$ 5,300.00	
2.D. EROSION CONTROL											
Erosion & Sediment Controls											
1. Construction Entrance	EA	1	\$ 3,392.00	\$ 3,392.00		\$ -		\$ -	1.00	\$ 3,392.00	
2. 20" Weighted Sediment Tube	LF	112	\$ 23.98	\$ 2,685.76		\$ -		\$ -	112.00	\$ 2,685.76	
3. 18" Silt Fence - Stockpiles	LF	1,062	\$ 1.56	\$ 1,656.72		\$ -		\$ -	1,062.00	\$ 1,656.72	
4. 30" Silt Fence	LF	369	\$ 1.91	\$ 704.79		\$ -		\$ -	369.00	\$ 704.79	
5. Super Silt Fence	LF	1,022	\$ 6.45	\$ 6,591.90		\$ -		\$ -	1,022.00	\$ 6,591.90	
6. Super Silt Fence w/ Tree Protection Fence	LF	1,423	\$ 6.45	\$ 9,178.35		\$ -		\$ -	1,423.00	\$ 9,178.35	
7. Orange Construction Fence	LF	1,754	\$ 1.54	\$ 2,701.16		\$ -		\$ -	1,754.00	\$ 2,701.16	
8. Tree Protection Fence-Shown on Grading Plan	LF	1,892	\$ 1.54	\$ 2,913.68		\$ -		\$ -	1,892.00	\$ 2,913.68	
9. Temporary Seeding - Excess Fill Piles	SY	19,360	\$ 0.29	\$ 5,614.40		\$ -		\$ -	19,360.00	\$ 5,614.40	
10. Slope Matting (North American Green S-75)	SY	4,235	\$ 1.50	\$ 6,352.50		\$ -		\$ -	4,235.00	\$ 6,352.50	
11. Grade Swales #D1, D2, D7.3A, D7.3B, D17, D24.2	SY	2,685	\$ 0.55	\$ 1,476.75		\$ -		\$ -	2,685.00	\$ 1,476.75	
12. Swale Matting (North American Green S-75)	SY	2,685	\$ 1.50	\$ 4,027.50		\$ -		\$ -	2,685.00	\$ 4,027.50	
13. Inlet Protection Silt Sack	EA	8	\$ 134.00	\$ 1,072.00		\$ -		\$ -	8.00	\$ 1,072.00	
14. Clean Water Pump Bypass, Sandbag Cofferdam	LS	1	\$ 12,000.00	\$ 12,000.00		\$ -		\$ -	1.00	\$ 12,000.00	

ESCROW STATUS REPORT



Gilmore & Associates, Inc.
Engineering and Consulting Services

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 10
RELEASE DATE: 17-Mar-2015

PROJECT NAME: Firefox - Ph. 1 (Southern)
PROJECT NO.: 2012-09009
TOWNSHIP NO.: LD/S #630
DEVELOPER: Crystal Road Enterprises, LLC
OWNER: Firefox I, L.P.

	PHASE I	PHASE II	TOTAL
CONSTRUCTION:	\$ 2,380,457.42	\$ 1,573,052.37	\$ 3,953,509.79
CONTINGENCY (10%):	\$ 238,045.74	\$ 157,305.24	\$ 395,350.98
ESCROW POSTED:	\$ 2,618,503.16	\$ 1,730,357.61	\$ 4,348,860.77

	PHASE I	PHASE II	TOTAL
TOTAL ESCROW:	\$ 2,618,503.16	\$ 1,730,357.61	\$ 4,348,860.77
AMOUNT OF THIS RELEASE:	\$ 123,882.94	\$ -	\$ 123,882.94
PRIOR ESCROW RELEASED:	\$ 1,739,417.70	\$ -	\$ 1,739,417.70
TOTAL RELEASED TO DATE:	\$ 1,863,300.64	\$ -	\$ 1,863,300.64
BALANCE AFTER CURRENT RELEASE:	\$ 755,202.52	\$ 1,730,357.61	\$ 2,485,560.13

MUNICIPALITY: Montgomery Township
ESCROW AGENT: Univest
TYPE OF SECURITY: Loan
AGREEMENT DATE: 10-Oct-2014

TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 45,000.00
TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 5,000.00
PHASE I MAINTENANCE BOND AMOUNT (15%): \$ 357,068.61
PHASE II MAINTENANCE BOND AMOUNT (15%): \$ 235,957.86

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 11
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
2.E. BOX CULVERT											
1. Box Culvert (incl. steel casing)	LS	1	\$ 151,965.00	\$ 151,965.00		\$ -		\$ -	1.00	\$ 151,965.00	
2.F. STORM SEWER											
1. 18" RCP	LF	1,136	\$ 35.00	\$ 39,760.00		\$ -		\$ -	1,136.00	\$ 39,760.00	
2. 24" RCP	LF	610	\$ 45.00	\$ 27,450.00		\$ -		\$ -	610.00	\$ 27,450.00	
6. Type M Inlets (#D17, D24.2)	EA	2	\$ 2,700.00	\$ 5,400.00		\$ -		\$ -	2.00	\$ 5,400.00	
7. Type C Inlets (#B2.2, B2.4, B3.2, C03, C04, D12.1, D12.2,	EA	16	\$ 2,700.00	\$ 43,200.00		\$ -		\$ -	16.00	\$ 43,200.00	
8. Type C Inlet Mod, 42"x48" (#B2.3, D13, D14.1, D16)	EA	4	\$ 3,400.00	\$ 13,600.00		\$ -		\$ -	4.00	\$ 13,600.00	
9. Type C Inlet Mod, 48" x 54" (#D24)	EA	1	\$ 3,600.00	\$ 3,600.00		\$ -		\$ -	1.00	\$ 3,600.00	
10. Storm Manhole 48" x 48" (#D12)	EA	1	\$ 3,400.00	\$ 3,400.00		\$ -		\$ -	1.00	\$ 3,400.00	
13. Infiltration Areas D1, D2 & D3 - Convert temp. swales D17 & D24.2 to trenches #1, 2, and 3 (incl. inlets and piping)	LS	1	\$ 69,287.00	\$ 69,287.00		\$ -		\$ -	1.00	\$ 69,287.00	
2.G. ROADWAY SITE											
1. Excavate & Backfill, Curb	LF	3,931	\$ 3.19	\$ 12,539.89		\$ -		\$ -	3,931.00	\$ 12,539.89	
2. Belgian Block Curb	LF	3,931	\$ 14.00	\$ 55,034.00		\$ -		\$ -	3,931.00	\$ 55,034.00	
3. Fine Grade and Compact Subgrade	SY	6,129	\$ 1.12	\$ 6,864.48		\$ -		\$ -	6,129.00	\$ 6,864.48	
4. 3" 2a Modified	SY	6,129	\$ 3.01	\$ 18,448.29		\$ -		\$ -	6,129.00	\$ 18,448.29	
5. 5" (25MM) Base Course	SY	6,129	\$ 19.00	\$ 116,451.00		\$ -		\$ -	6,129.00	\$ 116,451.00	
6. 1.5" (9.5MM) Wearing Paving	SY	6,129	\$ 7.12	\$ 43,638.48		\$ -		\$ -	6,129.00	\$ 43,638.48	
7. Speed Bump	LS	1	\$ 1,200.00	\$ 1,200.00		\$ -		\$ -	1.00	\$ 1,200.00	
8. Street Sweeping	SY	6,129	\$ 0.12	\$ 735.48		\$ -		\$ -	6,129.00	\$ 735.48	
9. Tack Coat	SY	6,129	\$ 0.19	\$ 1,164.51		\$ -		\$ -	6,129.00	\$ 1,164.51	
10. Curb & Joint Seal	LF	3,931	\$ 0.63	\$ 2,476.53		\$ -		\$ -	3,931.00	\$ 2,476.53	
11. Line Painting	LS	1	\$ 1,537.00	\$ 1,537.00		\$ -		\$ -	1.00	\$ 1,537.00	
12. Site Signage	LS	1	\$ 2,307.00	\$ 2,307.00		\$ -		\$ -	1.00	\$ 2,307.00	
13. Type 2S Guide Rail (Includes 1 Terminal Section)	LF	413	\$ 20.71	\$ 8,542.88		\$ -		\$ -	412.50	\$ 8,542.88	
14. Type 2S Guide Rail - Over Culvert	LF	38	\$ 164.00	\$ 6,150.00		\$ -		\$ -	37.50	\$ 6,150.00	
Driveway Relocation (NPWA)											
15. Fine Grade and Compact Subgrade	SY	178	\$ 1.12	\$ 199.36		\$ -		\$ -	178.00	\$ 199.36	
16. 3" 2a Modified	SY	178	\$ 3.01	\$ 535.78		\$ -		\$ -	178.00	\$ 535.78	
17. 5" (25MM) Base Course	SY	178	\$ 19.00	\$ 3,382.00		\$ -		\$ -	178.00	\$ 3,382.00	
18. 1.5" (9.5MM) Wearing Paving	SY	178	\$ 7.12	\$ 1,267.36		\$ -		\$ -	178.00	\$ 1,267.36	

ESCROW STATUS REPORT



Gilmore & Associates, Inc.
Engineering and Consulting Services

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 10
RELEASE DATE: 17-Mar-2015

PROJECT NAME:	Firefox - Ph. 1 (Southern)	PHASE I	PHASE II	TOTAL
PROJECT NO.:	2012-09009	CONSTRUCTION: \$ 2,380,457.42	\$ 1,573,052.37	\$ 3,953,509.79
TOWNSHIP NO.:	LD/S #630	CONTINGENCY (10%): \$ 238,045.74	\$ 157,305.24	\$ 395,350.98
DEVELOPER:	Crystal Road Enterprises, LLC	ESCROW POSTED: \$ 2,618,503.16	\$ 1,730,357.61	\$ 4,348,860.77
OWNER:	Firefox I, L.P.			
		TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 45,000.00	
MUNICIPALITY:	Montgomery Township	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 5,000.00	
ESCROW AGENT:	Univest			
TYPE OF SECURITY:	Loan	PHASE I MAINTENANCE BOND AMOUNT (15%):	\$ 357,068.61	
AGREEMENT DATE:	10-Oct-2014	PHASE II MAINTENANCE BOND AMOUNT (15%):	\$ 235,957.86	

PHASE I	PHASE II	TOTAL
TOTAL ESCROW: \$ 2,618,503.16	\$ 1,730,357.61	\$ 4,348,860.77
AMOUNT OF THIS RELEASE: \$ 123,882.94	\$ -	\$ 123,882.94
PRIOR ESCROW RELEASED: \$ 1,739,417.70	\$ -	\$ 1,739,417.70
TOTAL RELEASED TO DATE: \$ 1,863,300.64	\$ -	\$ 1,863,300.64
BALANCE AFTER CURRENT RELEASE: \$ 755,202.52	\$ 1,730,357.61	\$ 2,485,560.13

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 11
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
2.H. <u>ONSITE SIDEWALKS</u>											
1. Sidewalk (4")	SF	11,158	\$ 8.00	\$ 89,264.00		\$ -		\$ -	11,158.00	\$ 89,264.00	
2. Driveway Apron (6" w/ wire mesh)	EA	58	\$ 1,100.00	\$ 63,800.00		\$ -		\$ -	58.00	\$ 63,800.00	
3. Handicap Ramps (incl. DWS)	EA	8	\$ 500.00	\$ 4,000.00		\$ -		\$ -	8.00	\$ 4,000.00	
2.I. <u>BITUMINOUS PATHWAYS</u>	SY	2,094	\$ 35.00	\$ 73,290.00		\$ -		\$ -	2,094.00	\$ 73,290.00	
2.J. <u>SWALE CONVERSION</u>											
1. Convert temp. swales D17 & D24.2 to trenches #1, 2, and 3	LS	1	\$ 69,287.00	\$ 69,287.00		\$ -		\$ -	1.00	\$ 69,287.00	
2.K. <u>STREET LIGHTS</u>											
1. Street Lights	EA	8	\$ 2,700.00	\$ 21,600.00		\$ -		\$ -	8.00	\$ 21,600.00	
2.L. <u>RESPREAD TOPSOIL (pads: 2"; landscaped areas: 8")</u>	LS	1	\$ 16,877.00	\$ 16,877.00		\$ -		\$ -	1.00	\$ 16,877.00	
2.M. <u>PEDESTRIAN BRIDGE (Parallel to Crystal Road)</u>	LS	1	\$ 31,476.00	\$ 31,476.00		\$ -		\$ -	1.00	\$ 31,476.00	
2.N. <u>LANDSCAPING</u>											
Shade Trees											
8. Acer rubrum	EA	37	\$ 350.00	\$ 12,950.00		\$ -		\$ -	37.00	\$ 12,950.00	
1. Acer saccharum	EA	6	\$ 350.00	\$ 2,100.00		\$ -		\$ -	6.00	\$ 2,100.00	
2. Betula nigra	EA	10	\$ 350.00	\$ 3,500.00		\$ -		\$ -	10.00	\$ 3,500.00	
9. Ginkgo biloba sentry	EA	3	\$ 355.00	\$ 1,065.00		\$ -		\$ -	3.00	\$ 1,065.00	
3. Gleditsia T. Shademaster	EA	30	\$ 350.00	\$ 10,500.00		\$ -		\$ -	30.00	\$ 10,500.00	
4. Liquidambar styraciflua	EA	26	\$ 350.00	\$ 9,100.00		\$ -		\$ -	26.00	\$ 9,100.00	
5. Liriodendron tulipifera	EA	28	\$ 350.00	\$ 9,800.00		\$ -		\$ -	28.00	\$ 9,800.00	
10. Pyrus C. Chanticleer	EA	22	\$ 350.00	\$ 7,700.00		\$ -		\$ -	22.00	\$ 7,700.00	
6. Quercus borealis	EA	14	\$ 360.00	\$ 5,040.00		\$ -		\$ -	14.00	\$ 5,040.00	
11. Tilia cordata	EA	25	\$ 350.00	\$ 8,750.00		\$ -		\$ -	25.00	\$ 8,750.00	
7. Zelkova serrata	EA	19	\$ 355.00	\$ 6,745.00		\$ -		\$ -	19.00	\$ 6,745.00	

ESCROW STATUS REPORT



Gilmore & Associates, Inc.
Engineering and Consulting Services

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 10
RELEASE DATE: 17-Mar-2015

PROJECT NAME:	Firefox - Ph. 1 (Southern)	PHASE I	PHASE II	TOTAL
PROJECT NO.:	2012-09009	CONSTRUCTION: \$ 2,380,457.42	\$ 1,573,052.37	\$ 3,953,509.79
TOWNSHIP NO.:	LD/S #630	CONTINGENCY (10%): \$ 238,045.74	\$ 157,305.24	\$ 395,350.98
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ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 11
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
Evergreen Trees											
15. <i>Juniperus virginiana</i>	EA	31	\$ 250.00	\$ 7,750.00		\$ -		\$ -	31.00	\$ 7,750.00	
14. <i>Picea abies</i>	EA	29	\$ 250.00	\$ 7,250.00		\$ -		\$ -	29.00	\$ 7,250.00	
12. <i>Pinus strobus</i>	EA	32	\$ 250.00	\$ 8,000.00		\$ -		\$ -	32.00	\$ 8,000.00	
13. <i>Pseudotsuga menziesii</i>	EA	29	\$ 250.00	\$ 7,250.00		\$ -		\$ -	29.00	\$ 7,250.00	
Shrubs											
19. <i>Chamaecyparis F. Aurea</i>	EA	1	\$ 55.00	\$ 55.00		\$ -		\$ -	1.00	\$ 55.00	
17. <i>Cornus amomum</i>	EA	14	\$ 65.00	\$ 910.00		\$ -		\$ -	14.00	\$ 910.00	
16. <i>Evonymus A. Compacta</i>	EA	4	\$ 65.00	\$ 260.00		\$ -		\$ -	4.00	\$ 260.00	
20. <i>Ilex crenata hetzi</i>	EA	2	\$ 65.00	\$ 130.00		\$ -		\$ -	2.00	\$ 130.00	
21. <i>Thuja O. Emerald Green</i>	EA	2	\$ 80.00	\$ 160.00		\$ -		\$ -	2.00	\$ 160.00	
18. <i>Viburnum Plicatum</i>	EA	14	\$ 65.00	\$ 910.00		\$ -		\$ -	14.00	\$ 910.00	
2.O. RESPREAD TOPSOIL (8")	LS	1	\$ 30,000.00	\$ 30,000.00		\$ -		\$ -	1.00	\$ 30,000.00	
2.P. OTHER											
1. Construction Stakeout	LS	1	\$ 25,406.55	\$ 25,406.55		\$ -		\$ -	1.00	\$ 25,406.55	
2. Pins and Monuments and As-Builts	LS	1	\$ 8,843.00	\$ 8,843.00		\$ -		\$ -	1.00	\$ 8,843.00	
2.Q. 10% CONTINGENCY (Phase II)		1	\$ 157,305.24	\$ 157,305.24		\$ -		\$ -	1.00	\$ 157,305.24	
(Released upon certification of final completion and receipt of Maintenance Bond)											



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

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

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408
www.bjengineers.com

March 16, 2016

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

**SUBJECT: FIREFOX LAND DEVELOPMENT PHASE I
ESCROW RELEASE INSPECTION 01
TOWNSHIP LD/S NO. 630
PROJECT NO. 0655227R**

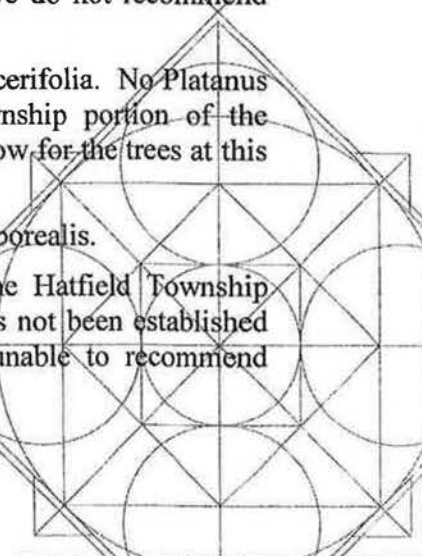
Dear Mr. Dougherty:

Please be advised that on March 15, 2016, I conducted an escrow release inspection of landscape material installed at Phase 1 of the Firefox Land Development, in response to a March 9, 2016 request for inspection from Brian Grant of Select Properties. The landscape material was inspected in accordance with the approved Landscape Plan prepared by S.T.A. Engineering, Inc., dated March 30, 2006 and last revised June 26, 2014.

We offer the following comments for your consideration:

A. Shade Trees

- 1) Escrow release has been requested for seventeen (17) *Acer rubrum*.
 - a) One (1) *Acer rubrum* street tree required to be planted near the pedestrian bridge is missing or has not been planted. Therefore, we do not recommend release of escrow for the tree at this time.
 - b) Sixteen (16) columnar form *Acer rubrum* street trees were found. Columnar form trees are not permitted to be used to meet street tree or shade tree requirements. The trees must be removed and replaced in accordance with the approved plans. Therefore, we do not recommend release of escrow for the trees at this time.
- 2) Escrow release has been requested for two (2) *Platanus x acerifolia*. No *Platanus x acerifolia* trees were found on the Montgomery Township portion of the property. Therefore, we do not recommend release of escrow for the trees at this time.
- 3) Escrow release has been requested for twelve (12) *Quercus borealis*.
 - a) Three (3) *Quercus borealis* were found within the Hatfield Township portion of the property. Escrow for these trees has not been established with Montgomery Township; therefore, we are unable to recommend escrow release for these trees.



- b) One (1) *Quercus borealis* has a severely bent trunk, and is therefore in an **unacceptable** condition to release the associated escrow. Landscape notes in the approved plan set require that trees have normal growth habits. The tree must be removed and replaced; therefore, we do not recommend release of escrow for the tree at this time.
- c) Eight (8) *Quercus borealis* of **acceptable** size and condition to release the associated escrow were found. Therefore, we recommend the release of **\$2,880.00** for these trees.
- 4) Escrow release has been requested for one (1) *Quercus phellos*. One *Quercus phellos* has been found in an **acceptable** condition to release the associated escrow. Therefore, we recommend the release of **\$360.00** for this tree.
- 5) Escrow release has been requested for seven (7) *Tilia cordata*.
 - a) One (1) *Tilia cordata* was found within the Hatfield Township portion of the property. Escrow for this tree has not been established with Montgomery Township; therefore, we are unable to recommend escrow release for this tree.
 - b) One (1) *Tilia cordata* located adjacent the pedestrian bridge has a damaged trunk from improper handling. The landscape notes in the approved plan requires that landscape material be free from defects and injuries. The tree must be removed and replaced; therefore, we do not recommend release of escrow for the tree at this time.
 - c) Five (5) *Tilia cordata* found along Route 309 have not had the bindings and burlap removed from the upper 1/3 of the root ball, and are therefore in an **unacceptable** condition to release the associated escrow. Therefore, we do not recommend release of escrow for the trees at this time.

B. Evergreen Trees

- 1) Escrow release has been requested for twenty-two (22) *Picea abies*.
 - a) Twenty-one (21) *Picea abies* of **acceptable** size and condition to release the associated escrow were found. Therefore, we recommend the release of **\$5,250.00** for these trees.
 - b) One (1) *Picea abies* is missing or has not been planted. Therefore, we do not recommend release of escrow for the tree at this time.
- 2) Escrow release has been requested for thirty (30) *Pinus strobus*. Thirty (30) *Pinus strobus* of **acceptable** size and condition to release the associated escrow were found. Therefore, we recommend the release of **\$7,500.00** for these trees.
- 3) It should be noted that the *Picea abies* and *Pinus strobus* found on the site were planted within the buffer in locations designated for *Juniperus virginiana*. The revised locations of these trees within the buffer area is acceptable. However, the required twenty-six (26) *Juniperus virginiana* must be provided elsewhere within the buffer, or a substitution request must be submitted for approval.

Mr. James P. Dougherty, P.E.
Firefox I, L.P. Phase I
March 16, 2016
Page 3

Based on our review of this escrow release request, we recommend an escrow release amount of **Fifteen Thousand, Nine Hundred Ninety Dollars and No Cents (\$15,990.00)**. Please find attached an updated escrow tabulation for your reference, a copy of Mr. Grant's email requesting the escrow release inspection, and diagrams detailing my inspection findings.

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

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

Sincerely,



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

VLL/kam

Enclosure(s)

cc: Lawrence Gregan, Township Manager
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Shade Tree Commission
Brian Grant, Select Properties
Clay Chandler, Firefox I, L.P.,

**FIREFOX 1, L.P. PHASE I
MONTGOMERY TOWNSHIP (3/16/16)**

PROJECT #06 55 227R LD/S # 630

ITEM DESCRIPTION	SIZE	UNIT PRICE	QTY.	TOTAL	PREVIOUS ESCROW RELEASED		CURRENT ESCROW RECOMMENDED FOR RELEASE		REMAINING ESCROW TO BE RELEASED	
					QTY.	AMOUNT	QTY.	AMOUNT	QTY.	AMOUNT
1.0 Shade Trees										
Acer rubrum	3" cal.	\$ 350.00	31	\$ 10,850.00	0	\$ -	0	\$ -	31	\$ 10,850.00
Acer saccharum	3" cal.	\$ 350.00	19	\$ 6,650.00	0	\$ -	0	\$ -	19	\$ 6,650.00
Cercidiphyllum japonica	3" cal.	\$ 380.00	16	\$ 6,080.00	0	\$ -	0	\$ -	16	\$ 6,080.00
Gleditsia triacanthos 'Shademaster'	3" cal.	\$ 350.00	27	\$ 9,450.00	0	\$ -	0	\$ -	27	\$ 9,450.00
Liquidambar styraciflua	3" cal.	\$ 350.00	23	\$ 8,050.00	0	\$ -	0	\$ -	23	\$ 8,050.00
Liriodendron tulipifera	3" cal.	\$ 350.00	21	\$ 7,350.00	0	\$ -	0	\$ -	21	\$ 7,350.00
Platanus x acerifolia	3" cal.	\$ 350.00	13	\$ 4,550.00	0	\$ -	0	\$ -	13	\$ 4,550.00
Pyrus calleryana 'Chanticleer'	3" cal.	\$ 350.00	16	\$ 5,600.00	0	\$ -	0	\$ -	16	\$ 5,600.00
Quercus borealis	3" cal.	\$ 360.00	13	\$ 4,680.00	0	\$ -	8	\$ 2,880.00	5	\$ 1,800.00
Quercus phellos	3" cal.	\$ 360.00	22	\$ 7,920.00	0	\$ -	1	\$ 360.00	21	\$ 7,560.00
Quercus palustris	3" cal.	\$ 350.00	9	\$ 3,150.00	0	\$ -	0	\$ -	9	\$ 3,150.00
Tilia cordata	3" cal.	\$ 350.00	18	\$ 6,300.00	0	\$ -	0	\$ -	18	\$ 6,300.00
Zelkova serrata	3" cal.	\$ 350.00	26	\$ 9,100.00	0	\$ -	0	\$ -	26	\$ 9,100.00
SUBTOTAL			254	\$ 89,730.00	0	\$ -	9	\$ 3,240.00	245	\$ 86,490.00
2.0 Evergreen Trees										
Juniperus virginiana	8-9' ht.	\$ 250.00	26	\$ 6,500.00	0	\$ -	0	\$ -	26	\$ 6,500.00
Pseudotsuga menziesii	8-9' ht.	\$ 250.00	29	\$ 7,250.00	0	\$ -	0	\$ -	29	\$ 7,250.00
Picea abies	8-9' ht.	\$ 250.00	34	\$ 8,500.00	0	\$ -	21	\$ 5,250.00	13	\$ 3,250.00
Pinus strobus	8-9' ht.	\$ 250.00	43	\$ 10,750.00	0	\$ -	30	\$ 7,500.00	13	\$ 3,250.00
SUBTOTAL			132	\$ 33,000.00	0	\$ -	51	\$ 12,750.00	81	\$ 20,250.00
3.0 Shrubs										
Taxus densiformis	30" ht.	\$ 65.00	11	\$ 715.00	0	\$ -	0	\$ -	11	\$ 715.00
Euonymus alatus 'Compacta'	30" ht.	\$ 65.00	10	\$ 650.00	0	\$ -	0	\$ -	10	\$ 650.00
Forsythia 'Lynwood Gold'	30" ht.	\$ 65.00	10	\$ 650.00	0	\$ -	0	\$ -	10	\$ 650.00
Ilex verticillata	30" ht.	\$ 65.00	17	\$ 1,105.00	0	\$ -	0	\$ -	17	\$ 1,105.00
Viburnum plicatum	30" ht.	\$ 65.00	9	\$ 585.00	0	\$ -	0	\$ -	9	\$ 585.00
SUBTOTAL			57	\$ 3,705.00	0	\$ -	0	\$ -	57	\$ 3,705.00
4.0 Seed Mix										
Seed Mix A (ERNMX 126)	SF	\$ 0.12	14,190	\$ 1,702.80	0	\$ -	0	\$ -	14,190	\$ 1,702.80
Seed Mix B (ERNMX 127)	SF	\$ 0.12	12,960	\$ 1,555.20	0	\$ -	0	\$ -	12,960	\$ 1,555.20
SUBTOTAL			27150	\$ 3,258.00	0	\$ -	0	\$ -	27150	\$ 3,258.00
5.0 TOTAL OF ALL PLANTINGS				\$ 129,693.00		\$ -		\$ 15,990.00		\$ 113,703.00



Boucher & James, Inc.
CONSULTING ENGINEERS

The structural design for the retaining walls shall be submitted to the township engineer for review and approval prior to the commencement of construction.

Hatfield Township

100-YEAR
W.S.E.L. 290.99

Firefox Phase 1
Landscape Escrow Release Inspection - 01
Inspection Date: 3/15/16

Legend:

- Acceptable for escrow release
- C** Columnar Form tree- not acceptable for escrow release, required to be replaced
- D** Damaged- not acceptable for escrow release, required to be replaced
- M** Missing or Unplanted - not acceptable for escrow release, required to be planted or replaced
- L** Leader crooked, cut or deformed - not acceptable for escrow release, required to be replaced
- B** Bindings remaining on top of root ball - not acceptable for escrow release, bindings and burlap must be removed from top 1/3 of root ball

TREE PROTECTION
FENCING

EXISTING SIGNIFICANT
AND/OR NATURAL
VEGETATION TO REMAIN
(BRUSH AND UNDERSTORY
GROWTH TO BE CLEARED TO
CREATE USEABLE OPEN SPACE)

Valerie Liggett

From: Brian Grant <Bgrant@selectpropertiesinc.com>
Sent: Wednesday, March 09, 2016 4:18 PM
To: Brian Dusault
Cc: Jim Dougherty; Valerie Liggett
Subject: RE: Firefox and Crystal Road Escrow Releases
Attachments: Firefox Phase 1 Escrow Request No. 10_3.9.16.xlsx

Brian,

Here's my draft request No. 10 for Firefox Phase 1.....let me know how your day looks tomorrow to review. In the meantime, I've cc'd Boucher & James so Val can inspect site & confirm landscaping quantities.

Thanks,
Brian

Brian C. Grant
Vice President
Select Properties, Inc.
2312 N. Broad St.
Colmar, PA 18915
(215) 822-1830 Ext. 318
(215) 651-1603 cell
bgrant@selectpropertiesinc.com



From: Brian Grant [<mailto:Bgrant@selectpropertiesinc.com>]
Sent: Tuesday, March 08, 2016 11:45 AM
To: 'Brian Dusault' <BDUSAULT@gilmore-assoc.com>
Cc: 'Jim Dougherty' <JDOUGHERTY@gilmore-assoc.com>
Subject: RE: Firefox and Crystal Road Escrow Releases

Brian,

Here's my draft request No.7 for Crystal Road....I'm working on Firefox Phase 1 next and will ship that over to you. My plan would be to catch up by phone tomorrow after lunch to review them both.

Brian C. Grant
Vice President
Select Properties, Inc.
2312 N. Broad St.
Colmar, PA 18915
(215) 822-1830 Ext. 318
(215) 651-1603 cell
bgrant@selectpropertiesinc.com

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Construction Escrow Release #2- LDS#677 – Narayan Guest House

MEETING DATE: March 28, 2016

ITEM NUMBER: #17b.

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 requested by the Todi Foundation for the Narayan Guest House, as recommended by the Township Engineer. The original amount of the escrow was \$279,678.47, held as a Cash Escrow. This is the second escrow release for this project. The current release is in the amount of \$61,449.16. The new balance would be \$208,548.05

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT: None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$61,449.16, as recommended by the Township Engineer for the Narayan Guest House project.

MOTION _____

SECOND _____

ROLL CALL:

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

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

RELEASE OF ESCROW FORM

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

Date: 03/08/2017

Development: Narayan Guest House Project - LD/S #677

G&A Project #: 2014-06055

Release #: 2

Dear Mr. Dunlevy:

This is an escrow release request in the amount of \$61,449.16. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

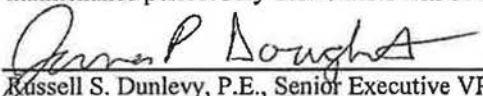
ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 03/17/2016

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$60,519.16 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

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

Resolution # _____

WHEREAS, a request for release of escrow was received from Nand and Sashi Todi for Narayan Guest House Project - LD/S #677, in the amount of \$61,449.16, 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 \$60,519.16; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$60,519.16; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Cash with Montgomery Township in total sum of \$297,678.47 pursuant to a signed Land Development Agreement and that \$28,611.26 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$208,548.05 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

VIA EMAIL

March 17, 2016

File No. 2014-06055

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

Reference: Financial Security Release 2
Narayan Guest House Preliminary/Final Land Development – LD/S #677
1630 County Line Road
Tax Parcel #46-00-00556-00-1; Block 16A, Unit 177

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$60,519.16 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

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

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

Sincerely,

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

JPD/

Enclosure: as referenced

cc: Lawrence J. Gegan, Manager – Montgomery Township
Marita A. Stoerrle, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Nand and Shashi Todt
David J. Caracausa, Broker/President – Coldwell Banker Premier Properties
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.
Brian Dusault, Construction Services Manager – Gilmore & Associates, Inc.

BUILDING ON A FOUNDATION OF EXCELLENCE

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



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 2
RELEASE DATE: 17-Mar-2016

PROJECT NAME: Narayan Guest House Project
PROJECT NO.: 2014-06055
TOWNSHIP NO.: LD/S #677
PROJECT OWNER: Nand and Sashi Todi

TOTAL CONSTRUCTION: \$ 270,616.79
TOTAL CONSTRUCTION CONTINGENCY (10%): \$ 27,061.68
TOTAL CONSTRUCTION ESCROW POSTED: \$ 297,678.47

ORIGINAL CONSTRUCTION AMOUNT: \$ 297,678.47

AMOUNT OF THIS RELEASE: \$ 60,519.16

MUNICIPALITY: Montgomery Township
ESCROW AGENT: Montgomery Township
TYPE OF SECURITY: Cash
AGREEMENT DATE: 25-Nov-2015

TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 27,100.00
TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 2,700.00

PRIOR CONSTRUCTION RELEASED: \$ 28,611.26
TOTAL CONSTRUCTION RELEASED TO DATE: \$ 89,130.42

BALANCE AFTER CURRENT RELEASE: \$ 208,548.05

MAINTENANCE BOND AMOUNT (15%): \$ 40,592.52

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 3
CONSTRUCTION ITEMS					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
A. EARTHWORK & DEMOLITION											
1. Strip Topsoil Stockpile	CY	1,600	\$ 2.53	\$ 4,048.00		\$ -	1,600.00	\$ 4,048.00		\$ -	
2. Site Cut/Fill	CY	1,071	\$ 3.00	\$ 3,213.00		\$ -	1,071.00	\$ 3,213.00		\$ -	
3. Rough Grade Site	SF	37,972	\$ 0.03	\$ 1,139.16	37,972.00	\$ 1,139.16	37,972.00	\$ 1,139.16		\$ -	
4. Respread 8" Topsoil and 3" Amended Soil, Grade and Seed	CY	375	\$ 73.00	\$ 27,375.00		\$ -		\$ -	375.00	\$ 27,375.00	
5. Curb- Excavation/Backfill	LF	646	\$ 1.50	\$ 969.00		\$ -		\$ -	646.00	\$ 969.00	
6. Fine Grade for Paving	SY	1,474	\$ 1.20	\$ 1,768.80		\$ -		\$ -	1,474.00	\$ 1,768.80	
7. Clearing/Grubbing	LS	1	\$ 14,850.00	\$ 14,850.00		\$ -	1.00	\$ 14,850.00		\$ -	
B. EROSION & SEDIMENT CONTROL											
1. Tire Cleaner	SY	144	\$ 18.00	\$ 2,592.00		\$ -	144.00	\$ 2,592.00		\$ -	
2. 12" Compost Filter Sock	LF	1,027	\$ 2.36	\$ 2,423.72		\$ -	1,027.00	\$ 2,423.72		\$ -	
3. 30" Tree Protection Fence	LF	1,157	\$ 0.22	\$ 254.54		\$ -	1,157.00	\$ 254.54		\$ -	
4. Temp. Seeding/Stabilization	SF	42,683	\$ 0.04	\$ 1,707.32		\$ -		\$ -	42,683.00	\$ 1,707.32	
5. E&S Maintenance During Construction	LS	1	\$ 750.00	\$ 750.00		\$ -		\$ -	1.00	\$ 750.00	
C. STORM SEWER											
1. HDPE 15" Dia.	LF	15	\$ 35.00	\$ 525.00		\$ -		\$ -	15.00	\$ 525.00	
2. HDPE 18" Dia.	LF	167	\$ 35.00	\$ 5,845.00	167.00	\$ 5,845.00	167.00	\$ 5,845.00		\$ -	
3. HDPE 12" Dia.	LF	100	\$ 35.00	\$ 3,500.00		\$ -		\$ -	100.00	\$ 3,500.00	
4. HDPE 6" Dia.	LF	35	\$ 25.00	\$ 875.00		\$ -		\$ -	35.00	\$ 875.00	
5. HDPE 4" Dia. - Roof Drain Leaders	EA	5	\$ 500.00	\$ 2,500.00		\$ -		\$ -	5.00	\$ 2,500.00	
6. Underground Detention Basin 'A'	LS	1	\$ 45,000.00	\$ 45,000.00	1.00	\$ 45,000.00	1.00	\$ 45,000.00		\$ -	
7. Underground Detention Basin 'B'	LS	1	\$ 13,000.00	\$ 13,000.00		\$ -		\$ -	1.00	\$ 13,000.00	
8. End Wall	EA	2	\$ 2,500.00	\$ 5,000.00	1.00	\$ 2,500.00	1.00	\$ 2,500.00	1.00	\$ 2,500.00	
9. Earthen Level Spreader (incl. TRM)	EA	2	\$ 1,750.00	\$ 3,500.00	1.00	\$ 1,750.00	1.00	\$ 1,750.00	1.00	\$ 1,750.00	
10. R-3 Rip Rap	SY	13	\$ 55.00	\$ 715.00	13.00	\$ 715.00	13.00	\$ 715.00		\$ -	
11. River Rock Outlet Protection	SY	75	\$ 55.00	\$ 4,125.00	50.00	\$ 2,750.00	50.00	\$ 2,750.00	25.00	\$ 1,375.00	



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 2
RELEASE DATE: 17-Mar-2016

PROJECT NAME:	Narayan Guest House Project	TOTAL CONSTRUCTION:	\$ 270,616.79	ORIGINAL CONSTRUCTION AMOUNT:	\$ 297,678.47
PROJECT NO.:	2014-06055	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 27,061.68	AMOUNT OF THIS RELEASE:	\$ 60,519.16
TOWNSHIP NO.:	LD/S #677	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 297,678.47	PRIOR CONSTRUCTION RELEASED:	\$ 28,611.26
PROJECT OWNER:	Nand and Sashi Todi			TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 89,130.42
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 27,100.00	BALANCE AFTER CURRENT RELEASE:	\$ 208,548.05
ESCROW AGENT:	Montgomery Township	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 2,700.00		
TYPE OF SECURITY:	Cash				
AGREEMENT DATE:	25-Nov-2015	MAINTENANCE BOND AMOUNT (15%):	\$ 40,592.52		

ESCROW TABULATION						CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 3	
CONSTRUCTION ITEMS		UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	
E. <u>ONSITE CONCRETE/STONE/PAVING</u>													
1.	Concrete Curb - 18"	LF	651	\$ 30.00	\$ 19,530.00		\$ -		\$ -	651.00	\$ 19,530.00		
2.	4" Concrete Sidewalk	SY	138	\$ 60.00	\$ 8,280.00		\$ -		\$ -	138.00	\$ 8,280.00		
3.	8" 2A Stone Subbase	SY	1,255	\$ 6.50	\$ 8,157.50		\$ -		\$ -	1,255.00	\$ 8,157.50		
4.	2" Superpave Asphalt Binder Course (25 MM)	SY	1,255	\$ 12.50	\$ 15,687.50		\$ -		\$ -	1,255.00	\$ 15,687.50		
5.	Sweep and Tack	SY	1,255	\$ 0.75	\$ 941.25		\$ -		\$ -	1,255.00	\$ 941.25		
6.	1-1/2" Superpave Asphalt Wearing Course (9.5 MM)	SY	1,255	\$ 12.50	\$ 15,687.50		\$ -		\$ -	1,255.00	\$ 15,687.50		
7.	Pavement Markings	LS	1	\$ 2,100.00	\$ 2,100.00		\$ -		\$ -	1.00	\$ 2,100.00		
F. <u>COUNTY LINE RD CONCRETE/STONE/PAVING</u>													
1.	Saw Cut	LF	80	\$ 15.00	\$ 1,200.00		\$ -		\$ -	80.00	\$ 1,200.00		
2.	Box Out	LS	1	\$ 700.00	\$ 700.00		\$ -		\$ -	1.00	\$ 700.00		
3.	6" 2A Stone Subbase to Safety Shoulder	SY	231	\$ 6.00	\$ 1,386.00		\$ -		\$ -	231.00	\$ 1,386.00		
4.	8" 25 MM Base Course	SY	231	\$ 27.00	\$ 6,237.00		\$ -		\$ -	231.00	\$ 6,237.00		
5.	2.5" 19 MM Binder Course	SY	231	\$ 14.50	\$ 3,349.50		\$ -		\$ -	231.00	\$ 3,349.50		
6.	1' Transition Mill	LF	80	\$ 18.00	\$ 1,440.00		\$ -		\$ -	80.00	\$ 1,440.00		
7.	Sweep and Tack Coat	SY	240	\$ 0.75	\$ 180.00		\$ -		\$ -	240.00	\$ 180.00		
8.	1.5" 9.5 MM Wearing Course SRL-H	SY	240	\$ 12.50	\$ 3,000.00		\$ -		\$ -	240.00	\$ 3,000.00		
9.	Joint Seal	LF	80	\$ 0.50	\$ 40.00		\$ -		\$ -	80.00	\$ 40.00		
10.	Traffic Maintenance and Protection	LS	1	\$ 1,200.00	\$ 1,200.00		\$ -		\$ -	1.00	\$ 1,200.00		



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 2
RELEASE DATE: 17-Mar-2016

PROJECT NAME: Narayan Guest House Project
PROJECT NO.: 2014-06055
TOWNSHIP NO.: LD/S #677
PROJECT OWNER: Nand and Sashi Todi

TOTAL CONSTRUCTION: \$ 270,616.79
TOTAL CONSTRUCTION CONTINGENCY (10%): \$ 27,061.68
TOTAL CONSTRUCTION ESCROW POSTED: \$ 297,678.47

ORIGINAL CONSTRUCTION AMOUNT: \$ 297,678.47

AMOUNT OF THIS RELEASE: \$ 60,519.16

MUNICIPALITY: Montgomery Township
ESCROW AGENT: Montgomery Township
TYPE OF SECURITY: Cash
AGREEMENT DATE: 25-Nov-2015

TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 27,100.00
TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 2,700.00

PRIOR CONSTRUCTION RELEASED: \$ 28,611.26
TOTAL CONSTRUCTION RELEASED TO DATE: \$ 89,130.42

BALANCE AFTER CURRENT RELEASE: \$ 208,548.05

MAINTENANCE BOND AMOUNT (15%): \$ 40,592.52

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 3
CONSTRUCTION ITEMS					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
H. LANDSCAPING											
<i>Shade Trees</i>											
1. <i>Acer rubrum 'Brandywine'</i> - Red Maple (3" Cal.)	EA	8	\$ 350.00	\$ 2,800.00		\$ -		\$ -	8.00	\$ 2,800.00	
<i>Ornamental/ Flowering Trees</i>											
2. <i>Cercis canadensis</i> - Eastern Redbud (8' Ht.)	EA	2	\$ 325.00	\$ 650.00		\$ -		\$ -	2.00	\$ 650.00	
<i>Evergreen Trees</i>											
3. <i>Chamaecyparis thyoides</i> - Atlantic White Cedar (8' Ht.)	EA	11	\$ 265.00	\$ 2,915.00		\$ -		\$ -	11.00	\$ 2,915.00	
4. <i>Pinus strobus</i> - Eastern White Pine (8' Ht.)	EA	38	\$ 265.00	\$ 10,070.00		\$ -		\$ -	38.00	\$ 10,070.00	
<i>Deciduous Shrubs</i>											
5. <i>Cornus racemosa</i> - <i>Muskingum</i> Gray Dogwood (30-36" Ht.)	EA	5	\$ 65.00	\$ 325.00		\$ -		\$ -	5.00	\$ 325.00	
6. <i>Myrica pensylvanica</i> (male) - Northern Bayberry (30-36" Ht.)	EA	7	\$ 65.00	\$ 455.00		\$ -		\$ -	7.00	\$ 455.00	
7. <i>Myrica pensylvanica</i> (female) - Northern Bayberry(30-36" Ht.)	EA	7	\$ 65.00	\$ 455.00		\$ -		\$ -	7.00	\$ 455.00	
8. <i>Rhus aromica</i> 'Glo-Low' - Fragrant Sumac (30-36" Ht.)	EA	32	\$ 65.00	\$ 2,080.00		\$ -		\$ -	32.00	\$ 2,080.00	
<i>Seeding & Mulch</i>											
9. Permanent Seeding	LS	1	\$ 3,000.00	\$ 3,000.00		\$ -		\$ -	1.00	\$ 3,000.00	
10. Mulch	SY	25	\$ 65.00	\$ 1,625.00		\$ -		\$ -	25.00	\$ 1,625.00	
I. MISCELLANEOUS											
1. Construction Stakeout	LS	1	\$ 4,100.00	\$ 4,100.00	0.20	\$ 820.00	0.50	\$ 2,050.00	0.50	\$ 2,050.00	
2. As-Builts	LS	1	\$ 4,250.00	\$ 4,250.00		\$ -		\$ -	1.00	\$ 4,250.00	
3. Concrete Monuments	EA	2	\$ 150.00	\$ 300.00		\$ -		\$ -	2.00	\$ 300.00	
4. Street Lights	EA	1	\$ 2,000.00	\$ 2,000.00		\$ -		\$ -	1.00	\$ 2,000.00	
5. Signs	EA	4	\$ 200.00	\$ 800.00		\$ -		\$ -	4.00	\$ 800.00	
J. CONTINGENCY											
1. 10% Contingency	LS	1		\$ 27,061.68		\$ -		\$ -	1.00	\$ 27,061.68	
(Released upon certification of completion and receipt of Maintenance Bond)											

**COLDWELL
BANKER**

PREFERRED

THE PREMIER PROPERTIES GROUP
686 DEKALB PIKE, SUITE 102
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March 8, 2016

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

Re: Escrow Release, Narayan Guest House, Montgomery Township

Mr. Shoupe,

On behalf of Mr. Todi and the Todi Foundation's project known as the Narayan Guest House, I am requesting a release of funds escrowed for work and improvements that have been completed at the site.

The Total amount of the release request is \$61,449.16 which is in accordance with the projects "Summary of Escrow Account" break down prepared by Gilmore and Associates Developer's Agreement.

The line item escrow release are as follows:

Item	Amount Escrowed	Amount Requested/Balance after Release
Earthwork		
➤ Rough Grade Site	\$1,139.16	\$1,139.16 /0
Storm Sewer		
➤ HDPE 18" Dia	\$5,845.00	\$5,845/0
➤ Underground Detention Basin "A"	\$45,000.00	\$45,000/0
➤ End Wall	\$2,500.00	\$2,500/2,500
➤ Earthen Level Spreader	\$1,750.00	\$1,750/1,750
➤ Rip Rap	\$715.00	\$715/0
➤ River Rock	\$3,000.00	\$3,000/1,125
Miscellaneous		
➤ Construction Stakeout	\$1,500.00	\$1,500/\$1,370

Please process the release amount of \$61,449.16 and forward the funds directly to the Todi Foundation,
P. O. Box 348, Gwynedd Valley, Pa. 19437. Please cc me on all correspondence to my P.O. Box 1055,
North Wales, Pa. 19454.

If you have any questions or I can be of any further assistance please don't heisted to contact me.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "David J. Catacausa", with a long, sweeping horizontal line extending to the right.

David J. Catacausa

CC Gilmore & Associates
Nand Todi

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Construction Escrow Release #7 - LDS#639 – Maple Dr /Crystal Rd
Townhouse Project

MEETING DATE: March 28, 2016

ITEM NUMBER: #17c.

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 requested by Brian Grant for the Townhouses at Crystal and Maple, as recommended by the Township Engineer. The original amount of the escrow was \$876,309.28, held as a Letter of Credit with Univest Bank. This is the seventh escrow release for this project. The current release is in the amount of \$127,615.39. The new balance would be \$368,533.15.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT:

None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$127,615.39, as recommended by the Township Engineer for the Maple Drive/Crystal Road Townhouse project.

MOTION _____

SECOND _____

ROLL CALL:

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

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

RELEASE OF ESCROW FORM

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

Date: 03/08/2016

Development: Maple Dr / Crystal Rd Townhouse Project - LD/S #639

G&A Project #: 2012-10074

Release #: 7

Dear Mr. Dunlevy:

This is an escrow release request in the amount of \$127,615.39. 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: 03/17/2016

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$127,615.39 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

 For RSD

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

Resolution # _____

WHEREAS, a request for release of escrow was received from Crystal Road Enterprises, LLC for Maple Dr / Crystal Rd Townhouse Project - LD/S #639, in the amount of \$127,615.39, 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 \$127,615.39; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$127,615.39; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$876,309.28 pursuant to a signed Land Development Agreement and that \$380,160.74 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$368,533.15 in escrow.

MOTION BY _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

VIA EMAIL

March 15, 2016

File No. 2012-10074

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

Reference: Maple Dr / Crystal Rd Townhouse Project – LD/S #639
Financial Security Release 7

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$127,615.39 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

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

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

Sincerely,

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

JPD/

Enclosures: As Referenced

cc: Bruce S. Shoupe, Director of Planning and Zoning
Marita A. Stoerrle, Development Coordinator - Montgomery Township
Kevin Johnson, P.E. - Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. - Boucher & James, Inc.
Brian C. Grant - Select Properties

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



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 7
RELEASE DATE: 17-Mar-2016

PROJECT NAME:	Maple Dr / Crystal Rd Townhouse Project	TOTAL CONSTRUCTION:	\$ 796,644.80	ORIGINAL CONSTRUCTION AMOUNT:	\$ 876,309.28
PROJECT NO.:	2012-10074	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 79,664.48	AMOUNT OF THIS RELEASE:	\$ 127,615.39
TOWNSHIP NO.:	LD/S #639	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 876,309.28	PRIOR CONSTRUCTION RELEASED:	\$ 380,160.74
PROJECT OWNER:	Crystal Road Enterprises, LLC			TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 507,776.13
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 39,900.00	BALANCE AFTER CURRENT RELEASE:	\$ 368,533.15
ESCROW AGENT:	Univest National Bank	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 5,000.00		
TYPE OF SECURITY:	Letter of Credit				
AGREEMENT DATE:	10-Oct-2014	MAINTENANCE BOND AMOUNT (15%):	\$ 119,496.72		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 8
CONSTRUCTION ITEMS					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
I. EARTHWORK											
1. Clearing & Grubbing	LS	1	\$ 40,331.00	\$ 40,331.00		\$ -	1.00	\$ 40,331.00		\$ -	
2. Strip Topsoil	CY	5,163	\$ 2.93	\$ 15,127.59		\$ -	5,163.00	\$ 15,127.59		\$ -	
3. Cut Fill & Compact	CY	7,954	\$ 3.22	\$ 25,611.88		\$ -	7,954.00	\$ 25,611.88		\$ -	
4. Grade	SY	6,150	\$ 0.23	\$ 1,414.50		\$ -	6,150.00	\$ 1,414.50		\$ -	
II. EROSION CONTROL											
Erosion & Sediment Controls											
1. Construction Entrance	EA	1	\$ 3,392.00	\$ 3,392.00		\$ -	1.00	\$ 3,392.00		\$ -	
2. 18" Silt Fence	LF	620	\$ 1.56	\$ 967.20		\$ -	620.00	\$ 967.20		\$ -	
3. Super Silt Fence	LF	798	\$ 6.45	\$ 5,147.10		\$ -	798.00	\$ 5,147.10		\$ -	
4. Tree Protection Fence	LF	1,420	\$ 1.54	\$ 2,186.80		\$ -	1,420.00	\$ 2,186.80		\$ -	
5. Temporary Vegetation - Excess Fill Piles	SY	4,850	\$ 0.29	\$ 1,406.50		\$ -		\$ -	4,850.00	\$ 1,406.50	
6. Grade Swales #A,B,C,D,E,F	SY	1,230	\$ 0.55	\$ 676.50		\$ -	1,230.00	\$ 676.50		\$ -	
7. Swale Matting #A,B,C,D,E,F (North American Green S-150br)	SY	1,230	\$ 1.65	\$ 2,029.50		\$ -		\$ -	1,230.00	\$ 2,029.50	
8. Rock Filters	EA	2	\$ 132.00	\$ 264.00	2.00	\$ 264.00	2.00	\$ 264.00		\$ -	
9. Permanent Rake & Vegetation (Lawn Area)	LS	1	\$ 4,000.00	\$ 4,000.00		\$ -		\$ -	1.00	\$ 4,000.00	
Sediment Trap C											
1. Strip Topsoil	CY	240	\$ 3.32	\$ 796.80		\$ -	240.00	\$ 796.80		\$ -	
2. Cut Fill & Compact	CY	771	\$ 3.68	\$ 2,837.28		\$ -	771.00	\$ 2,837.28		\$ -	
3. Grade	SY	1,072	\$ 0.28	\$ 300.16		\$ -	1,072.00	\$ 300.16		\$ -	
4. Core Cut & Fill Keyway	LF	250	\$ 10.08	\$ 2,520.00		\$ -	250.00	\$ 2,520.00		\$ -	
5. Respread Topsoil	CY	240	\$ 4.24	\$ 1,017.60		\$ -	240.00	\$ 1,017.60		\$ -	
6. Grade Spillway	SY	202	\$ 0.48	\$ 96.96		\$ -	202.00	\$ 96.96		\$ -	
7. Spillway Matting (North American Green C-125)	SY	202	\$ 6.00	\$ 1,212.00		\$ -	202.00	\$ 1,212.00		\$ -	
8. Permanent Rake & Vegetation (Meadow Mix)	SF	9,800	\$ 0.15	\$ 1,470.00		\$ -		\$ -	9,800.00	\$ 1,470.00	
9. 15" CMP Temporary Riser	EA	1	\$ 1,554.00	\$ 1,554.00		\$ -	1.00	\$ 1,554.00		\$ -	
10. 18" RCP	LF	30	\$ 39.23	\$ 1,176.90		\$ -	30.00	\$ 1,176.90		\$ -	
11. Outlet Structure w/Wier Wall and Precast Footer with Trash Rack, #23	EA	1	\$ 3,081.00	\$ 3,081.00		\$ -	1.00	\$ 3,081.00		\$ -	



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 7
RELEASE DATE: 17-Mar-2016

PROJECT NAME: Maple Dr / Crystal Rd Townhouse Project
PROJECT NO.: 2012-10074
TOWNSHIP NO.: LD/S #639
PROJECT OWNER: Crystal Road Enterprises, LLC

TOTAL CONSTRUCTION: \$ 796,644.80
TOTAL CONSTRUCTION CONTINGENCY (10%): \$ 79,664.48
TOTAL CONSTRUCTION ESCROW POSTED: \$ 876,309.28

ORIGINAL CONSTRUCTION AMOUNT: \$ 876,309.28

AMOUNT OF THIS RELEASE: \$ 127,615.39

MUNICIPALITY: Montgomery Township
ESCROW AGENT: Univest National Bank
TYPE OF SECURITY: Letter of Credit
AGREEMENT DATE: 10-Oct-2014

TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 39,900.00
TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 5,000.00

PRIOR CONSTRUCTION RELEASED: \$ 380,160.74
TOTAL CONSTRUCTION RELEASED TO DATE: \$ 507,776.13

MAINTENANCE BOND AMOUNT (15%): \$ 119,496.72

BALANCE AFTER CURRENT RELEASE: \$ 368,533.15

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 8
CONSTRUCTION ITEMS					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
12. Antiseep Collars	EA	2	\$ 1,306.00	\$ 2,612.00		\$ -	2.00	\$ 2,612.00		\$ -	
13. 18" DW Endwalls, #24	EA	1	\$ 1,500.00	\$ 1,500.00		\$ -	1.00	\$ 1,500.00		\$ -	
14. R-4 Rip Rap Dissipator	TON	8	\$ 77.20	\$ 617.60		\$ -	8.00	\$ 617.60		\$ -	
15. Sediment Trap As-Built Plan	LS	1	\$ 500.00	\$ 500.00		\$ -		\$ -	1.00	\$ 500.00	
Rain Gardens #1,2,B1,C1											
1. Strip Topsoil - Rain Garden #1,2,B1,C1	CY	450	\$ 3.32	\$ 1,494.00		\$ -	450.00	\$ 1,494.00		\$ -	
2. Cut Fill & Compact - Rain Garden #1,2,B1,C1	CY	4,976	\$ 3.68	\$ 18,311.68	1,492.00	\$ 5,490.56	3,980.00	\$ 14,646.40	996.00	\$ 3,665.28	
3. Grade - Rain Garden #1,2,B1,C1	SY	1,825	\$ 0.28	\$ 511.00	547.50	\$ 153.30	1,460.50	\$ 408.94	364.50	\$ 102.06	
4. Respread Topsoil - Rain Garden #1,2,B1,C1	CY	450	\$ 4.24	\$ 1,908.00	360.00	\$ 1,526.40	360.00	\$ 1,526.40	90.00	\$ 381.60	
5. Permanent Rake & Vegetation (Meadow Mix) - RG #1,2,B1,C1	SF	1,800	\$ 0.15	\$ 270.00		\$ -		\$ -	1,800.00	\$ 270.00	
6. Rain Gardens # 1, 2, B1, B2 As-Built Plans	EA	4	\$ 250.00	\$ 1,000.00		\$ -		\$ -	4.00	\$ 1,000.00	
III. STORM SEWER											
1. 15" RCP	LF	76	\$ 30.89	\$ 2,347.64		\$ -	76.00	\$ 2,347.64		\$ -	
2. 18" RCP	LF	751	\$ 30.13	\$ 22,627.63		\$ -	751.00	\$ 22,627.63		\$ -	
3. 36" HDPE (Dual Runs) w/2a Mod 6" Under Pipe to 12" Over	LF	224	\$ 110.00	\$ 24,640.00		\$ -	224.00	\$ 24,640.00		\$ -	
4. 48" HDPE Pipe w/2a Mod 6" Under Pipe to 12" Over	LF	80	\$ 88.91	\$ 7,112.80		\$ -	80.00	\$ 7,112.80		\$ -	
5. Typc C Inlet (Average Depth 3.84') #5,8,9,11,16	EA	4	\$ 1,705.00	\$ 6,820.00		\$ -	4.00	\$ 6,820.00		\$ -	
6. Type C Inlet Mod (Average Depth 4.13') 42"x48"#15	EA	1	\$ 1,820.00	\$ 1,820.00		\$ -	1.00	\$ 1,820.00		\$ -	
7. Type M Inlet Mod w/Weir Wall (Average Depth 4.48') 42"x48" #12	EA	1	\$ 2,075.00	\$ 2,075.00		\$ -	1.00	\$ 2,075.00		\$ -	
8. Type M Inlet (Average Depth 4.23')#1,2,3,4,6,14,17-17-2,17a,21	EA	11	\$ 1,683.00	\$ 18,513.00		\$ -	11.00	\$ 18,513.00		\$ -	
9. Type M Inlet (Average Depth 4.33') #7,10	EA	2	\$ 1,618.00	\$ 3,236.00		\$ -	2.00	\$ 3,236.00		\$ -	
10. Type C Inlet Mod 24"x72"(Average Depth 7.18') #18-1,18-2	EA	2	\$ 3,029.00	\$ 6,058.00		\$ -	2.00	\$ 6,058.00		\$ -	
11. Type C Inlet Mod (Average Depth 7.38')2"x12" #19	EA	1	\$ 3,571.00	\$ 3,571.00		\$ -	1.00	\$ 3,571.00		\$ -	
12. 18" DW Endwalls #13,22	EA	2	\$ 1,500.00	\$ 3,000.00		\$ -	2.00	\$ 3,000.00		\$ -	
13. 48" DW Endwalls #20	EA	1	\$ 4,000.00	\$ 4,000.00		\$ -	1.00	\$ 4,000.00		\$ -	
14. R-4 Rip Rap Dissipator	TON	51	\$ 55.43	\$ 2,826.93		\$ -	51.00	\$ 2,826.93		\$ -	



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 7
RELEASE DATE: 17-Mar-2016

PROJECT NAME:	Maple Dr / Crystal Rd Townhouse Project	TOTAL CONSTRUCTION:	\$ 796,644.80	ORIGINAL CONSTRUCTION AMOUNT:	\$ 876,309.28
PROJECT NO.:	2012-10074	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 79,664.48	AMOUNT OF THIS RELEASE:	\$ 127,615.39
TOWNSHIP NO.:	LD/S #639	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 876,309.28	PRIOR CONSTRUCTION RELEASED:	\$ 380,160.74
PROJECT OWNER:	Crystal Road Enterprises, LLC			TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 507,776.13
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 39,900.00	BALANCE AFTER CURRENT RELEASE:	\$ 368,533.15
ESCROW AGENT:	Univest National Bank	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 5,000.00		
TYPE OF SECURITY:	Letter of Credit				
AGREEMENT DATE:	10-Oct-2014	MAINTENANCE BOND AMOUNT (15%):	\$ 119,496.72		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 8
CONSTRUCTION ITEMS					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
IV. DETENTION FACILITY #B2											
1. Infiltration Bed #B2 w/36" Storm Tank	LS	1	\$ 90,000.00	\$ 90,000.00		\$ -	1.00	\$ 90,000.00		\$ -	
2. As-Built Plan	EA	1	\$ 500.00	\$ 500.00		\$ -		\$ -	1.00	\$ 500.00	
V. ROADWAY SITE											
1. Excavate & Backfill, Curb - Roadway Site	LF	1,721	\$ 3.19	\$ 5,489.99		\$ -	1,721.00	\$ 5,489.99		\$ -	
2. 18" Belgian Block Curb - Roadway Site	LF	1,721	\$ 14.00	\$ 24,094.00		\$ -	1,721.00	\$ 24,094.00		\$ -	
3. Fine Grade Paving - Roadway Site	SY	3,790	\$ 1.12	\$ 4,244.80		\$ -	3,790.00	\$ 4,244.80		\$ -	
4. 3" 2a Modified - Roadway Site	SY	3,790	\$ 3.01	\$ 11,407.90	3,790.00	\$ 11,407.90	3,790.00	\$ 11,407.90		\$ -	
5. 5" BCBC Paving - Roadway Site	SY	3,790	\$ 19.00	\$ 72,010.00	3,790.00	\$ 72,010.00	3,790.00	\$ 72,010.00		\$ -	
6. 1.5" Wearing Paving	SY	3,790	\$ 7.12	\$ 26,984.80		\$ -		\$ -	3,790.00	\$ 26,984.80	
7. Street Sweeping	SY	3,790	\$ 0.12	\$ 454.80		\$ -		\$ -	3,790.00	\$ 454.80	
8. Tack Coat	SY	3,790	\$ 0.19	\$ 720.10		\$ -		\$ -	3,790.00	\$ 720.10	
9. Curb & Joint Seal	LF	1,721	\$ 0.63	\$ 1,084.23		\$ -		\$ -	1,721.00	\$ 1,084.23	
10. Striping	LS	1	\$ 500.00	\$ 500.00		\$ -		\$ -	1.00	\$ 500.00	
Roadway - Emergency Access											
11. Excavate for Widening	SY	93	\$ 8.34	\$ 775.62	93.00	\$ 775.62	93.00	\$ 775.62		\$ -	
12. Permanent Paving Repairs (5" BCBC, 1.5" Wearing)	SY	93	\$ 99.00	\$ 9,207.00	93.00	\$ 9,207.00	93.00	\$ 9,207.00		\$ -	
Emergency Access											
13. Fine Grade & Compact	SY	983	\$ 1.31	\$ 1,287.73	983.00	\$ 1,287.73	983.00	\$ 1,287.73		\$ -	
14. Pave (8" 3A Modified Stone, 5" BCBC Asphalt Paving)	SF	8,838	\$ 2.76	\$ 24,392.88	8,838.00	\$ 24,392.88	8,838.00	\$ 24,392.88		\$ -	
15. Posts (2), Chain (1), Knox Box (1), Pad Lock (1)	EA	2	\$ 550.00	\$ 1,100.00	2.00	\$ 1,100.00	2.00	\$ 1,100.00		\$ -	
VI. ONSITE SIDEWALKS											
1. Excavate and Place 4" 2a Modified for Sidewalks and Driveway Aprons	SF	8,610	\$ 1.56	\$ 13,431.60		\$ -		\$ -	8,610.00	\$ 13,431.60	
2. Sidewalks (4")	SF	2,690	\$ 5.72	\$ 15,386.80		\$ -		\$ -	2,690.00	\$ 15,386.80	
3. Driveway Aprons (6" and wire)	SF	5,920	\$ 10.00	\$ 59,200.00		\$ -		\$ -	5,920.00	\$ 59,200.00	
4. Handicap Ramps (incl. DWS)	EA	8	\$ 500.00	\$ 4,000.00		\$ -		\$ -	8.00	\$ 4,000.00	



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 7
RELEASE DATE: 17-Mar-2016

PROJECT NAME:	Maple Dr / Crystal Rd Townhouse Project	TOTAL CONSTRUCTION:	\$ 796,644.80	ORIGINAL CONSTRUCTION AMOUNT:	\$ 876,309.28
PROJECT NO.:	2012-10074	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 79,664.48	AMOUNT OF THIS RELEASE:	\$ 127,615.39
TOWNSHIP NO.:	LD/S #639	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 876,309.28	PRIOR CONSTRUCTION RELEASED:	\$ 380,160.74
PROJECT OWNER:	Crystal Road Enterprises, LLC			TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 507,776.13
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 39,900.00	BALANCE AFTER CURRENT RELEASE:	\$ 368,533.15
ESCROW AGENT:	Univest National Bank	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 5,000.00		
TYPE OF SECURITY:	Letter of Credit				
AGREEMENT DATE:	10-Oct-2014	MAINTENANCE BOND AMOUNT (15%):	\$ 119,496.72		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 8
CONSTRUCTION ITEMS					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
VII. RAIN GARDEN CONVERSION											
1. Excavate Rain Garden Areas for Compost and Underdrain #1,2,B1,C1	EA	4	\$ 13,357.00	\$ 53,428.00		\$ -		\$ -	4.00	\$ 53,428.00	
2. As-Built Plan	EA	4	\$ 250.00	\$ 1,000.00		\$ -		\$ -	4.00	\$ 1,000.00	
VIII. STREET LIGHTS											
1. Street Lights	EA	4	\$ 3,000.00	\$ 12,000.00		\$ -		\$ -	4.00	\$ 12,000.00	
IX. LANDSCAPING											
Shade Trees											
1. <i>Acer rubrum</i> - Red Maple (3" Cal.)	EA	27	\$ 350.00	\$ 9,450.00		\$ -		\$ -	27.00	\$ 9,450.00	
2. <i>Acer saccharum</i> - Sugar Maple (3" Cal.)	EA	16	\$ 350.00	\$ 5,600.00		\$ -		\$ -	16.00	\$ 5,600.00	
3. <i>Gleditsia triacanthos</i> var. <i>inermis</i> - Thornless Honeylocust (3" Cal.)	EA	16	\$ 350.00	\$ 5,600.00		\$ -		\$ -	16.00	\$ 5,600.00	
4. <i>Liquidambar styraciflua</i> - Sweetgum (3" Cal.)	EA	21	\$ 350.00	\$ 7,350.00		\$ -		\$ -	21.00	\$ 7,350.00	
5. <i>Liriodendron tulipifera</i> - Tulip Poplar (3" Cal.)	EA	15	\$ 350.00	\$ 5,250.00		\$ -		\$ -	15.00	\$ 5,250.00	
6. <i>Platanus x acerifolia</i> - London Plain Tree (3" Cal.)	EA	21	\$ 350.00	\$ 7,350.00		\$ -		\$ -	21.00	\$ 7,350.00	
7. <i>Quercus palustris</i> - Pin Oak (3" Cal.)	EA	24	\$ 350.00	\$ 8,400.00		\$ -		\$ -	24.00	\$ 8,400.00	
Evergreen Trees											
8. <i>Pinus strobus</i> - Eastern White Pine (8' Ht.)	EA	11	\$ 250.00	\$ 2,750.00		\$ -		\$ -	11.00	\$ 2,750.00	
9. <i>Pseudotsuga menziesii</i> - Douglas Fir (8' Ht.)	EA	14	\$ 250.00	\$ 3,500.00		\$ -		\$ -	14.00	\$ 3,500.00	
10. <i>Picea abies</i> - Norway Spruce (8' Ht.)	EA	14	\$ 250.00	\$ 3,500.00		\$ -		\$ -	14.00	\$ 3,500.00	
Ornamental/ Flowering Trees											
11. <i>Amelanchier canadensis</i> - Shadblow (8' Ht.)	EA	17	\$ 325.00	\$ 5,525.00		\$ -		\$ -	17.00	\$ 5,525.00	
12. <i>Magnolia virginiana</i> - Sweetbay Magnolia (8' Ht.)	EA	15	\$ 325.00	\$ 4,875.00		\$ -		\$ -	15.00	\$ 4,875.00	
Deciduous Shrubs											
13. <i>Aronia arbutifolia</i> - Red Chokeberry (30" Ht.)	EA	19	\$ 65.00	\$ 1,235.00		\$ -		\$ -	19.00	\$ 1,235.00	
14. <i>Clethra alnifolia</i> - Summersweet (30" Ht.)	EA	19	\$ 65.00	\$ 1,235.00		\$ -		\$ -	19.00	\$ 1,235.00	
15. <i>Cornus stolonifera</i> - Red Twig Dogwood (30" Ht.)	EA	23	\$ 65.00	\$ 1,495.00		\$ -		\$ -	23.00	\$ 1,495.00	
16. <i>Forsythia x intermedia</i> - Forsythia (30" Ht.)	EA	15	\$ 65.00	\$ 975.00		\$ -		\$ -	15.00	\$ 975.00	
17. <i>Ilex verticillata</i> - Winterberry Holly (30" Ht.)	EA	9	\$ 65.00	\$ 585.00		\$ -		\$ -	9.00	\$ 585.00	
18. <i>Itea virginica</i> 'Henry's Garnet' - Itea (30" Ht.)	EA	19	\$ 65.00	\$ 1,235.00		\$ -		\$ -	19.00	\$ 1,235.00	
19. <i>Viburnum dentatum</i> - Arrowwood Viburnum (30" Ht.)	EA	8	\$ 65.00	\$ 520.00		\$ -		\$ -	8.00	\$ 520.00	



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 7
RELEASE DATE: 17-Mar-2016

PROJECT NAME: Maple Dr / Crystal Rd Townhouse Project
PROJECT NO.: 2012-10074
TOWNSHIP NO.: LD/S #639
PROJECT OWNER: Crystal Road Enterprises, LLC

TOTAL CONSTRUCTION: \$ 796,644.80
TOTAL CONSTRUCTION CONTINGENCY (10%): \$ 79,664.48
TOTAL CONSTRUCTION ESCROW POSTED: \$ 876,309.28

ORIGINAL CONSTRUCTION AMOUNT: \$ 876,309.28

AMOUNT OF THIS RELEASE: \$ 127,615.39

MUNICIPALITY: Montgomery Township
ESCROW AGENT: Univest National Bank
TYPE OF SECURITY: Letter of Credit
AGREEMENT DATE: 10-Oct-2014

TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 39,900.00
TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 5,000.00

PRIOR CONSTRUCTION RELEASED: \$ 380,160.74
TOTAL CONSTRUCTION RELEASED TO DATE: \$ 507,776.13

BALANCE AFTER CURRENT RELEASE: \$ 368,533.15

MAINTENANCE BOND AMOUNT (15%): \$ 119,496.72

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 8	
CONSTRUCTION ITEMS		UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
X. <u>OTHER</u>												
1. Construction Stakeout		LS	1	\$ 25,225.00	\$ 25,225.00		\$ -	0.90	\$ 22,601.60	0.10	\$ 2,623.40	
2. Pins and Monuments		EA	1	\$ 1,800.00	\$ 1,800.00		\$ -		\$ -	1.00	\$ 1,800.00	
3. As-Builts (Final Site)		EA	1	\$ 4,500.00	\$ 4,500.00		\$ -		\$ -	1.00	\$ 4,500.00	
XI. <u>CONTINGENCY</u>												
1. 10% Contingency		LS	1		\$ 79,664.48		\$ -		\$ -	1.00	\$ 79,664.48	
(Released upon certification of completion and receipt of Maintenance Bond)												

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Construction Escrow Release #3- LDS#667 – Goodwin Tract –
131 Stevers Mill Road

MEETING DATE: March 28, 2016

ITEM NUMBER: #17d.

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 requested by Stevers LLC for the Goodwin Tract – 131 Stevers Mill Road, as recommended by the Township Engineer. The original amount of the escrow was \$49,332.25, held as a Letter of Credit. This is the third escrow release for this project. The current release is in the amount of \$21,765.25. The new balance would be \$18,993.50.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT: None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$21,765.25, as recommended by the Township Engineer for the Goodwin Tract project.

MOTION _____

SECOND _____

ROLL CALL:

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

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

RELEASE OF ESCROW FORM

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

Date: 03/17/2016

Development: Goodwin Tract - 131 Stevers Mill Rd - LD/S#667
Release #: 3

G&A Project #: 2013-06043

Dear Mr. Dunlevy:

This is an escrow release request in the amount of \$21,765.25. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

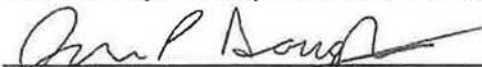
ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 03/18/2016

Dear Mr. Gegan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$21,765.25 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

 For RSO

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

Resolution # _____

WHEREAS, a request for release of escrow was received from Stevens, LLC.
for Goodwin Tract - 131 Stevers Mill Rd - LD/S#667, in the amount of \$21,765.25, on the
representation that work set forth in the Land Development Agreement to the extent has been completed and;
WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$21,765.25;
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize
release of \$21,765.25; in accordance with the developer's request, and the officers of the Township are
authorized to take the necessary action to obtain release of said sum.
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit
with Montgomery Township in total sum of \$49,332.25 pursuant to a signed Land Development
Agreement and that \$8,573.50 has previously been released from escrow. Therefore, the action of the Board
releasing said sum leaves a new balance of \$18,993.50 in escrow.

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

VOTE: _____



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

VIA EMAIL

March 18, 2016

File No. 2013-06043

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

Reference: Financial Security Release 3
Goodwin Tract – LD/S #667

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$21,765.25 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

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

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

Sincerely,

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

JPD/

Enclosures: As Referenced

cc: Bruce S. Shoupe, Director of Planning and Zoning
Marita A. Stoerle, Development Coordinator - Montgomery Township
Kevin Johnson, P.E. - Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. - Boucher & James, Inc.
Anthony Chieffo, Jr, Stevers, LLC.

BUILDING ON A FOUNDATION OF EXCELLENCE

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

ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Goodwin Tract - 131 Stevers Mill Rd - LD/S#667	TOTAL CONSTRUCTION:	\$ 44,847.50	ORIGINAL ESCROW AMOUNT:	\$ 49,332.25
PROJECT NO.:	2013-06043	CONSTRUCTION RETAINAGE (10%):	\$ 4,484.75		
PROJECT OWNER:	Stevens, LLC.	TOTAL ESCROW POSTED:	\$ 49,332.25	AMOUNT OF THIS RELEASE:	\$ 21,765.25
MUNICIPALITY:	Montgomery Township	MAINTENANCE BOND AMOUNT (15%):	\$ 6,727.13	PRIOR ESCROW RELEASED:	\$ 8,573.50
ESCROW AGENT:				TOTAL ESCROW RELEASED TO DATE:	\$ 30,338.75
TYPE OF SECURITY:	Letter of Credit	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 4,500.00		
AGREEMENT DATE:		TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 2,250.00	BALANCE AFTER CURRENT RELEASE:	\$ 18,993.50
RELEASE NO.: 3					
RELEASE DATE: 18-Mar-2016					

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 1

ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Goodwin Tract - 131 Stevers Mill Rd - LD/S#667	TOTAL CONSTRUCTION:	\$ 44,847.50	ORIGINAL ESCROW AMOUNT:	\$ 49,332.25
PROJECT NO.:	2013-06043	CONSTRUCTION RETAINAGE (10%):	\$ 4,484.75		
PROJECT OWNER:	Stevens, LLC.	TOTAL ESCROW POSTED:	\$ 49,332.25	AMOUNT OF THIS RELEASE:	\$ 21,765.25
MUNICIPALITY:	Montgomery Township	MAINTENANCE BOND AMOUNT (15%):	\$ 6,727.13	PRIOR ESCROW RELEASED:	\$ 8,573.50
ESCROW AGENT:				TOTAL ESCROW RELEASED TO DATE:	\$ 30,338.75
TYPE OF SECURITY:	Letter of Credit	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 4,500.00		
AGREEMENT DATE:		TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 2,250.00	BALANCE AFTER CURRENT RELEASE:	\$ 18,993.50
RELEASE NO.: 3					
RELEASE DATE: 18-Mar-2016					

ESCROW TABULATION					CURRENT RELEASE	RELEASED TO DATE	AVAILABLE FOR RELEASE	RELEASE REQ # 1
					TOTAL	TOTAL	TOTAL	
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
V. PAVING								
1. Pavement Restoration	LS	1	\$600.00	\$600.00	1.00	\$600.00	1.00	\$600.00
2. Traffic Control	LS	1	\$750.00	\$750.00	0.67	\$500.25	1.00	\$750.00
VI. LANDSCAPING								
1. Red Maple (3" cal.)	EA	10	\$350.00	\$3,500.00			10.00	\$3,500.00
2. Scarlet Oak (3" cal.)	EA	12	\$350.00	\$4,200.00			12.00	\$4,200.00
3. Inkberry Holly (24")	EA	28	\$65.00	\$1,820.00			28.00	\$1,820.00
4. Staking of Trees	EA	22	\$15.00	\$330.00			22.00	\$330.00
VII. MISCELLANEOUS								
1. Construction Stakeout	LS	1	\$1,250.00	\$1,250.00			0.33	\$416.25
2. As-Built Surveys & Plans	LS	1	\$1,000.00	\$1,000.00			1.00	\$1,000.00
3. Lot Pins	EA	7	\$75.00	\$525.00			7.00	\$525.00
VIII. RETAINAGE								
(released upon certification of completion and receipt of maintenance bond)		1		\$4,484.75			1.00	\$4,484.75

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Payment of Bills

MEETING DATE: March 28, 2016 ITEM NUMBER: #18.

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

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

BACKGROUND:

Please find attached a list of bills for your review.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approval all bills as presented.

MOTION/RESOLUTION:

None.

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

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 01 UNIVEST CHECKING					
03/14/2016	01	63850	00001847	STAPLES CONTRACT & COMMERCIAL, INC.	84.94
03/24/2016	01	63851	00002039	ABINGTON HEALTH LANSDALE HOSPITAL	246.25
03/24/2016	01	63852	00000006	ACME UNIFORMS FOR INDUSTRY	286.46
03/24/2016	01	63853	03214646	ADVANTAGE SPORTS & FITNESS, INC.	1,826.62
03/24/2016	01	63854	00000340	ADVENT SECURITY CORPORATION	222.00
03/24/2016	01	63855	00001202	AIRGAS, INC.	189.84
03/24/2016	01	63856	100000006	ALFONSO LUBERTO	190.00
03/24/2016	01	63857	MISC	ANDREW DENTAL LABORATORY	280.00
03/24/2016	01	63858	00000027	ARMOUR & SONS ELECTRIC, INC.	285.80
03/24/2016	01	63859	MISC-FIRE	AUSTIN NEDWICK	15.00
03/24/2016	01	63860	00000999	BCG-BENEFIT CONSULTANTS GROUP	1,500.00
03/24/2016	01	63861	00000043	BERGEY'S	772.79
03/24/2016	01	63862	MISC-FIRE	BILL WIEGMAN	150.00
03/24/2016	01	63863	00000209	BOUCHER & JAMES, INC.	16,447.87
03/24/2016	01	63864	MISC-FIRE	BRANDON UZDZIENSKI	15.00
03/24/2016	01	63865	100000004	BUCKS COUNTY COMMUNITY COLLEGE	112.50
03/24/2016	01	63866	03214625	BUX-MONT AWARDS & ENGRAVING	10.05
03/24/2016	01	63867	00001579	CARGO TRAILER SALES, INC	17.48
03/24/2016	01	63868	MISC-FIRE	CARL HERR	15.00
03/24/2016	01	63869	100000003	CATHLEEN WHELAN	17.00
03/24/2016	01	63870	00001601	CDW GOVERNMENT, INC.	399.03
03/24/2016	01	63871	MISC-FIRE	CHRIS MAGEE	30.00
03/24/2016	01	63872	00002048	COLONIAL ELECTRIC SUPPLY CO, INC.	80.39
03/24/2016	01	63873	00000363	COMCAST	408.76
03/24/2016	01	63874	100000009	COMMONWEALTH OF PA	10.00
03/24/2016	01	63875	MISC-FIRE	DAVID P BENNETT	30.00
03/24/2016	01	63876	00000629	DAVIDHEISER'S INC.	272.00
03/24/2016	01	63877	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	268.98
03/24/2016	01	63878	00000208	DELL MARKETING L.P.	1,289.87
03/24/2016	01	63879	00002086	DOYLESTOWN ANIMAL MEDICAL CLINIC	104.52
03/24/2016	01	63880	00000152	ECKERT SEAMANS CHERIN &	14,427.15
03/24/2016	01	63881	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	4,240.00
03/24/2016	01	63882	00000423	FAMILY DINING, INC.	73.66
03/24/2016	01	63883	00000171	FAST SIGNS	77.89
03/24/2016	01	63884	00001034	FASTENAL	591.21
03/24/2016	01	63885	00001466	FEDEX OFFICE	12.00
03/24/2016	01	63886	00001669	FIRST HOSPITAL LABORATORIES, INC.	215.25
03/24/2016	01	63887	00000666	FLEET MANAGEMENT	195.00
03/24/2016	01	63888	00000428	FRANK MANAGEMENT, LLC	408.00
03/24/2016	01	63889	03214568	FULTON CARDMEMBER SERVICES	1,057.73
03/24/2016	01	63890	00000192	GENERAL RECREATION, INC.	625.00
03/24/2016	01	63891	00000817	GILMORE & ASSOCIATES, INC.	28,918.38
03/24/2016	01	63892	00000817	VOID	0.00 V
03/24/2016	01	63893	00001323	GLICK FIRE EQUIPMENT COMPANY INC	367.38
03/24/2016	01	63894	00000219	GLOBAL EQUIPMENT COMPANY	142.11
03/24/2016	01	63895	00001709	GOULDEY WELDING & FABRICATIONS, INC	126.00
03/24/2016	01	63896	00000229	GRAINGER	832.88
03/24/2016	01	63897	00000203	GRANTURK EQUIPMENT CO., INC.	170.36
03/24/2016	01	63898	00000903	HOME DEPOT CREDIT SERVICES	1,826.57
03/24/2016	01	63899	00000903	VOID	0.00 V
03/24/2016	01	63900	00441122	HORSHAM CAR WASH	84.00
03/24/2016	01	63901	00000102	INTERSTATE BATTERY SYSTEMS OF	215.90
03/24/2016	01	63902	00001388	IPMA-HR INTERNATIONAL PUBLIC	1,927.50
03/24/2016	01	63903	MISC-FIRE	JOE BIFOLCO	120.00
03/24/2016	01	63904	MISC-FIRE	JOHN H. MOGENSEN	60.00
03/24/2016	01	63905	100000005	JOYCE HASSON	144.00
03/24/2016	01	63906	00000740	K.J. DOOR SERVICES INC.	637.50
03/24/2016	01	63907	00000264	KENCO HYDRAULICS, INC.	1,054.07
03/24/2016	01	63908	00000057	LAWN AND GOLF SUPPLY COMPANY, INC.	209.00
03/24/2016	01	63909	00000201	LAWRENCE J. MURPHY	46.47
03/24/2016	01	63910	00000354	MAD SCIENCE OF WEST NEW JERSEY	239.00
03/24/2016	01	63911	00001065	MAILLIE LLP	6,700.00
03/24/2016	01	63912	MISC-FIRE	MARY NEWELL	45.00
03/24/2016	01	63913	MISC-FIRE	MATT SHINTON	45.00
03/24/2016	01	63914	MISC-FIRE	MICHAEL SHEARER	60.00
03/24/2016	01	63915	00905057	MICROSOFT CORPORATION	3,392.00
03/24/2016	01	63916	MISC-FIRE	MIKE BEAN	45.00
03/24/2016	01	63917	00000326	MONTGOMERY COUNTY	47.82
03/24/2016	01	63918	00000540	MYSTIC PIZZA	267.50
03/24/2016	01	63919	MISC	N F Construction & Finishing	1,200.00
03/24/2016	01	63920	00001247	NELSON WIRE ROPE CORPORATION	124.48
03/24/2016	01	63921	00000356	NORTH WALES WATER AUTHORITY	189.75
03/24/2016	01	63922	00000356	NORTH WALES WATER AUTHORITY	225.35
03/24/2016	01	63923	00000356	NORTH WALES WATER AUTHORITY	156.00
03/24/2016	01	63924	00000356	NORTH WALES WATER AUTHORITY	174.50
03/24/2016	01	63925	00000356	NORTH WALES WATER AUTHORITY	158.75
03/24/2016	01	63926	00000356	NORTH WALES WATER AUTHORITY	18.80
03/24/2016	01	63927	00000356	NORTH WALES WATER AUTHORITY	60.00

03/24/2016 01:31 PM
User: msanders
DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP
CHECK DATE FROM 03/14/2016 - 03/24/2016

Page: 2/2

Check Date	Bank	Check	Vendor	Vendor Name	Amount
03/24/2016	01	63928	00000356	NORTH WALES WATER AUTHORITY	12.00
03/24/2016	01	63929	00000356	NORTH WALES WATER AUTHORITY	18.80
03/24/2016	01	63930	00001134	OFFICE DEPOT, INC	198.90
03/24/2016	01	63931	00000558	PA DUI ASSOCIATION	45.00
03/24/2016	01	63932	MISC-FIRE	PAUL R. MOGENSEN	110.00
03/24/2016	01	63933	00000381	PBMTCA-PA BUSINESS PRIVILEGE &	50.00
03/24/2016	01	63934	00000397	PECO ENERGY	15,903.09
03/24/2016	01	63935	00000399	PECO ENERGY	9,710.14
03/24/2016	01	63936	00000595	PENN VALLEY CHEMICAL COMPANY	1,040.67
03/24/2016	01	63937	00001358	PENNSYLVANIA RECREATION AND PARK	1,163.00
03/24/2016	01	63938	MISC-FIRE	PHIL STUMP	45.00
03/24/2016	01	63939	00001791	PHILADELPHIA PROTECTION BUREAU, INC	204.00
03/24/2016	01	63940	00000446	PHISCON ENTERPRISES, INC.	450.00
03/24/2016	01	63941	00001155	PITNEY BOWES	708.81
03/24/2016	01	63942	00000345	PRINTWORKS & COMPANY, INC.	530.32
03/24/2016	01	63943	MISC-FIRE	RACHEL TROUTMAN	105.00
03/24/2016	01	63944	00002033	REPUBLIC SERVICES NO. 320	1,069.34
03/24/2016	01	63945	00000117	RIGGINS INC	468.41
03/24/2016	01	63946	00000115	RIGGINS, INC	1,603.65
03/24/2016	01	63947	00001972	ROBERT L. BRANT	637.00
03/24/2016	01	63948	MISC-FIRE	ROBERT MCMONAGLE	90.00
03/24/2016	01	63949	00000610	RUBIN, GLICKMAN, STEINBERG AND	585.00
03/24/2016	01	63950	MISC-FIRE	RYAN CROUTHAMEL	30.00
03/24/2016	01	63951	00000452	S&S WORLDWIDE	35.94
03/24/2016	01	63952	00000969	SAFETY-KLEEN SYSTEMS, INC.	352.73
03/24/2016	01	63953	00001910	SIGNALSCAPE, INC.	3,234.18
03/24/2016	01	63954	00000015	SPRINT	418.35
03/24/2016	01	63955	00001847	STAPLES CONTRACT & COMMERCIAL, INC.	211.53
03/24/2016	01	63956	MISC-FIRE	STEVE SPLENDIDO	15.00
03/24/2016	01	63957	00001783	THE HOMER GROUP	7,785.00
03/24/2016	01	63958	00001984	TRAFFIC PLANNING AND DESIGN, INC.	23,794.37
03/24/2016	01	63959	00001984	VOID	0.00 V
03/24/2016	01	63960	100000008	TREASURER OF MONTGOMERY COUNTY	90.00
03/24/2016	01	63961	00002031	TRI-COUNTY ELECTRICAL SUPPLY	218.44
03/24/2016	01	63962	00000077	TRISTATE ENVIRONMENTAL	1,820.00
03/24/2016	01	63963	00000327	U.S. MUNICIPAL SUPPLY INC.	9,782.70
03/24/2016	01	63964	00000327	U.S. MUNICIPAL SUPPLY INC.	312.00
03/24/2016	01	63965	03214643	UNWINED & PAINT	146.00
03/24/2016	01	63966	00000520	VALLEY POWER, INC.	285.00
03/24/2016	01	63967	00000040	VERIZON	139.99
03/24/2016	01	63968	00000040	VERIZON	38.46
03/24/2016	01	63969	00000040	VERIZON	97.58
03/24/2016	01	63970	MISC-FIRE	VINAY SETTY	115.00
03/24/2016	01	63971	MISC-FIRE	VINCE ZIRPOLI	140.00
03/24/2016	01	63972	00000131	WAREHOUSE BATTERY OUTLET	39.85
03/24/2016	01	63973	00001329	WELDON AUTO PARTS	906.85
03/24/2016	01	63974	03214583	WESTON FITNESS	9,005.90
03/24/2016	01	63975	00001084	WITMER ASSOCIATES, INC.	878.00
03/24/2016	01	63976	00000590	YOCUM FORD	22.38

01 TOTALS:

(3 Checks Voided)

Total of 124 Disbursements:

192,195.49

03/24/2016

Payroll ACH List
For Check Dates 03/15/2016 to 03/28/2016

Check Date	Name	Amount
03/16/2016	STATE OF PA	State Tax Payment \$ 9,098.83
03/24/2016	UNITED STATES TREASURY	941 Tax Payment \$ 79,990.22
03/24/2016	PBA	PBA Payment \$ 789.41
03/24/2016	BCG 401	401 Payment \$ 13,903.53
03/24/2016	BCG 457	457 Payment \$ 9,865.49
03/24/2016	PA SCDU	Withholding Payment \$ 1,331.17
Total Checks: 6		\$ 114,978.65