

AGENDA MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS AUGUST 22, 2016

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

Lawrence J. Gregan Township Manager

ACTION MEETING – 8:00 PM

- 1. Call to Order by Chairman
- 2. Pledge of Allegiance
- 3. Public Comment
- 4. Announcement of Executive Session
- 5. Consider Approval of Minutes of August 8, 2016 Meeting
- 6. Present Annual Donations Montgomery Township Historical Society, Montgomery County Public Library, The PEAK Center
- 7. Consider Authorization to Advertise Proposed Ordinance #16-299 Amending Stop Intersections & Yield Intersections, Vehicle Weight and Type Restrictions
- 8. Consider Authorization to Advertise Proposed Ordinance to Refinance the Indebtedness of the Township
- 9. Consider Authorization of Capital Expenditure to Purchase New Police Vehicle
- Consider Waiver of Formal Land Development Process 289 DeKalb Pike, L.P. EZ
 Storage 289 DeKalb Pike
- 11. Consider Approval of Waiver of Fees for Special Event Bharatiya Temple
- 12. Consider Escrow Release #3 LDS#677 Narayan Guest House
- 13. Consider Payment of Bills
- 14. Other Business
- 15. Adjournment

SUBJECT:

Public Comment

MEETING DATE:

August 22, 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: Candyce Fluehr Chimera, Vice 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.

SUBJECT: Announcement of Executive Session August 22, 2016 ITEM NUMBER: #4 MEETING DATE: MEETING/AGENDA: WORK SESSION ACTION XX NONE REASON FOR CONSIDERATION: Operational: XX Information: Policy: Discussion: BOARD LIAISON: Candyce Fluehr Chimera, Vice INITIATED BY: Lawrence J. Gregan Chairman of the Board of Supervisors Township Manager, BACKGROUND: Frank Bartle will announce that the Board of Supervisors met in Executive Session prior to this Public Meeting and will summarize the matters discussed at these meetings. ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None. PREVIOUS BOARD ACTION: None. ALTERNATIVES/OPTIONS: None. BUDGET IMPACT: None. RECOMMENDATION: None. MOTION/RESOLUTION:

None.

SUBJECT: Consider Approval of Minutes for August 8, 2016 ITEM NUMBER: #5 August 22, 2016 MEETING DATE: MEETING/AGENDA: WORK SESSION ACTION XX NONE REASON FOR CONSIDERATION: Operational: XX Information: Policy: Discussion: INITIATED BY: Lawrence J. Gregan BOARD LIAISON: Candyce Fluehr Chimera, Vice Township Manager Chairman of the Board of Supervisors BACKGROUND: Please contact Deb Rivas on Monday, August 22, 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.



MINUTES OF MEETING MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS AUGUST 8, 2016

At 6:30 p.m. Chairman Joseph P. Walsh called to order the executive session. In attendance were Vice Chairman Candyce Fluehr Chimera and Supervisors Robert J. Birch and Michael J. Fox. Supervisor Jeffrey W. McDonnell was absent. Also in attendance were Lawrence Gregan and Frank R. Bartle, Esquire.

Chairman Joseph P. Walsh called the action meeting to order at 7:00 p.m. In attendance were Vice Chairman Candyce Fluehr Chimera and Supervisors Robert J. Birch, and Michael J. Fox. Supervisor Jeffrey W. McDonnell was absent. Also in attendance were Frank Bartle, Esquire, Lawrence Gregan, Chief Scott Bendig, Rick Lesniak, Ami Tarburton, Ann Shade, Stacy Crandell, Bruce Shoupe, Kevin Costello, Floyd Shaffer, Lance Allen, Kelsey McMeans and Deb Rivas.

Following the Pledge of Allegiance, Chairman Joseph P. Walsh 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 one matter of litigation, Commerce Limited Partnership vs.

Montgomery Township, and two matters of potential litigation. Mr. Bartle stated that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Chairman Joseph P. Walsh made a motion to approve the minutes of the July 25, 2016

Board of Supervisors meeting, and Supervisor Michael Fox seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Richard Cirko of the Visiting Nurses Association Community Services organization was present to accept a Township donation of \$1,500. Mr. Cirko provided a brief update on the services offered to the residents of Montgomery Township and thanked the Board of Supervisors for the donation to his organization.

Assistant to the Township Manager Stacy Crandell presented the proposed bid for Residential Leaf and Yard Waste. Ms. Crandell explained that a condition of eligibility for funding under DEP's 904 Recycling Performance Grant Program is that the Township provide a separate collection of leaf and yard waste with disposal at a composting facility. The regulations specifically require that the Township provide for a curbside pick-up of bagged leaf and yard waste at least twice per year in the spring and fall, and provide for a drop-off and disposal of leaf and yard waste at least once per month. The current contract expires on October 31, 2016 and the Township needs to solicit bids for a new contract to start November 1, 2016. Resolution #1, made by Chairman Joseph P. Walsh, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, authorized the advertisement for bids for Residential Leaf and Yard Waste Collection and Disposal.

Director of Fire Services Richard Lesniak reported that in October, 2015, Bucks County activated a new radio system which caused our Fire Department to lose its ability to efficiently and effectively communicate with fire apparatus responding to emergency incidents and firefighters operating on fire scenes in Bucks County and in Montgomery County as well. As a result, the Warrington Fire Department loaned our Fire Department two radios for temporary use. In July, 2016, those radios needed to be returned to the Warrington Fire Department. The Fire Department is requesting approval to purchase two portable radios that will allow our department to communicate with departments in Bucks County. Resolution #2 made by Supervisor Michael Fox, seconded by Supervisor Robert Birch and adopted unanimously, granted approval for the Department of Fire Services to purchase two (2) portable radios in the amount of \$8.591.68.

Director of Public Works Kevin Costello reported that each year, funds are allocated for extra curb and sidewalk concrete work throughout the Township. This work is in addition to the work done on roads in anticipation of resurfacing. The criteria for this work is based on the Public Works Departments inspection to identify sidewalks that have the potential of tripping

hazards or have significant deterioration. The work will be performed under the current contract with Drumheller Construction Inc., based on unit prices in their approved contract. Resolution #3 made by Supervisor Michael Fox, seconded by Supervisor Robert Birch and adopted unanimously, authorized the expenditure in the amount of \$29,842.00 to perform repairs/replacement of sidewalks throughout the Township.

A motion to approve the payment of bills was made by Chairman Joseph P. Walsh, seconded by Vice Chairman Candyce Fluehr Chimera, and adopted unanimously, approved the payment of bills as submitted.

As this meeting was Chairman Joseph P. Walsh's final meeting as a member of the Board of Supervisors, Township staff, family, friends and colleagues gathered to celebrate. Vice Chairman Candyce Fluehr Chimera read a statement recognizing the accomplishments and public service of Chairman Joseph P. Walsh, who will be appointed as a Judge in the Montgomery County Court of Common Pleas in mid-August. Supervisor Michael Fox stated that it has been an honor and a privilege to have served on the Board with Joe, as they both share a deep passion for the Township. Congratulations and presentations were also made by State Representative Todd Stephens and U.S. House Representative Brendan Boyle's Chief of Staff, Anthony Luker. A letter of congratulations was also received from PA State Senator Stewart Greenleaf. Chairman Joseph Walsh thanked his wife Nancy and family, as well as the Board members, staff and residents of Montgomery Township for their support. Following the meeting, friends and colleagues gathered to celebrate Joe's years of service to Montgomery Township.

There being no further business to come before the Board, the meeting adjourned at 7:26 p.m.

SUBJECT: Donation Presentation- Montgomery County Norristown Public Library

MEETING DATE: August 22, 2016 ITEM NUMBER: 非位

MEETING/AGENDA: ACTION NONE

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

INITIATED BY: Stacy Crandell BOARD LIAISON: Candyce Fluehr Chimera

Assistant to the Township Manager / ...

BACKGROUND:

This evening the Board will be presenting a check in the amount of \$10,000 to the Montgomery County Norristown Public Library. Kathy Arnold-Yerger will be present at the meeting to accept the check on behalf of the Montgomery County Norristown Public Library.

Vice-Chairman

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

SUBJECT: Donation Presentation- Montgomery Township Historical Society

MEETING DATE: August 22, 2016 ITEM NUMBER: #6

MEETING/AGENDA: ACTION NONE

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

INITIATED BY: Stacy Crandell BOARD LIAISON: Candyce Fluehr Chimera

Assistant to the Township Manager, Vice-Chairman

BACKGROUND:

This evening the Board will be presenting a check in the amount of \$6,000 to the Montgomery Township Historical Society. Lisa Knapp Siegel will be present at the meeting to accept the check on behalf of the Montgomery Township Historical Society.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

SUBJECT:

Donation Presentation- The PEAK Center

MEETING DATE:

August 22, 2016

ITEM NUMBER: #6

MEETING/AGENDA:

ACTION

NONE

REASON FOR CONSIDERATION: Operational: xx

Policy: Discussion: Information:

INITIATED BY: Stacy Crandell

BOARD LIAISON: Candyce Fluehr Chimera

Assistant to the Township Manager

Vice-Chairman

BACKGROUND:

This evening the Board will be presenting a check in the amount of \$3,000 to The PEAK Center. Mary Metz, Board President and Sarah Whetstone, Interim Executive Director will be present at the meeting to accept the check on behalf of The PEAK Center.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

SUBJECT: Consider Authorization to Advertise Proposed Ordinance #16-299

Amending Stop Intersections & Yield Intersections, Vehicle Weight and Type Restrictions

MEETING DATE: August 2

August 22, 2016

ITEM NUMBER: #7

MEETING/AGENDA:

ACTION

NONE

REASON FOR CONSIDERATION: Operational:

Policy:

Discussion: xx

Information:

INITIATED BY:

J. Scott Bendig

Chief of Police

BOARD LIAISON: Candyce Fluehr Chimera

Vice-Chairman, Board of Supervisors

BACKGROUND:

The Police Department presented a proposal for discussion at a Township Engineers Meeting regarding pedestrian and vehicular safety improvements in several residential developments within the Township. Members of the Police Department's Highway Safety Unit identified several intersections where traffic control devices (signs) had not been installed or more appropriate signs should be installed. The signs were posted in this manner when the developments were built over 25 years ago.

After careful review, it was the recommendation of the Police Department at the Township Engineers Meeting to post signs at these intersections to ensure sign consistency with other Township intersections. The recommended sign postings at these intersections would provide clear and consistent direction to all vehicle operators in the Township while promoting pedestrian and vehicular safety.

The Police Department has been working to prioritize the signs to be modified for several developments in the Township. The Police Department has listed eleven intersections in the following developments:

- Meadow Glen Development
- Parkwood Development
- Pennwood Gardens Development
- Stoneridge Development
- Beechwood Drive
- West Thomas Drive

Township Residents in these developments were notified about the recommended signage changes. Minimal feedback was received.

Attached is the proposed ordinance for advertisement. The ordinance will be presented at the September 12, 2016 Board Meeting for consideration.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

Total cost in materials for this project is estimated to be under \$2,000.

RECOMMENDATION:

Township Staff recommends the advertisement of Proposed Ordinance #16-299 amending Stop Intersections and Yield Intersections, Vehicle Weight and Type Restrictions.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the advertisement of Proposed Ordinance #16-299 Amending Stop Intersections and Yield Intersections, Vehicle Weight and Type and Restrictions for consideration and adoption at the Board of Supervisors Meeting to be held on Monday, September 12, 2016 after 8PM in the Township Building.

MOTION:	SECOND:			
ROLL CALL:				
Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Ave	Opposed	Abstain	Absent

MONTGOMERY TOWNSHIP

ORDINANCE #16-299

AN ORDINANCE AMENDING THE MONTGOMERY TOWNSHIP CODE, CHAPTER 222, ARTICLE II, SECTION 222-15 [STOP INTERSECTIONS; PENALTIES], SECTION 222-16 [YIELD INTERSECTIONS; PENALTIES], TO ADD LOCATIONS FOR STOP SIGNS AND DELETE LOCATIONS FOR YIELD SIGNS AND CHAPTER 222, ARTICLE III, SECTION 222-17 [VEHICLE WEIGHT AND TYPE RESTRICTIONS]

ENACTED: _____

MONTGOMERY TOWNSHIP

ORDINANCE #16-299

AN ORDINANCE AMENDING THE MONTGOMERY TOWNSHIP CODE, CHAPTER 222, ARTICLE II, SECTION 222-15 [STOP INTERSECTIONS; PENALTIES], SECTION 222-16 [YIELD INTERSECTIONS; PENALTIES], TO ADD LOCATIONS FOR STOP SIGNS AND DELETE LOCATIONS FOR YIELD SIGNS AND CHAPTER 222, ARTICLE III, SECTION 222-17 [VEHICLE WEIGHT AND TYPE RESTRICTIONS]

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

SECTION 1. Amendment to Chapter 222, Article II, Section 222-15 [Stop Intersections; Penalties].

Article II [Traffic Regulations], Section 222-15 [Stop Intersections; Penalties] is hereby amended to add the following additional locations for Stop Signs:

Name of Street Location	Intersecting Street	Direction of Travel
Sycamore Drive	Beechwood Drive	East
Sycamore Drive	Beechwood Drive	West
Morningside Drive	West Thomas Drive	North
South Drive	Sunset Drive	North
Sunset Drive	Morningside Drive	East
Sunset Drive	West Thomas Drive	North
Brookwood Drive	Heartwood Drive	East
Knollwood Drive	Heartwood Drive	West
Tanglewood Drive	Heartwood Drive	West
Meadow Glen Road	Glen Road	West

Name of Street Location (continued)	Intersecting Street (continued)	Direction of Travel (continued)
Eagle Lane	Bonnie Lane	West
Bonnie Lane	Eagle Lane	South
Abbey Lane	S. Stoneridge Drive	South

<u>SECTION 2.</u> Amendment to Chapter 222, Article II, Section 222-16 [Yield Intersections; Penalties].

Chapter 222, Article II [Traffic Regulations], Section 222-16 [Yield Intersections; Penalties] shall be amended to remove the following Yield Signs:

Yield Street	Through Street	Direction of Travel
Sycamore Drive	Beechwood Drive	East
Sycamore Drive	Beechwood Drive	West
Morningside Drive	West Thomas Drive	North
South Drive	Sunset Drive	North
Sunset Drive	Morningside Drive	East
Sunset Drive	West Thomas Drive	North
Brookwood Drive	Heartwood Drive	East
Knollwood Drive	Heartwood Drive	West
Tanglewood Drive	Heartwood Drive	West
Meadow Glen Road	Glen Road	West

SECTION 3. Amendment to Chapter 222, Article III, Section 222-17 [Vehicle Weight and Type Restrictions].

Chapter 222, Article III [Vehicles and Traffic], Section 222-17 [Vehicles Weight and Type Restrictions] shall be amended to read as follows:

Street or Bridge	Limits (Tons)	Maximum Gross Weight
Stump Road- Bridge over Little Neshaminy Creek	15	"Combination Vehicles," as Truck-Trailer Combinations (such as dump trucks) should also be include in this restriction.

SECTION 4. Repeal and Ratification.

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

SECTION 5. Severability.

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

SECTION 6. Effective Date.

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

ORDAINED AND ENACTED Montgomery Township Board of	
	MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
	, Chairman
[Seal]	
Attested by:	

SUBJECT: Consider Authorization to Advertise Proposed Ordinance to Refinance the Indebtedness

of the Township

MEETING DATE: August 22, 2016 ITEM NUMBER: #8

MEETING/AGENDA: ACTION xx NONE

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

INITIATED BY: Ami Tarburton BOARD LIAISON: Robert J. Birch, Supervisor

Finance Director Liaison - Finance Committee

BACKGROUND:

In July of 2016, the Board authorized staff to pursue the advance refunding of the General Obligation Bonds, Series of 2013. An aggressive timeline for refunding the Bonds in early October 2016 is being proposed in order to take advantage of current interest rates to realize the greatest possible savings, estimated to be in excess of \$650K.

Bond Counsel is preparing a proposed ordinance that would establish the "Parameters" of the refinancing of the indebtedness which would be considered for adoption at the Board of Supervisor's meeting on September 12, 2016. The proposed ordinance is currently being drafted and a copy will be circulated separately to the Board prior to advertisement. To meet the adoption deadline, the proposed ordinance would need to be advertised on Wednesday, September 7, 2016.

With the Board's authorization, Bond Counsel will prepare the Ordinance for advertisement and continue to move forward with the bond refunding process.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: Potential debt service savings in excess of \$650K.

RECOMMENDATION: Authorize the advertisement of the Parameters Ordinance by Bond Counsel.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the advertisement of Proposed Ordinance to refinance the Township's General Obligation Bonds, Series of 2013.

SECOND			
Aye	Opposed	Abstain	Absent
Aye	Opposed	Abstain	Absent
Aye	Opposed	Abstain	Absent
Aye	Opposed	Abstain	Absent
Aye	Opposed	Abstain	Absent
	Aye Aye Aye Aye	Aye Opposed Aye Opposed Aye Opposed Aye Opposed Aye Opposed	Aye Opposed Abstain Aye Opposed Abstain Aye Opposed Abstain Aye Opposed Abstain

SUBJECT: Consider Authorization to Purchase Police Vehicle

MEETING DATE: August 22, 2016 ITEM NUMBER: #9

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: J. Scott Bendig , BOARD LIAISON: Candyce Fluehr Chimera

Chief of Police 1. Vice-Chair, Board of Supervisors

BACKGROUND:

In 2016 the Police Department is scheduled to replace three patrol vehicles. Two patrol vehicles were approved for purchase at the January 25, 2016 Board of Supervisors Action Meeting. The Police Department is proposing to replace the third vehicle, a 2011 Ford Police Interceptor Sedan with over 104,000 miles, and purchase a 2016 Ford Police Interceptor Utility as approved in the 2016 Approved Final Budget.

Attached is a quote dated August 8, 2016 from Fred Beans Ford Lincoln, an authorized vendor under the Co-Stars Cooperative Purchase Program (Contract # 013-142), to provide the requested equipment at a total cost of \$27,671.18. This is over 14% off manufacturer's total suggested retail price of \$32,435.00 and representing a savings of \$4,763.82. Additional savings were realized on this purchase since this vehicle is a 2016 leftover model. The equipment meets the specifications prepared by the Police Department.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

Cooperative purchasing programs use the purchasing power of local entities, to obtain more competitive pricing and choice than individual municipalities might be able to obtain on their own. The Township also saves on the expense of preparation of bid specifications, notice and advertising.

BUDGET IMPACT:

A total of \$115,000.00 was included in the 2016 Approved Final Budget-Police Department Capital Replacement for the purchase of police vehicles and emergency lighting.

RECOMMENDATION:

It is recommended the Board of Supervisors approves award of the contract for the referenced purchase per the 2016 Approved Final Budget.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby award the contract for the purchase of a police vehicle to Fred Beans Ford Lincoln, an authorized vendor under the Co-Stars Cooperative Purchasing Programs at a cost of \$27,671.18.

in Absent
in Absent
in Absent
in Absent
ta ta

Fred Beans Ford Lincoln 876 North Easton Road, Doylestown, Pennsylvania, 18902 Office: 215-348-2900

Selected Options

Description

Base Vehicle

Base Vehicle Price (K8A)

Packages

Order Code 500A

Powertrain

Engine: 3.7L V6 Ti-VCT

High efficient police calibrated displacement technology is optimal for long days spent idling or on the job.

Transmission: 6-Speed Automatic

Exclusively police calibrated for maximum acceleration and faster closing speeds.

3.65 Axle Ratio GVWR: 6,300 lbs

Wheels & Tires

Tires: P245/55R18 AS BSW

Wheels: 18" x 8" 5-Spoke Painted Black Steel

Includes center caps and full size spine.

Seats & Seat Trim

Unique HD Cloth Front Bucket Seats w/Vinyl Rear

Includes driver 6-way power track (fore/off up/down, till with manual recline, 2-way manual lumbar, passenger 2-way manual track (fore/off, with manual recline) and built-in steel intrusion plates in both front seatbacks.

Other Options

113" Wheelbase

Monotone Paint Application

Radio: MyFord AM/FM/CD/MP3 Capable

Includes clock, 6 speakers and 4.2" color LCD screen center-stack Smart Display.

Front Headlamp/Police Interceptor Housing Only

Includes pre-drilled hole for side marker police use, does not include LED installed lights (eliminates need to drill housing assemblies) and pre-molded side warning LED holes with standard twist lock sealed capability (does not include LED installed lights).

Tail Lamp/Police Interceptor Housing Only

Pie existing holes with standard twist lock sealed capability (does not include LED installed lights) (eliminates need to drill housing assemblies).

Dark Car Feature

Courtesy lamp disabled when any door is opened

Red/White Dome Lamp in Cargo Area

Driver Only LED Spot Lamp (Unity)

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Fred Beans Ford Lincoln 876 North Easton Road, Doylestown, Pennsylvania, 18902 Office: 215-348-2900

Selected Options (cont'd)

Description

Rear View Camera

Note: This option would replace the current that comes standard in the it' senter stack area. Cemen can only be displayed in the 4" center stack (standard) Of the mat were related (BTR).

Electrochromic Rear View Mirror Video is displayed in rear view mirror

Rear-Door Handles Inoperable/Locks Inoperable

Windows - Rear-Window Power Delete

Operable from front driver side switches.

Keyed Alike - 1284x

Heated Sideview Mirrors

Noise Suppression Bonds (Ground Straps)

Emissions

California Emissions System

Required code for California Emissions States - California, Conuncticui, Delawaro, Massachirseits, Moryland, Maine, New Jetsey, New York, Orogon, Pennsylvania, Rhode Island, Vermont and Washington registration unless codes 936 or 423 are applicable. Optional for Cross Border state dealers - Arroan, District of Countille, Idaho, New Hampstire, Nevoda, Ohio, Virginia and West Virginia.

Interior Colors

Charcoal Black

Primary Colors

Shadow Black

COSTARS PRICE \$27,671.18 VEHICLE IS IN STOCK AND READY TO GO *COST INCLUDES*

- MG TAG
- FULL TANK FUEL
- DETAIL
- DELIVERY TO YOUR DOOR

THANKS AGAIN! **JASON**

SUBJECT:		aiver of Formal Land - 289 DeKalb Pike	Development I	Process- 289 D	eKalb Pike, L.P.
MEETING DA	ΓE: August	22, 2016		ITEM NUMBE	ER: #10
MEETING/AG	ENDA:		ACTION XX	NO	NE
REASON FOR	CONSIDERA	TION: Operational:	Policy:	Discussion:	Information:
INITIATED BY		upe Planning and Zoning	BOARD LIA	ISON: Candyc Vice Ch	e Fluehr Chimera airman
BACKGROUN	<u>D:</u>		fang.		
process for the square foot, th the above prop bedroom for th manager apart two bedrooms, submitted show	eir property localing bedroom active ty. The form eir family. This ment in Noven two bathroom ws existing con	equested a waiver of ated at 289 DeKalb I ddition on the existing ner Manager is retiring s project received Zonber 2004, which was and an enclosed so additions with the additions with the addition to the same ot addition is de minimal and the same to the same and the s	Pike. They are g EZ Storage reng and the new oning Hearing I as constructed acreen in pation of a third between the constructed acreen in pation of a third between the constructed acreen in pation of a third between the constructed acreen in pation of a third between the construction of the construction o	proposing the a esident manage Manager is in r Board approval f with a living/dininand a garage. The edroom.	iddition of a 180 r's apartment at need of a third for the resident ng area, kitchen, he plan
requirement fo			imis and does	iot impact the d	imensional
ZONING, SUB	DIVISION OR	LAND DEVELOPME	ENT IMPACT:		
None.					
PREVIOUS BO	DARD ACTION	L io			
None.					
ALTERNATIVE	S/OPTIONS:				
Approve or not application.	approve the w	vaiver request from t	he requiremen	t to file a land de	evelopment
BUDGET IMPA	ACT:				
None.					
RECOMMEND	ATION:				
That the waive	r request be ap	oproved.			
MOTION/RES	OLUTION:				
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 #
MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING A WAIVER OF THE REQUIREMENT OF A FORMAL LAND DEVELOPMENT APPLICATION FOR 289 DEKALB PIKE, L.P., FOR THE PROPERTY LOCATED AT 289 DEKALB PIKE (EZ STORAGE)

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant a waiver of the requirement of a formal land development application to **289 DeKalb Pike, L.P.**, for a 180 square foot addition for a third bedroom to the existing Resident Manager's apartment at the EZ Storage building located at 289 DeKalb Pike more fully described in the letter dated August 4, 2016, from Peter S. Friedman, Esq., attorney for the project, as Exhibit "A" attached hereto and made part hereof and further grant the **waiver conditioned upon** the following being satisfied by the Applicant:

The Applicant shall satisfy the requirements of all Montgomery Township Codes.

This Resolution shall become null and void, and any 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 22nd day of August, 2016.

App	plicant	
representing 289 DeKalb Pike, L.P., this	day of	, 2016.
The above conditions are agreed to by	(Print)	
SECOND BY:	VOTE:	
MOTION BY:		

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

EXHIBIT "A"

DESCRIPTION ORIGINAL DATE

Letter and enclosures from Peter S. Friedman, Esq. August 4, 2016



Attorneys at Law . A Professional Corporation

Peter S. Friedman Direct Dial: (215) 690-3804 PFriedman@fsalaw.com www.fsalaw.com

Main Office 101 Greenwood Avenue, Fifth Floor Jenkintown, PA 19046 Phone: (215) 635-7200 Fax: (215) 635-7212

VIA E-MAIL: bshoupe@montgomerytwp.org

August 4, 2016

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

Re: Premises: 289 DeKalb Pike, North Wales, PA 19454

Dear Bruce:

I am writing this letter to follow up our telephone conversation last week concerning the above-referenced Premises.

As I indicated to you, our client, 289 DeKalb Pike Storage, L.P., wishes to construct a one bedroom addition to the manager's apartment so as to accommodate the new managers and their family. In this regard, I am forwarding to you herewith a copy of the following documents:

- Proposed bedroom Addition, dated July 13, 2016, prepared by Richard Kapusta & Co. Architects & Planners;
- 2. Building Permit Plan, dated August 3, 2016, prepared by Eastern/Chadrow Associates, Inc.; and
- 3. Zoning Hearing Board Decision, dated November 17, 2004.

As you will note, the project, after the one bedroom addition, remains in compliance with the zoning requirements.

Please allow this letter to serve as the request of 289 DeKalb Pike Storage, L.P. for a waiver of the land development requirements as respects the Manager's apartment.



Attorneys at Law • A Professional Corporation

Mr. Bruce Shoupe August 4, 2016 Page 2

Please advise as to what additional action is required by us or our client.

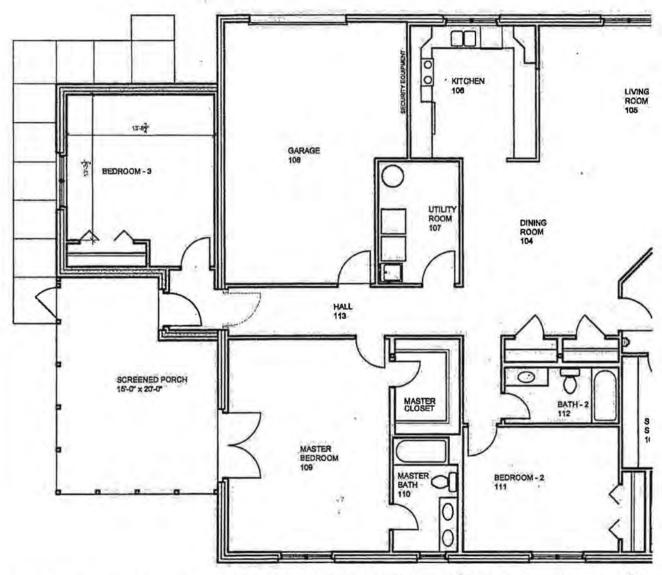
Thank you.

Very truly yours

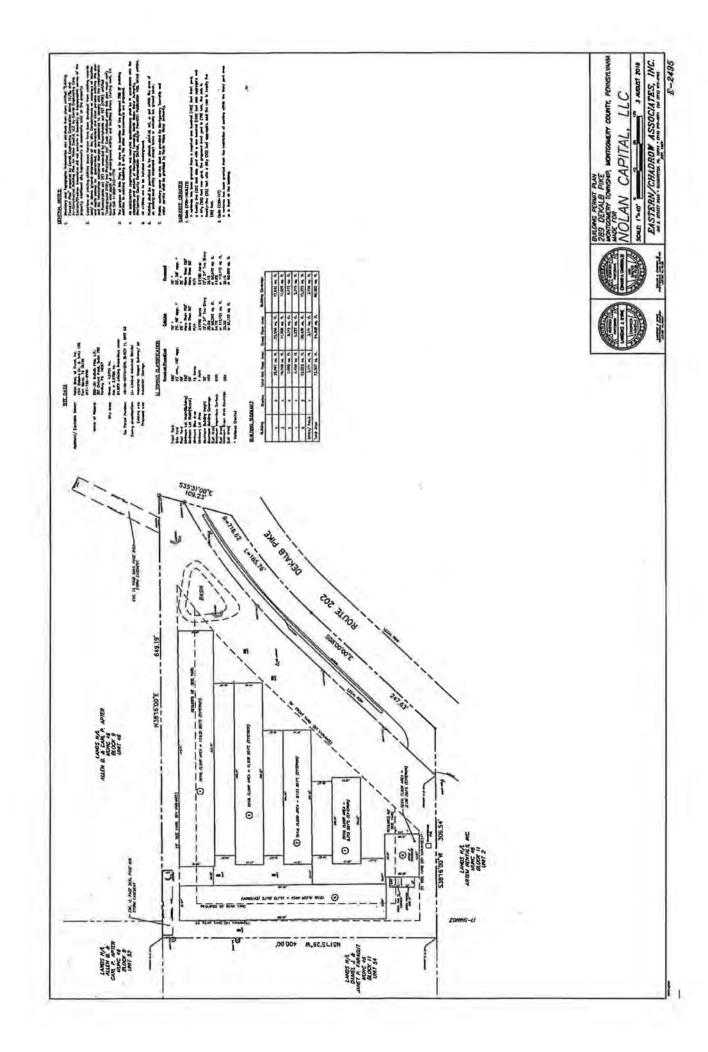
Peter S. Friedman

PSF:msm Enclosures

cc: Mr. William J. Nolan, Jr., w/enclosures, via e-mail



PROPOSED BEDROOM ADDITION - EZ STORAGE - MONT GOMERY TOWNSHIP - DEVALS FIXE PLONGER VOICE 18 JULY 2016



IN AND BEFORE THE ZONING HEARING BOARD OF MONTGOMERY TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

APPLICATION NO. 10-04-870

AN APPLICATION BY NOLAN BROTHERS OF TEXAS, INC., ALONG WITH 289-311 DEKALB PIKE LP, FOR VARIANCES TO THE MONTGOMERY TOWNSHIP ZONING ORDINANCE SECTIONS 230-116B.(2), FRONT YARD, SIDE YARD AGGREGATE, REAR YARD; 230-116B.(4), IMPERVIOUS MATERIAL COVERAGE; 230-116B.(5), GREEN AREA COVERAGE; AND 230-117, ON-SITE PARKING & PARKING WITHIN FRONT YARD AREA.

OPINION AND ORDER

Pursuant to proper legal advertisement in The Reporter on September 16, 2004, and September 23, 2004, a public hearing was held on October 5, 2004, in the Montgomery Township Administration Bullding, 1001 Stump Road, Montgomeryville, Pennsylvania.

Present were Board members, Yvonne O. Metz, Esq., Chalman; Dr. David L. Fletcher, Vice-Chairman; and Joseph J. Kalkbrenner, Jr., Esq., Secretary. Also present were Joseph Patrick Walsh, Esq., Alternate Board Member, and Judith Starkin, Township Zoning Officer. Appearances were entered by James J. Garrity, Esq., Wisler, Pearlstine, Talone, Craig, Garrity & Potash, LLP, Attorney for the Applicant; and William R. Cooper, Esq., Cooper & Greenleaf, Solicitor for the Board.

The Notes of Testimony of the Hearing were taken and transcribed by Cole Schenk, Registered Professional Reporter and Notary Public.

The following persons testified:

Adam A. Supplee, RLA, AICP William Webb

FINDINGS OF FACT

- The Applicant is Nolan Brothers of Texas, Inc., whose address is 4541
 Bellaire Drive South, Suite 100, Fort Worth, TX, 76109.
- The present owner of the real property which is the subject of this proceeding is 289-311 DeKalb Pike, LP, whose address is 301 Oxford Road, Suite 702, Yardley, PA, 19067.
- This real estate is identified as Montgomery County Tax Assessment Block
 Unit 66. The post office address assigned is 289 DeKalb Pike (Route 202) North
 Wales, PA, 19454.
- 4. The size of the parcel is 3.97 acres upon which is situate a vacant industrial building and paved areas, this property being a part of the former North Penn Transfer Company (a trucking terminal).
 - 5. The last deed of reference is Book No. 5504, page 458.
 - The tract is zoned LI-Limited Industrial.
- The Applicant proposes to redevelop, own and operate a self-storage facility upon this land. The Applicant has an established self-storage operation having 50 such sites.
- It was submitted by the Applicant that their facilities would be at the highest end of this type of business.
- 9. This site is almost triangular in shape, with one side dimension being significantly longer than the other side dimensions. Along Route 202, there is imposed on this property a 100-foot ultimate right-of-way and also a 100-foot, front-yard setback. The combination of both of these requirements, in effect, pushes any use of the property

way back into the site before one could not violate the front yard setback.

- 10. These requirements reduce the total tract from 4.57 acres down to 3.97 acres; a reduction of lot area of more than 1/2 acre. Thirteen percent of the tract is lost in the right-of-way.
- The rear yard and side yard requirements reduce the remaining building envelope left for a permitted use on the site.
- The Applicant presented a Plan which provided for the erection of five buildings for storage area and an office/residence building.
- 13. The Applicant appeared before the Montgomery Township Planning Commission on at least two occasions; and as a result of those appearances, made very significant reductions in the then proposed encroachments, after which the Planning Commission enthusiastically recommended approval, on condition of the Zoning Hearing Board's granting of the four variances.
 - 14. Storage buildings are a permitted use in an LI-Limited Industrial District.
- 15. The frontage along Route 202 is 440 feet. As one looks at the Plan, the left side yard is 650 feet (north side), the other side yard is 230 feet (south side), and the rear yard is 400 feet. The result is a triangular-lot shape, rather than a rectangle or square.
- 16. There are two different zonings across Route 202 to the east. On the north side, the zoning is R-2 Residential District, and to the south the zoning is C-Commercial. The C-Commercial site has been approved for an office development. The R-2 District is a developed residential community.
 - 17. After the trucking company discontinued its use of the total site, its frontage

along Welsh Road (Route 63) the western portion was separated from the portion of its tract along Route 202 (the part under consideration by this Board.)

- 18. The portion of North Penn Transfer's property along Route 202 (the subject site) after the decline of the trucking terminal was used by a company for storage and sale of fencing. The majority of this site was outdoor, uncovered fencing. To the rear of the property is an enclosed building and shelter which was used for additional storage. This use of the tract for storage and sale of fencing has been discontinued for two years.
- 19. In an effort to comply with the Township's aggregate 100-foot side yard maximum; the developer initially chose to handle the aggregate side-yard issue by having 40 feet on one side and 60 feet on the other side.
- 20. The 40-foot by 60-foot side yard balance and even a 50-foot by 50-foot side yard creates a zoning Issue if that prepared layout was approved, there would be a building encroachment in the side yard aggregate requirement.
- 21. The presented Plan provides a balance in the layout for the five storage buildings to be erected thereon, but does have enough space to accommodate the aggregate side yard rule.
- 22. At the present time the two existing buildings along the rear property line do encroach upon the rear yard requirements, and the paving and parking go right to the rear property line.
- 23. The Applicant presented as Exhibit A-5, a Plan entitled, "Areas of Use".
 The red line drawn thereon represents the use which had been made by the fence supply company and shows a use almost to the metes and bounds perimeter of the tract (except

for a wooded area in the northeast corner), and which violated the Zoning Ordinance.

Also, drawn on Exhibit A-5 is a green line showing the use which the Applicant intends to make for its storage business which utilizes less of the land area and would be in compliance, if the requested variances are granted.

- 24. The Applicant's proposal shows the removal of an enormous amount of existing black-top area and replacing the black top with lawn and landscaping to provide trees and shrubbery as shown by Exhibits A-2 and A-6.
- 25. Impervious coverage on the side would be reduced from 148,920 square feet (85½% of the site) to 111,531 square feet (64.4% of the site).
- 26. The woodland in the northeast corner of the site will be preserved in its present state and will, as a result, be a buffer to the buildings on the site for those driving from north to south.
- Adding to the visual buffer along Route 202 will be a landscaping buffer composed of evergreen trees, shade trees and shrubbery.
- 28. Access to all buildings will be from the interior of the site and not from the perimeter. Buffering plantings in the side and rear yards would be planted in accordance with the requirements of the Township, its Engineer, and the Planning and Shade Tree Commissions.
- 29. Two of the buildings are two story (24' in height), and three of the buildings are one story (12' in height).
- 30. A portion of one parking space in front of the resident manager's office, as shown on the Plan is within the 100-foot setback from Route 202 and is in the front yard of this building.

- 31. Leases to users of this facility by Nolan Bros, prohibits storage of hazardous substances, explosives or flammable products and gives the owner the right to inspect each unit. There are 24-hour cameras on the site, a resident manager, and a computer which records entrances and exits to the site and only allows access to the particular tenants' rented unit. There is also an alarm system.
- 32. All lighting is wall-mounted, down lighting. There is no high, stanchion-type or high-pole lighting.
- 33. Hours of operation are 9:00 a.m. to 6:00 p.m. Monday through Friday, Saturday 9:00 a.m. to 2:00 p.m. and closed Sunday.
- 34. The storage units will range in size from 5' by 10" to 10' x 30'. Sizes of units vary within that range.
- Nolan Brother of Texas, Inc. is the 13th largest self-storage company in the country.
 - 36. There will be no storage outside of the buildings of any kind.

DISCUSSION

Anyone who proposes to develop this property is faced with Township regulations, which together impose an absolute use prohibition on the first 200 feet inward from the highway where it is situated. The Township has provided that ultimate right-of-ways must be preserved upon various roadways. Route 202 is one of the main roadways within the municipality; and, therefore, property along it must reserve from use and keep open 100 feet to allow for possible future widening. On top of that, subdivision 100-foot requirement, there is a provision in the Zoning Ordinance, Section 230-116B.(2) which states where there are two acres in a LI-Limited Industrial District, the front yard

requirement is 100 feet. This leaves the developer with what remains after you measure off 200 feet.

Considering what remains, it is not unreasonable to reduce that 100-foot front yard to 70 feet. The lot is triangular in shape having a deep dimension of over 650 feet on the one side and 230 feet on the other side. For the user and his engineer, no matter what the intended use, there are difficult decisions, extensive planning and mapping to ascertain how to configure buildings and uses within the lot, considering the various setback requirements.

This developer has had to make two presentations to the Montgomery Township

Planning Commission to review its ideas for this tract. At first that Board declined
approval. With more time at the drawing board and concessions made by the developer,
a second presentation received an enthusiastic approval.

The compromises made to the yard requirements, and as approved by the Planning Commission are reasonable. A seventy (70) foot front yard is clearly an appropriate concession since those 70 feet are in addition to the 100-foot setback present in the subdivision ordinance. This is all the more so when coupled with an allowance of 25 feet from the rear of the building and side yards of 25 feet each, as required, but forgiving the aggregate side yard of 100 feet.

For two years, this parcel has been unused, containing the remaining macadam parking and loading surface from truck terminal years and having been abandoned by the fence supply company in poor condition. The granting of these Variances puts this parcel back into a good use; increasing the green area coverage and reducing impervious material coverage to a percentage of coverage which satisfies the Ordinance. This developer of

national reputation promises to provide a well-managed facility that will not alter the essential character of the neighborhood. Across Route 202, there is an R-2 Residential development. Traffic to the storage business was testified to be minimal, particularly by reason of the hours of operation. The landscaping and green area addition will improve the outlook from the residential development. High stanchion lighting will make for no lighting nuisance to neighbors. Fencing and security measures promise a well-policed operation.

These same qualities are of benefit to the recently-approved office development, also across Route 202. For the same reason, this new neighbor promises an improvement for the users of the former North Penn Transfer site to the west.

This use will improve, not impair, the use and development of the neighboring properties, nor will it be detrimental to the public welfare.

CONCLUSIONS OF LAW

- The provisions of the Zoning Ordinance inflict unnecessary hardship upon the Applicant in that development of this subject tract cannot begin without being 200 feet back from Route 202 and because of the general configuration of the land involved.
- There are unique circumstances and conditions, including irregularity of lot size and shape, peculiar to this particular property; and the unnecessary hardship is due to these conditions.
- Because of these conditions and circumstances, there is no possibility that this Property can be developed as proposed.
- The proposed use of the property is reasonable, and the authorization of these Variances are necessary in order to enable this reasonable use of the property.

- 5. This unnecessary hardship has not been created by the Applicant. The hardship was caused by the long existing geographic layout of Route 202 on the curve bordering this property and the subdivision of the North Penn Transfer Company, who no longer operates its freight hauling and transfer business from this location, resulting in a fracturing off of a triangular parcel of ground which poses zoning development problems for any purchaser desiring to make use of this ground.
- This Variance will not alter the essential character of the neighborhood in the area where it is located nor impair the appropriate use and development of adjacent property.
 - This Variance will not be detrimental to the public welfare.
- 8. This Variance affords relief and represents the least modification possible of the regulation in issue.
- 9. The conditions of the granting of this Variance are reasonable and provide safeguards that implement the purpose of the Zoning Ordinance and this chapter. The conditions are those representations and conditions which the Applicant proposed in presenting its case. It is reasonable to require that the Applicant comply with each and every representation that it made.

ORDER

AND NOW, this 17 +h day of November, 2004, the Zoning Hearing Board of Montgomery Township hereby GRANTS Variances to Sections of the Montgomery Township Zoning Ordinance to Nolan Brothers of Texas, Inc.

Section 230-1168.

Front Yard - To allow a front yard of seventy feet (70') in lieu of the 100 feet required by the Ordinance.

<u>Side Yard Aggregate</u> - To allow aggregate of total of side yard of fifty (50') feet in lieu of the 100 feet required by the Ordinance.

Rear Yard - To allow a rear yard of twenty-five (25') feet in lieu of the 50 feet required by the Ordinance.

Parking - To allow parking within the proposed parking lot (in front of the office manager's residence building which is within 100 feet of the front yard.

Section 230-117, On-Site Parking & Parking Within Front-Yard Area. - To allow parking in the four 10' x 20' spaces, as designed within the front yard area of the office

manager's residence building.

This is subject to all the representations that have been made by counsel for the applicant, witnesses, plans and exhibits introduced into evidence at the Hearing.

MONTGOMERY TOWNSHIP ZONING HEARING BOARD

By:

Yvonne O. Metz,/Esq., Chairman

Dr. David L. Fletcher, Vice-Chairman

Ву:

Joseph J. Kalkbrenner, Jr., Esq., Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS BOARD ACTION SUMMARY

SUBJECT: Consider Waiver of Special Events Permit Fees - Bharatiya Temple - Ganesh Festival MEETING DATE: August 22, 2016 ITEM NUMBER: 井川 MEETING/AGENDA: WORK SESSION ACTION XX NONE REASON FOR CONSIDERATION: Operational: Policy: Discussion: xx Information: INITIATED BY: Bruce Shoupe BOARD LIAISON: Candyce Fluehr Chimera Director of Planning and Zoning Vice 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 the Bharatiya Temple to waive the \$100.00 special event permit fee for the Ganesh Festival to be held from September 3, 2016 until September 15, 2016. ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None. PREVIOUS BOARD ACTION: None. **ALTERNATIVES/OPTIONS:** None. BUDGET IMPACT: None. RECOMMENDATION: That the permit fee for Bharatiya Temple be waived. MOTION/RESOLUTION: Resolution is attached. MOTION: SECOND: ROLL CALL: Opposed Robert J. Birch Abstain Absent Aye Candyce Fluehr Chimera Opposed Abstain Absent Aye Opposed Jeffrey W. McDonnell Abstain Absent Aye Joseph P. Walsh Opposed Abstain Absent Aye Michael J. Fox Opposed Abstain Absent Aye

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 \$100.00 special event permit fee for the Ganesh Festival to be held from September 3, 2016 until September 15, 2016.

MOTION BY:

SECOND BY: VOTE:

DATE:

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



BHARATIYA TEMPLE AND CULTURAL CENTER

Ph 215-997-1181

Street Address | 1612 County Line Rd | Chalfont, PA, 18914

Mailing Address | P.O.BOX 463 | Montgomeryville, PA, 18936

www.b-temple.org

Executive Officers

President - Nand Todi Vice. President - Vipul Rathod Treasurer - Eswaran Balasubramanian Secretary - Praful Patel

Board of Directors

215-290-7482 Siva Anantuni Eswaran Balasubramanian 215-565-5122 Ravi Desiraju 215-862-1059 Manish Ingle 215-353-3141 Praful Patel 215-616-0782 Vipul Rathod 215-641-8091 Sharmila Ravi 267-625-3595 215-699-6367 Saroja Sagaram Nimish Sanghrajka 215-646-1998 Nand Todi 215-699-0406

Committee Chairpersons

Religious Committee Nand Todi 215-699-0406

General Administration Vipul Rathod 215-641-8091

PR & Communication Manish Ingle 215-353-3141

Priest Committee Mohinder Sardana 610-584-5989

Capital & Construction Ashok Soni 215-540-0979

Maintenance Praful Patel 215-616-0782

Fundraising Nimish Sanghrajka 215-646-1998

Cultural Committee Sapna Radhakrishnan 267-614-2072

Educational Committee Rita Sheth 610-275-7472

Health and Human Services Akkaraju Sarma 215-914-0236

Senior Citizen Group Priti Shah 215-699-2317

Special Needs Group Sandya Kaushik 484-678-4945

Vidyalaya Praveen Sharma 215-361-0145

Women's Group Manisha Jain 215-620-0010

Youth Group Vijay Pola 215- 768-2544

To whom it may concern:

The Bharatiya temple and Cultural Center have submitted a special events permit for an upcoming program at the temple.

The Temple and Cultural center are a non-profit organization under tax id's:

Bharatiya Temple, Inc (Tax ID # 23-2959416) Bharatiya Cultural Center, Inc (Tax ID # 76-0706802)

This letter is to request a waiver to the associated fees for the special events permit.

Please feel free to contact me at (267) 939 -9715 for questions or concerns.

Vipul Rathod Vice. President (Bharatiya Temple and Bharatiya Cultural Center) 104 Green Tree Tavern Rd North Wales, PA, 19454





1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936-9605

Telephone: 215-393-6920 - Fax: 215-855-1498

Permit # Blk/Unit # Fee \$ Ck # Dat	e
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TEMPORARY SIGN SPECIAL EVENT - OUTDOOR SALES APPLICATION

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

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

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

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

SITE ADDRESS 1612 County Line Rd, Chalfont PA 18914					
PROPERTY OWNER Bharatiya Temple					
ADDRESS 1612 County Line Rd, Chalfont PA 18914	PHONE 215-997-1181	FAX			
APPLICANT Vipul Rathod					
ADDRESS' 104 Green Tree Tavern Rd, North Wales, PA 19454	PHONE 267-939-9715	FAX			
Describe Special Event :					
Ganesh Festival (religious event) Se	pt-3rd thru 15th '2016				
	Number of 1	People -1000			

TYPE OF APPLICATION:	Start Date Sept-3rd-2016		End Date Sept-15th-2016			
☐ Temporary Sign ☐ Specia	l Event-Outdoor/Side	walk Sales \$ 50.00	☑ Special Event w/ tent \$ 100.00			
TEMPORARY SIGN PERMIT		LIMITED MAXIMUM 7-DAYS PER PERMIT				
☐ Temp Sign to 32 SF - 7 per days	ground only \$ 25.00	☐ Temp Sign to 48 SF - 7 per days - building \$ 30.00				
☐ Temp Sign to 60 SF - 7 per days	- building \$ 35.00	☐ Temp Sign to	90 SF - 7 per days - building \$ 40.00			
☐ Temp Sign p to 120 SF -7 per day	s – building \$ 50.00	☐ Each additional 7-days - 50% fee at initial issuance				
TOTAL FEE		\$ Non-profit (see attached letter)				

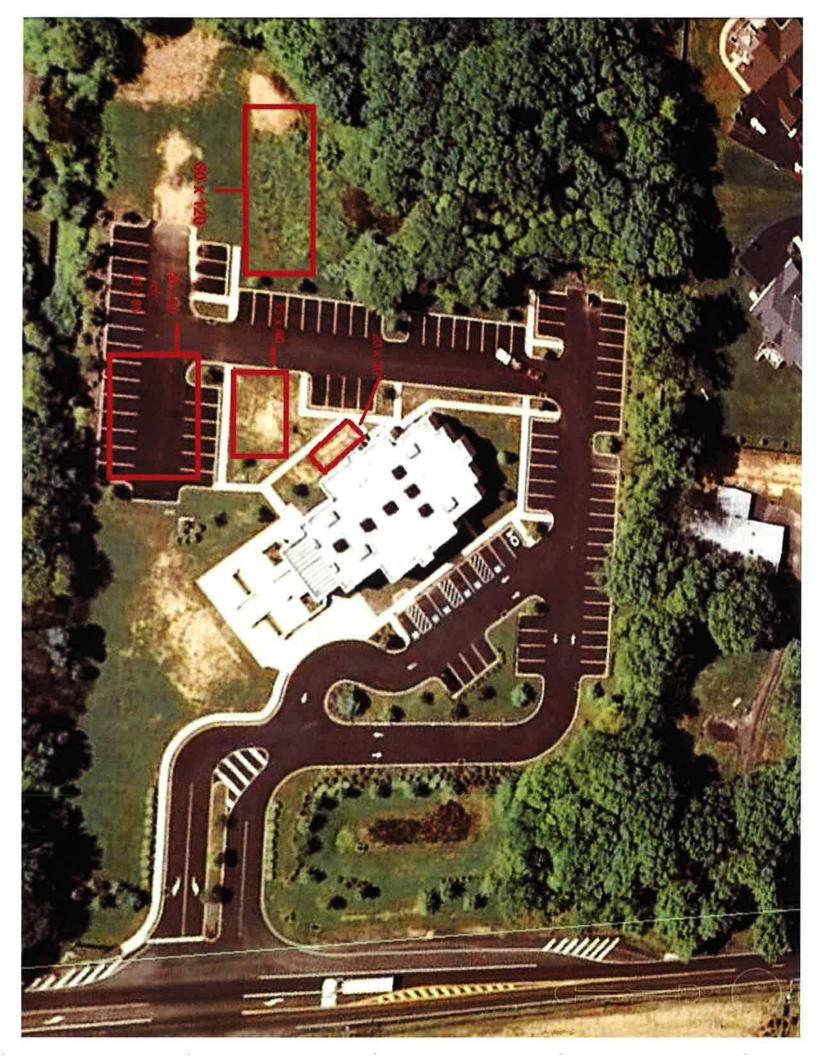
REQUIREMENTS

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

- 1) A site plan clearly outlining the property and the proposed area where event or sales shall occur must be submitted.
- 2) A Temporary Business License shall be obtained for all sales if business is not already registered in the Township.
- 3) Building or Electrical Permits shall be obtained if lighting, temporary construction or sanitary facilities are proposed.
- 4) All signs must be approved by staff prior to the issuance of the permit. One (1) temporary sign on the ground (32 square feet maximum size) as listed in the Application Type section above shall be allowed per street frontage.
- 5) Liability insurance is required for events that are held on Township owned property. A copy of the insurance certificate must be submitted with the application naming Montgomery Township as an "Additional Insured".
- 6) For applications that include amplified music, the applicant must submit supplemental information regarding noise attenuation measures. No music shall be permitted between the hours of 10:00 p.m. and 7:00 a.m.
- If the event includes a tent or temporary structure, a building permit may be required prior to issuance of the Special Events/Outdoor Sales permit.
- 8) If food or beverages are included in the event provisions for appropriate recycling/trash containers must be provided. Montgomery County Health Department approval may also be required.

SUPPLEMENTAL QUESTIONS

SUFFI	LEWIENTAL QUES	TIONS			
Please ans	swer the following questions.	If more space is needed, please a	ittach additional	pages.	
1) Are th	ere any crowd issues requiring	g Police and/or Fire Services?	YES [] NO [Police requested separately
	it can not be issued until ter rehants not already registered	nporary business license(s) is of with Township. YES	otained. Have l	icense(s)	been obtained for all vendor
of the app Township	hereby certify that the infor plication, is true and correct o of any changes to informa	mation stated on forms, plans, t to the best of my knowledge. tion represented in these subm	and other mate It is my respon ittals.	rials sub sibility to	mitted herewith, in support inform Montgomery
Property	Owner's Authorized Signat	ture			
Applica	nt				Date
		Signature			
	Events held at Mo	ntgomery Mall requires Ma	nager's or Au	thorized	Signature
		ay at any time revoke and anno restrictions and regulations he		r non-pe	rformance of, or non-
Approved:	- 7		W 20 P		
	Zoning	Date	Building		Date



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS BOARD ACTION SUMMARY

SUBJECT: Consider Construction Escrow Release #3 - LDS#677 - Narayan Guest House

MEETING DATE: August 22, 2016 ITEM NUMBER: #12

MEETING/AGENDA:

WORK SESSION

Director of Planning and Zoning

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion:

Policy:

INITIATED BY: Bruce Shoupe

BOARD LIAISON: Candyce Fluehr Chimera

Vice Chairman

BACKGROUND:

Attached is a construction escrow release requested by Todi Foundation for the Narayan Guest House at 1630 County Line Road. The original amount of the escrow was \$279,678.47, held as a Cash Escrow. This is the third escrow release for this project. The current release authorized by the Township Engineer is in the amount of \$98,284.12. The new balance would be \$110,263.93

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 \$98,284.12, as recommended by the Township Engineer for the Narayan Guest House.

MOTION	S	ECOND		
ROLL CALL:	Δ		EX.DO.	edit on
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.





August 17, 2016

File No. 2014-06055

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

Reference:

Financial Security Release 3

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 listed on the Escrow Status Report attached to this letter in the amount of \$98,284.12 have been completed. Please note the following items requested per the Coldwell Banker letter dated July 28, 2016 have not been approved for release as these items have not been completed per the approved plan to date. This is reflected in the release amount recommended above.

- County Line Road Concrete/Stone/Paving
- Landscaping Permanent Seeding

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/sl

Enclosure:

as referenced

cc: Lawrence J. Gregan, Manager – Montgomery Township Marita A. Stoerrle, Development Coordinator – Montgomery Township Marianne McConnnell, 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 Todi 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

RELEASE OF ESCROW FORM

Russell S. Dunlevy, P.E.			Date:	07/28/2016
Senior Executive Vice President				
Gilmore & Associates, Inc.				
65 East Butler Avenue, Suite 100				
New Britain, PA 18901				
215-345-4330				
Development: Narayan Guest House Proj. Release #: 3	ect - LD/S #677		G&A Project #: _	2014-06055
Dear Mr. Dunlevy:				
This is an escrow release request in the amo with the quantities noted.	unt of \$112,871.	32 , Enclosed is a	copy of our escrow	spreadsheet
ESCROW RELEASE REQUESTS ARE	LIMITED TO ON	E PER MONTH.		
Mr. Lawrence Gregan			Date:	08/17/2016
Township Manager				
Montgomery Township				
1001 Stump Road				
Montgomeryville, PA 18936				
Dans Mr. Genney				
Dear Mr. Gregan:				
We have reviewed the developer's request for	or an escrow release	. We therefore, recomme	nd that \$98,284	.12
be released. These improvements will be sub	ject to a final obser	vation prior to dedication	and again at the end	of the
maintenance period. Any deficiencies will be	e required to be corr	ected by the developer.		
0 01 1		0.00		
In Bought	FOR	1250		
Russell S. Dunlevy, P.E., Senio Executive	P, Gilmore & Asso	ciates, Inc.		
Resolution #				
	Association Res	Mand and Back! To di		
WHEREAS, a request for release of escrow		Nand and Sashi Todi	0.0010.001.00	5.75C-F5
for Narayan Guest House Project - LD/S			of \$112,871.32	on the
representation that work set forth in the Land				
WHEREAS, said request has been reviewed				
NOW, THEREFORE, BE IT RESOLVED b				
		oper's request, and the o	fficers of the Towns	nip are
authorized to take the necessary action to obt			V 4 Y 4 A	
BE IT FURTHER RESOLVED that Townsh				
with Montgomery Township in total sum of			igned Land Develop	
Agreement and that \$89,130.42		een released from escrow	. Therefore, the action	on of the Board
eleasing said sum leaves a new balance of	\$110,263.93	in escrow.		
MOTION BY:		von	TE:	
ECOND BY:	-			
DATED:				
RELEASED BY:				

Department Director

ESCROW STATUS REPORT



SUMMARY OF ESCROW ACCOUNT

RELEASE NO .:

3 RELEASE DATE: 17-Aug-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

TOWNSHIP NO .: PROJECT OWNER: LD/S #677 Nand and Sashi Todi TOTAL CONSTRUCTION ESCROW POSTED: \$ 297,678.47

AMOUNT OF THIS RELEASE: \$ 98,284.12

MUNICIPALITY:

Montgomery Township

PRIOR CONSTRUCTION RELEASED: \$ 89,130.42 TOTAL CONSTRUCTION RELEASED TO DATE: \$ 187,414.54

ESCROW AGENT:

Montgomery Township

25-Nov-2015

TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 27,100,00 TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 2,700.00

TYPE OF SECURITY: AGREEMENT DATE:

Cash

MAINTENANCE BOND AMOUNT (15%): \$ 40,592,52

BALANCE AFTER CURRENT RELEASE: \$ 110,263.93

ESCROW TABULATION							ELEASE	RELEASED (including curr		AVAILABLE FO	OR RELEASE	RELEASE REQ #4
	CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT	TOTAL	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTIT
EA	RTHWORK & DEMOLITION											
1.	Strip Topsoil Stockpile	CY	1,600 \$	2.53	\$ 4,048.00		- 3	1,600.00 \$	4,048.00	S	1	
2.	Site Cut/Fill	CY	1,071 \$	3.00	\$ 3,213.00	3		1,071,00 \$	3,213.00	5		+
3.	Rough Grade Site	SF	37,972 \$	0.03	\$ 1,139.16			37,972.00 \$	1,139.15	S		100
4.	Respread 8" Topsoil and 3" Amended Soil, Grade and Seed	CY	375 S	73.00	\$ 27,375.00	183.00 \$	13,359.00	183.00 \$	13,359.00	192.00 \$	14,016,00	
5.	Curb- Excavation/Backfill	LF	646 S	1.50	\$ 969.00	646.00	969.00	646.00 \$	969.00	S		
6.	Fine Grade for Paving	SY	1,474 \$	1,20	\$ 1,768.80	1,474,00 3	1,768.80	1,474.00 \$	1,768.80	5	- 1	
7.	Clearing/Grubbing	LS	1 5	14,850.00	\$ 14,850.00		-	1.00 \$	14,850.00	s	-	
ER	OSION & SEDIMENT CONTROL											
1.	Tire Cleaner	SY	144 \$	18.00	\$ 2,592.00			144.00 \$	2,592,00	S	3	-oc
2.	12" Compost Filter Sock	LF	1,027 \$	2.36	\$ 2,423.72	4		1,027.00 \$	2,423.72	S		
3.	30" Tree Protection Fence	LF	1,157 \$	0.22	\$ 254.54		- 1	1,157.00 \$		\$		
4.	Temp. Seeding/Stabilization	SF	42,683 \$	0.04	\$ 1,707.32	42,683,00	1,707.32	42,683.00 \$	1,707,32	s	× 1	
5.	E&S Maintenance During Construction	LS	1 \$	750.00	\$ 750.00	1.00 \$	750.00	1.00 \$	750.00	5		
ST	ORM SEWER							15.27				
1.	HDPE 15" Dia.	LF	15 \$	35.00	\$ 525.00	15.00	525.00	15.00 \$	525,00	\$	34.1	
2.	HDPE 18" Dia.	LF	167 \$	35.00	\$ 5,845.00			167.00 \$	5,845.00	5	0.00	
3.	HDPE 12" Dia,	LF	100 \$	35.00	\$ 3,500.00	100.00 \$		100.00 \$		S	90.1	
4.	HDPE 6" Dia.	LF	35 \$		4 5 7 7 7 7	35.00	48,000,000	35.00 \$	1000	\$		
5.	HDPE 4" Dia Roof Drain Leaders	EA	5 \$	500.00	\$ 2,500.00	5.00	2,500.00	5.00 \$		5		
6.	Underground Detention Basin 'A'	LS	1 5	45,000.00	\$ 45,000.00	3	5	1.00 \$		S	2	
7.	Underground Detention Basin 'B'	LS	1 \$	400000000000000000000000000000000000000	\$ 13,000.00	1.00 \$		1.00 \$		\$	()	
8,	End Wall	EA	2 \$		- C.	1.00		2.00 \$		5		
9,	Earthen Level Spreader (incl. TRM)	EA	2 \$		\$ 3,500.00	1.00	1,750.00	2.00 \$		\$	-	
10.	R-3 Rip Rap	SY	13 \$		\$ 715.00	1	•	13.00 \$		\$		
11.	River Rock Outlet Protection	SY	75 \$	55.00	\$ 4,125.00	25.00 \$	1,375.00	75.00 \$	4,125.00	S	ile .	

ESCROW STATUS REPORT



SUMMARY OF ESCROW ACCOUNT

RELEASE NO.

3

RELEASE DATE: 17-Aug-2016

PROJECT NAME:

Narayan Guest House Project

TOTAL CONSTRUCTION: \$ 270,616.79

ORIGINAL CONSTRUCTION AMOUNT: \$ 297,678.47

PROJECT NO .: TOWNSHIP NO .: 2014-06055

TOTAL CONSTRUCTION CONTINGENCY (10%): \$ 27,061.68

LD/S #677

TOTAL CONSTRUCTION ESCROW POSTED: \$ 297,678.47

AMOUNT OF THIS RELEASE: \$ 98,284.12

PROJECT OWNER:

Nand and Sashi Todi

MUNICIPALITY:

Montgomery Township

PRIOR CONSTRUCTION RELEASED: \$ TOTAL CONSTRUCTION RELEASED TO DATE: \$

89,130.42 187,414,54

ESCROW AGENT:

Montgomery Township

25-Nov-2015

TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 27.100.00 TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 2,700,00

BALANCE AFTER CURRENT RELEASE: \$ 110,263,93

TYPE OF SECURITY: AGREEMENT DATE:

MAINTENANCE BOND AMOUNT (15%): \$ 40.592.52

CURRENT RELEASE. RELEASED TO DATE AVAILABLE FOR RELEASE RELEASE **ESCROW TABULATION** (including current release) REQ#4 UNIT TOTAL TOTAL TOTAL TOTAL CONSTRUCTION ITEMS UNITS QUANTITY PRICE AMOUNT QUANTITY AMOUNT QUANTITY AMOUNT QUANTITY AMOUNT QUANTITY ONSITE CONCRETE/STONE/PAVING 1. Concrete Curb - 18" LF 651 \$ 30.00 \$ 19,530.00 651.00 \$ 19,530.00 651.00 \$ 19,530.00 60.00 \$ 8,280.00 138.00 \$ 8.280.00 138.00 \$ 8,280,00 2. 4" Concrete Sidewalk SY 138 \$ 5 3. 8" 2A Stone Subbase SY 1,255 \$ 6.50 \$ 8,157.50 1,255,00 \$ 8,157.50 1,255.00 \$ 8,157.50 5 1,255 S 12.50 \$ 15,687.50 1.255.00 \$ 15.687.50 1,255,00 \$ 15,687.50 4. 2" Superpave Asphalt Binder Course (25 MM) SY 5 941.25 5. Sweep and Tack SY 1,255 \$ 0.75 \$ 941.25 \$ \$ 1,255.00 \$ 5 1.255.00 S 15.687.50 1-1/2" Superpave Asphalt Wearing Course (9.5 MM) SY 1,255 \$ 12.50 \$ 15,687.50 \$ Pavemen! Markings 1 \$ 2,100.00 \$ 2,100.00 S 1.00 S 2,100.00 LS 5 COUNTY LINE RD CONCRETE/STONE/PAVING Saw Cut LE 80 \$ 15,00 \$ 1,200.00 5 \$ 80.00 \$ 1,200.00 1. 1.00 \$ 700.00 2. Box Out LS 700.00 \$ 700.00 \$ 3. 6" 2A Stone Subbase to Safety Shoulder SY 231 \$ 6.00 \$ 1,386.00 231.00 \$ 1,386.00 231 \$ 231.00 \$ 6,237,00 4. 8" 25 MM Base Course SY 27.00 \$ 6,237.00 \$ 5. 2.5" 19 MM Binder Course SY 231 \$ 14.50 \$ 3,349.50 S 231.00 \$ 3.349.50 6. 1' Transition Mill 80 S 80,00 \$ 1,440.00 LF 18.00 \$ 1,440.00 \$ 240.00 \$ 180.00 Sweep and Tack Coat SY 240 \$ 0.75 \$ 180.00 \$ 8. 1.5" 9.5 MM Wearing Course SRL-H SY 240 S 12.50 \$ 3,000.00 240.00 \$ 3,000.00 80.00 \$ 40.00 Joint Seal LF 80 \$ 0.50 \$ 40.00 \$ 9. \$ 10. Traffic Maintenance and Protection LS 1 \$ 1,200.00 \$ 1,200.00 3 1.00 \$ 1,200,00

ESCROW STATUS REPORT



SUMMARY OF ESCROW ACCOUNT

RELEASE NO .:

RELEASE DATE: 17-Aug-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

TOWNSHIP NO .:

LD/S #677

TOTAL CONSTRUCTION ESCROW POSTED: \$ 297,678.47

AMOUNT OF THIS RELEASE: \$ 98,284.12

PROJECT OWNER:

Nand and Sashi Todi

PRIOR CONSTRUCTION RELEASED: \$

MUNICIPALITY: ESCROW AGENT: Montgomery Township

89,130,42 TOTAL CONSTRUCTION RELEASED TO DATE: \$

Montgomery Township

TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 27,100.00 TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 2,700.00

TYPE OF SECURITY: AGREEMENT DATE:

Cash

BALANCE AFTER CURRENT RELEASE: \$ 110,263,93

AGREEMENT DATE:	25-Nov-2015	

MAINTENANCE BOND AMOUNT (15%): \$ 40,592,52

	ESCROW TABULATION						ELEASE	RELEASED (including curre		AVAILABLE FO	OR RELEASE	RELEASE REQ#4
	CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
LAN	DSCAPING											
Shac	de Trees							Here were		100 23 5		
1.	Acer rubrum 'Brandywine' - Red Maple (3" Cal.)	EA	8 \$	350.00	\$ 2,800.00			\$		8.00 \$	2,800.00	
Orna	mental/ Flowering Trees									44.5		
2.	Cercis canadensis - Eastern Redbud (8' Ht.)	EA	2 \$	325.00	\$ 650.00	: \$	-	S	AL 34	2.00 \$	650.00	
Ever	green Trees											
	Chamaecyparis thyoides - Atlantic White Cedar (8' Ht.)	EA	11 \$	265.00	\$ 2,915.00		-	5		11.00 \$	2,915.00	-
4.	Pinus strobus - Eastern White Pine (8' Ht.)	EA	38 \$	265.00	\$ 10,070.00	\$		S	8	38.00 \$	10,070.00	
	duous Shrubs											
	Comus racemosa - Muskingum Gray Dogwood (30-36" Ht.)	EA.	5 \$		CONTRACTOR OF THE PROPERTY OF	3		\$		5.00 \$	325.00	
	Myrcia pensylvanica (male) - Northern Bayberry (30-36" Ht.)	EA	7 \$	65.00	Carlo Control of	\$		5		7.00 \$	455.00	
	Myrcia pensylvanica (female) - Northern Bayberry(30-36" Ht.)	EA.	7 \$	65.00	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	\$		\$		7.00 \$	455.00	
	Rhus aromica 'Glo-Low' - Fragrant Sumac (30-36" Ht.)	EA	32 \$	65.00	\$ 2,080.00	3		\$	-	32.00 \$	2,080.00	-
	ling & Mulch				100					1 500		
	Permanent Seeding	LS	1 \$	6.1006332	\$ 3,000.00	\$		\$	2.1	1.00 \$	3,000.00	
10.	Mulch	SY	25 \$	65.00	\$ 1,625.00	3		\$		25.00 \$	1,625.00	
MISC	ELLANEOUS				6.7 - 7.4							
1.	Construction Stakeout	LS	1 5	4,100.00	\$ 4,100.00	0.50 \$	2,050.00	1.00 S	4,100.00	5	-	
2.	As-Builts	LS	1 5	4,250.00	\$ 4,250.00	5		S		1.00 \$	4,250.00	
3.	Concrete Monuments	EA	2 5	150.00	\$ 300.00	3		S	16	2.00 \$	300.00	
4.	Street Lights	EA	1 \$	2,000.00	\$ 2,000.00		9	S		1.00 \$	2,000.00	
5.	Signs	EA	4 5	200,00	\$ 800,00			\$	4.	4.00 \$	800.00	
CON	TINGENCY											
1.	10% Contingency	LS	1		\$ 27,061.68		-	S	- 3	1.00 \$	27,061.68	
(Rele	ased upon certification of completion and receipt of Maintenan	ce Bond)			100 miles (100 miles (7.			



RECEIVED

AUG 02 2016

MONTGOMERY TOWNSHIP

THE PREMIER PROPERTIES GROUP
686 DEKALB PIKE, SUITE 102
BLUE BELL, PA 19422
DIRECT (267) 368-7222
CELL (215) 699-2600
davidc@cbprem.com
www.cbprem.com

Amount Requested/Ralance Remaining



July 28, 2016

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

Re: 3rd Escrow Release, Narayan Guest House, Montgomery Township

Mr. Shoupe,

Itam

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 \$112,871.32 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 Requested/Balance Remaining
Earth	work	
>	Respread Top Soil	\$13,375/14,000
A	Curb – Excavation & Backfill	\$969/0
A	Fine Grade for Paving	\$1,768/0
Erosio	on & Sediment Control	
>	Temp Seeding & Stabilization	\$1,707.32/0
A	E&S Control During Construction	\$750/0
Storm	Sewer	
A	HDPE 15" Dia	\$525/0
×	HDPE 18" Dia	\$3,500/0

A	HDPE 12" Dia	\$875/0
A	HDPE 4" Roof Drains	\$2,500/0
A	Underground Basin "B"	\$13,000/0
A	End Wall	\$2,500/0
A	Level Spreader	\$1,750/0
A	River Rock	\$1,375/0

On Site Concrete/Stone/Paving

A	Curb	\$19,530/0
A	Sidewalk	\$8,280/0
A	8" 2A Stone	\$8,157/0
1	2" Binder Course	\$15,687.50/0

County Line Road Concrete/Stone/Paving

A	6" 2A Stone	\$1,385/0
A	8" Base Course	\$6,237/0
>	2.5" Binder Course	\$3,349.50/0
A	Traffic Maintenance & Control	\$600/600

Landscaping

4	Permanent Seeding	\$3,000.
		7-1

Miscellaneous

P	Construction Stakeout	\$2,050/0

Please process the release amount of \$112,871.32 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 hesitate to contact me.

Respectfully Submitted,

David J. Caracausa

Realtor/Trusted Real Estate Consultant

CC Gilmore & Associates Nand Todi

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS BOARD ACTION SUMMARY

SUBJECT: Consider Payment of Bills MEETING DATE: August 22, 2016 ITEM NUMBER: 井13 MEETING/AGENDA: WORK SESSION ACTION XX NONE REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy: INITIATED BY: Lawrence J. Gregan BOARD LIAISON: Candyce Fluehr Chimera, Vice Chairman of the Board of Supervisors Township Manager BACKGROUND: Please find attached a list of bills for your review. ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None. PREVIOUS BOARD ACTION: None. ALTERNATIVES/OPTIONS: None. BUDGET IMPACT: None. RECOMMENDATION: Approval all bills as presented. MOTION/RESOLUTION:

None.

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

08/19/2016 01:40 PM CHECK REGISTER FOR MONTGOMERY TOWNSHIP Page: 1/2
User: msanders CHECK DATE FROM 08/09/2016 - 08/22/2016
DB: Montgomery Twp

Check Date	Bank	Check	Vendor	Vendor Name	Атомп
Bank 01 UNI	VEST C	HECKING			
08/10/2016	01	65438	MISC-FIRE	ALEXANDER J DEANGELIS BILL WIEGMAN BRANDON UZDZIENSKI DAVID P BENNETT EMPIRE FITNESS SERVICES, INC FUN EXPRESS LLC GILMORE & ASSOCIATES, INC. MARY NEWELL MARY NEW	15-00
08/10/2016	01	65439	MISC-FIRE	BILL WIEGMAN	110-00
08/10/2016	01	65440	MISC-FIRE	BRANDON UZDZIENSKI	30.00
08/10/2016	01	65441	MISC-FIRE	DAVID P BENNETT	30.00
08/10/2016	01	65442	100000170	EMPIRE FITNESS SERVICES, INC	387.70
08/10/2016	01	65443	00000611	FUN EXPRESS LLC	820.64
08/10/2016 08/10/2016	01	65444 65445	00000817 00000817	GILMORE & ASSOCIATES, INC.	67.00 379.10
8/10/2016	01	65446	MISC-FIRE	GLEN ROETMAN	15.00
08/10/2016	01	65447	MISC-FIRE	JOE BIFOLCO	90.00
8/10/2016	01	65448	MISC-FIRE	JOHN H. MOGENSEN	75.00
08/10/2016	01	65449	MISC-FIRE	MARY NEWELL	45.00
08/10/2016	01	65450	MISC-FIRE	MARY NEWELL	45.00
08/10/2016	01	65451	MISC-FIRE	MATT SHINTON	80.00
08/10/2016 08/10/2016	01	65452 65453	MISC-FIRE MISC-FIRE	MATTHEW GIORGIO	30.00 40.00
8/10/2016	01	65454	MISC-FIRE	MIKE BEAN	30.00
8/10/2016	01	65455	MISC-FIRE	MIKE BEAN	15,00
8/10/2016	01	65456	00001225	MONTGOMERY TOWNSHIP MUNICIPAL	671.58
08/10/2016	01	65457	00000540	MYSTIC PIZZA	310.00
8/10/2016	01	65458	00000464	OZZY''S FAMILY FUN CENTER	219.00
8/10/2016	01	65459	MISC-FIRE	PAUL R. MOGENSEN	60.00
8/10/2016	01	65460	00000397	PECO ENERGY	3,011.13
8/10/2016	01	65461	MISC-FIRE	PHIL STUMP	45.00
8/10/2016 8/10/2016	01	65462 65463	MISC-FIRE MISC-FIRE	RACHEL GIBSON	60.00 60.00
8/10/2016	01	65464	MISC-FIRE	RACHEL TROUTMAN	20.00
8/10/2016	01	65465	MISC-FIRE	RACHEL TROUTMAN	60.00
8/10/2016	01	65466	MISC-FIRE	RYAN CROUTHAMEL	30-00
8/10/2016	01	65467	00000465	SHAPIRO FIRE PROTECTION COMPANY	52.60
8/10/2016	01	65468	00001847	STAPLES CONTRACT & COMMERCIAL, INC.	68.78
8/10/2016	01	65469	MISC-FIRE	STEVE SPLENDIDO	15,00
8/10/2016	01	65470	MISC-FIRE	TREVOR DALTON	15.00
8/10/2016	01	65471	MISC-FIRE	TREVOR DALTON	30.00
8/10/2016 8/10/2016	01	65472 65473	MISC-FIRE MISC-FIRE	TREVOR DALTON TREVOR DALTON	15.00 30.00
8/10/2016	01	65474	00001033	VERIZON CABS	563.62
08/10/2016	01	65475	MISC-FIRE	STAPLES CONTRACT & COMMERCIAL, INC. STEVE SPLENDIDO TREVOR DALTON TREVOR DALTON TREVOR DALTON TREVOR DALTON VERIZON CABS VINAY SETTY VINCE ZIRPOLI CHICK FIL A MONTGOMERYVILLE 911 SAFETY EQUIPMENT ABINGTON HEALTH LANSDALE HOSPITAL ACME UNIFORMS FOR INDUSTRY	60.00
8/10/2016	01	65476	MISC-FIRE	VINCE ZIRPOLI	240.00
8/10/2016	01	65477	100000125	CHICK FIL A MONTGOMERYVILLE	377.25
8/19/2016	01	65478	00000842	911 SAFETY EQUIPMENT	131.50
8/19/2016	01	65479	00002039	ABINGTON HEALTH LANSDALE HOSPITAL ACME UNIFORMS FOR INDUSTRY ADVANCED COLOR AND GRIND LLC AIR CLEANING SYSTEMS INC. AIRGAS SPECIALTY GASES ALETHEA JAMISON ATLANTIC TACTICAL BATTERIES & BULBS BERGEY''S BISHOP WOOD PRODUCTS, INC BOUCHER & JAMES, INC. BRANDON UZDZIENSKI C L WEBER CO INC. C'EST SI BON HAIR SALON CDW GOVERNMENT, INC. CHICK FIL A MONTGOMERYVILLE DEL-VAL INTERNATIONAL TRUCKS, INC. DISCHELL, BARTLE DOOLEY DRUMHELLER CONSTRUCTION, INC. DVHT - DELAWARE VALLEY HEALTH TRUST	48.00
8/19/2016	01	65480	00000006	ACME UNIFORMS FOR INDUSTRY	223.58
8/19/2016 8/19/2016	01	65481 65482	00001875 00001020	ADVANCED COLOR AND GRIND LLC	210 00
8/19/2016	01	65483	LST00029	ATRICAS SPECIALTY CASES	196.14
8/19/2016	01	65484	100000179	ALETHEA JAMISON	871.00
8/19/2016	0.1	65485	00000561	ATLANTIC TACTICAL	3,051.48
8/19/2016	01	65486	00906105	BATTERIES & BULBS	43,42
8/19/2016	01	65487	00000043	BERGEY''S	283.73
8/19/2016	01	65488	00000448	BISHOP WOOD PRODUCTS, INC	325.70
8/19/2016	01	65489	00000209	BOUCHER & JAMES, INC.	14,804.07
8/19/2016 8/19/2016	01	65490 65491	00905056 00000069	BRANDON UZDZIENSKI	50,00
8/19/2016	01	65492	MISC	CIFET SI BON HAID CALON	41 12
8/19/2016	01	65493	00001601	CDW GOVERNMENT, INC.	498.77
8/19/2016		65494	100000125	CHICK FIL A MONTGOMERYVILLE	100.60
8/19/2016	01	65495	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	96.00
8/19/2016	01	65496	00000125	DISCHELL, BARTLE DOOLEY	17,860,00
8/19/2016	01	65497	00001166	DRUMHELLER CONSTRUCTION, INC.	40,624.20
8/19/2016	01	65498	00000967	DVHT - DELAWARE VALLEY HEALTH TRUST	179,639.66
8/19/2016	01	65499	00000152	ECKERT SEAMANS CHERIN &	12,430.00
8/19/2016 8/19/2016	01	65500 65501	00000161 00000169	EUREKA STONE QUARRY, INC.	113,1/5,21
8/19/2016	01	65502	0000169	FIRST HOSPITAL LAROPATORIES INC	94.25
8/19/2016	01	65503	00001389	DEL-VAL INTERNATIONAL TRUCKS, INC. DISCHELL, BARTLE DOOLEY DRUMHELLER CONSTRUCTION, INC. DVHT - DELAWARE VALLEY HEALTH TRUST ECKERT SEAMANS CHERIN & EUREKA STONE QUARRY, INC. FEDEX FIRST HOSPITAL LABORATORIES, INC. FISHER & SON COMPANY, INC. GALLEY MURRAY, LLP GALETON GLOVES GEORGE ALLEN PORTABLE TOILETS, INC. GLASGOW, INC. GLICK FIRE EQUIPMENT COMPANY INC GLOCK, INC GRANTURK EQUIPMENT CO., INC. GREENLANE SEARCH MARKETING, LLC	1,929.00
8/19/2016	01	65504	00001720	GATLEY MURRAY, LLP	2,000.00
8/19/2016	01	65505	00001504	GALETON GLOVES	68.34
8/19/2016	01	65506	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	483.00
8/19/2016	01	65507	00000198	GLASGOW, INC.	275.00
8/19/2016	01	65508	00001323	GLICK FIRE EQUIPMENT COMPANY INC	100.03
18/19/2016	01	65509	100000183	GLOCK, INC	330.00
8/19/2016	01	65510	00000203	CREENLAND SEARCH MARKETING TAG	1,133.26
18/19/2016 18/19/2016	01	65511 65512	MISC 00000418	GREENLANE SEARCH MARKETING, LLC GREG REIFF	80.99 100.00
08/19/2016	01	65513	00000418	GUIDEMARK, INC.	6,418.04
08/19/2016	01	65514	00000223	HAJOCA CORPORATION	357.05
101 721 5010				CALL TO A COUNTY OF THE PARTY O	

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CHECK DATE FROM 08/09/2016 - 08/22/2016

Check Date Bank Check Vendor Vendor Name Amount 08/19/2016 65516 HAVIS, INC. 1,308.50 01 00000215 08/19/2016 01 65517 00000903 HOME DEPOT CREDIT SERVICES 885.05 08/19/2016 65518 00000903 0.00 V 08/19/2016 01 65519 00441122 HORSHAM CAR WASH 160.00 200.00 08/19/2016 65520 100000182 INSTANTCARD 01 08/19/2016 01 65521 00000102 INTERSTATE BATTERY SYSTEMS OF 107.95 08/19/2016 01 65522 00001639 ITI TRAILERS AND TRUCK BODIES, INC. 141.38 08/19/2016 212.61 01 65523 00000555 J & J TRUCK EQUIPMENT 08/19/2016 01 65524 MISC JLD3 LLC DBA PUMP IT UP 99.62 08/19/2016 01 65525 00902813 JOEDY JOHNSON 275.00 08/19/2016 00000148 JONATHAN S. BEER 3,950.00 01 65526 00000264 KENCO HYDRAULICS, INC. 08/19/2016 01 65527 56.71 08/19/2016 01 65528 00902911 KIM P. GREENE 225.00 08/19/2016 01 65529 00902160 LAMAGINATION, INC. 1,030.00 1,200.00 LOSTAUNAU MICHAEL 08/19/2016 01 65530 MISC 08/19/2016 01 65531 MISC MAUGER KEVIN & DANIELLE 1,200.00 08/19/2016 00000974 MCCARTHY AND COMPANY, PC 01 65532 488.75 65533 100000180 MOLINARO GRAPHICS 84.80 01 08/19/2016 MONTGOMERY COUNTY EMS 150.00 08/19/2016 01 65534 100000184 08/19/2016 01 65535 00000643 MONTGOMERY COUNTY-NORRISTOWN 10,000-00 MONTGOMERY TOWNSHIP HISTORICAL 08/19/2016 01 65536 00000771 6,000,00 MOYER INDOOR / OUTDOOR 08/19/2016 00000324 134.00 01 65537 08/19/2016 01 65538 00000540 MYSTIC PIZZA 114.00 00000356 NORTH WALES WATER AUTHORITY 08/19/2016 01 65539 75.04 208.67 OFFICE DEPOT, INC 08/19/2016 01 65540 00001134 OHB HOLDINGS DBA ORLEANS HOMES 2,145.51 08/19/2016 01 65541 MISC 08/19/2016 01 65542 00000367 P.K. MOYER & SONS, INC. 160,410.00 PBPMTCA-PA BUSINESS PRIVILEGE & 08/19/2016 01 65543 00000381 100.00 65544 00000397 PECO ENERGY 10,939,57 08/19/2016 01 08/19/2016 01 65545 00000399 PECO ENERGY 9,412.05 PENN VALLEY CHEMICAL COMPANY 08/19/2016 01 65546 00000595 484.80 08/19/2016 01 65547 00000388 PENNSYLVANIA ONE CALL SYSTEM, INC. 155,23 08/19/2016 01 65548 00001358 PENNSYLVANIA RECREATION AND PARK 16,075.00 08/19/2016 00000009 01 65549 PETTY CASH 642.04 PRINTWORKS & COMPANY, INC. 08/19/2016 01 65550 00000345 69.81 RIGGINS, INC 1,161.54 08/19/2016 00000115 01 65551 08/19/2016 01 65552 100000177 RUHI VIRADIA 20.00 08/19/2016 01 65553 00000653 SCATTON'S HEATING & COOLING, INC. 94.00 08/19/2016 00000465 SHAPIRO FIRE PROTECTION COMPANY 01 65554 996.45 00000833 08/19/2016 01 65555 SHERWIN WILLIAMS COMPANY 34.98 00000015 08/19/2016 01 65556 420.39 08/19/2016 00001847 STAPLES CONTRACT & COMMERCIAL, INC. 97,70 01 65557 00001119 STREAMLIGHT, INC. 08/19/2016 01 65558 12.45 08/19/2016 01 65559 00000252 SUNG K. KIM 598,35 08/19/2016 01 65560 00001834 TEMPLE UNIVERSITY 330.00 999.38 08/19/2016 01 65561 00001771 TIMAC AGRO USA 08/19/2016 01 65562 100000111 TOM KRAMER 300.00 08/19/2016 01 65563 00000720 TRAIL ELECTRICAL SERVICE, INC. 590.11 00000506 TRANS UNION LLC 08/19/2016 01 65564 50.00 08/19/2016 00002031 TRI-COUNTY ELECTRICAL SUPPLY 0.7 65565 195,12 08/19/2016 01 65566 99999999 UNITED STATES POSTAL SERVICE 2,344.32 08/19/2016 01 65567 03214643 UNWINED & PAINT 29,99 282.00 08/19/2016 00000520 VALLEY POWER, INC. 01 65568 08/19/2016 01 65569 100000178 VIJAY KAPOOR 7,460.00 00001329 WELDON AUTO PARTS 505.71 08/19/2016 01 65570 08/19/2016 65571 00000590 YOCUM FORD 205.11 01 01 TOTALS: (1 Check Voided) Total of 133 Disbursements: 656, 155.66 Bank PR Payroll Clearing Account 08/19/2016 PR 27598 VOID 0.00 V PR TOTALS: (1 Check Voided)

REPORT TOTALS:

Total of O Disbursements:

0.00

08/19/2016

Payroll ACH List For Check Dates 08/09/2016 to 08/22/2016

Check

Date	Name	Amount	
08/11/2016	UNITED STATES TREASURY	941 Tax Payment	\$ 104,715.25
08/11/2016	PBA	PBA Payment	\$ 789.41
08/11/2016	BCG 401	401 Payment	\$ 15,017.80
08/11/2016	BCG 457	457 Payment	\$ 11,262.24
08/11/2016	PA SCDU	Withholding Payment	\$ 886.56
08/11/2016	CITY OF PHILADELPHIA	July Wage Tax Payment	\$ 333.33
08/17/2016	STATE OF PA	State Tax Payment	\$ 10,845.45
Total Checks: 7			\$ 143,850.04