

**AGENDA**  
**MONTGOMERY TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**MARCH 11, 2019**

[www.montgomerytwp.org](http://www.montgomerytwp.org)

Tanya C. Bamford  
Candyce Fluehr Chimera  
Michael J. Fox  
Jeffrey W. McDonnell  
Matthew W. Quigg

Lawrence J. Gregan  
Township Manager

**WORK SESSION – 6:00 PM**

1. Architects Presentation- Township Building Feasibility Study

**ACTION MEETING – 7:00 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 February 25, 2019 Meeting
6. Acknowledge Resignation of Township Employee – Police Dispatcher
7. Announce Emergency Services Day Event
8. Public Hearing to Consider Adoption of Proposed Ordinance #19-310 Establishing Volunteer Service Earned Income and Real Property Tax Credits
9. Consider Resolution Setting Volunteer Service Earned Income and Real Property Tax Credits for 2018 and 2019
10. Consider Authorization to Contract with Keystone Lighting Solutions for Phase 2 - DVRPC Regional Streetlight Procurement Program
11. Consider Award of Contracts for the 2019 Annual Highway Materials and Supplies
12. Consider Request for Out of State Training – Public Works Department
13. Consider Request for Out-of-State Training – Department of Fire Services
14. Consider Approval of Higher Rock Escrow Releases - LDS 694 – Phase 1 & 2
  - Phase 1 – Escrow Release #4
  - Phase 2 – Escrow Release #3
15. Consider Authorization to Advertise for Bids for Phase VI Forestry Management Program – Ash Tree Removal
16. Consider Approval of Preliminary/Final Land Development – LDS# 679 – Meadows at Parkview
17. Consider Payment of Bills
18. Other Business
19. Adjournment

**Future Public Hearings/Meetings:**

03-13-2019 @ 5:30pm – Autumn Festival Committee  
03-13-2019 @ 7:30pm – Parks and Recreation Board  
03-18-2019 @ 6:00pm – Finance Committee  
03-19-2019 @ 12:30pm – Business Development Partnership  
03-20-2019 @ 6:00pm – Sewer Authority Board

03-20-2019 @ 7:30pm – Shade Tree Commission  
03-20-2019 @ 7:30pm – Public Safety Committee  
03-21-2019 @ 7:30pm – Planning Commission  
03-25-2019 @ 7:00pm – Board of Supervisors

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

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**SUBJECT:** Presentation- KCBA Architects- Township Building Study

**MEETING DATE:** March 11, 2019

**ITEM NUMBER:** #1 - WorkSession

**MEETING/AGENDA:**

**ACTION**

**NONE**

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

**INITIATED BY:** Stacy Crandell  
Assistant to the Township Manager

**BOARD LIAISON:** Michael J. Fox  
Chairman, Board of Supervisors

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**BACKGROUND:**

In the 2018 Capital Reserve Budget included funding to perform upgrades to the Township Administration Building to address operational/physical needs that have developed since the building was opened in 1995. These needs included increasing security for the public and employees, improving operating efficiencies due to changing space needs and alternative technologies, refreshing the exterior accesses to the building, replacing aging finishes and furnishings and analyzing the existing mechanical electrical and data systems of the building.

As a first step in this effort, Township Staff obtained a proposal from KCBA Architects, Hatfield, PA, to undertake a Feasibility Study of the building needs. The Board of Supervisors approved the proposal on May 29, 2018.

After approval of the proposal, KCBA met with Department Heads to discuss needs for each respective department. In addition, a full audit of the current conditions of the Township Building were examined including an analysis of the architectural, mechanical, electrical and data system of the building. In October 2018, a first draft of the Feasibility Study was presented to Township Staff. After some minor revisions, the final draft of the Feasibility Study was presented to Township Staff.

Tonight, Jay Clough and Michael Strohecker from KCBA Architects are here to present the Feasibility Study and give the Board of Supervisors some insight on potential options for renovations and upgrades to the Township Building. Attached is the final draft of the study.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:**

None.

**PREVIOUS BOARD ACTION:**

On May 29, 2018, the Board of Supervisors approved the proposal from KCBA Architects to perform a feasibility study of upgrades to the Township Administration Building in the amount of \$12,490.

**ALTERNATIVES/OPTIONS:**

None.

**BUDGET IMPACT:**

There is \$100,000 in the 2019 Capital Budget for Township Buildings Improvement and Township Staff is looking to use the funds for high density filing and upgrading the HVAC systems.

**RECOMMENDATION:**

None.

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



## Montgomery Township Municipal Building

Facilities Study

October 24, 2018

8 East Broad Street  
Hatfield, PA 19440-2401  
215.368.5806

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**MONTGOMERY TOWNSHIP  
MUNICIPAL BUILDING STUDY  
OCTOBER 24, 2018**

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**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS**

Candyce Fluehr Chimera – Chairman

Michael J. Fox – Vice Chairman

Tanya C. Bamford

Jeffery W. McDonnell

Matthew W. Quigg

**TOWNSHIP ADMINISTRATION**

Lawrence J. Gregan – Township Manager

Stacy E. Crandell – Assistant Township Manager

Scott Bendig – Chief of Police

Kevin A. Costello- Director of Public Works

Ami Tarburton – Finance Director

Glenn Heberlig – Facilities Foreman

Bruce Shoupe – Planning & Zoning Director

Floyd Shaffer–Recreation & Community Director

Richard Lesniak – Director of Fire Services

Shannon Q. Drosnock – Sewer Authority Manager

Ann Shade – Director of Administration & Human  
Resources

**MUNICIPAL BUILDING STUDY PROJECT TEAM**

**KCBA Architects**

Jay Clough, AIA – Founding Principal

Michael Strohecker, AIA – Project Manager

Mary Schoenharl – Interior Designer

**Snyder Hoffman Associates**

Robert Malehorn, PE, USGBC, IEEE – Electrical Engineer

Nicholas Kaintz, PE, LEED AP BD+C – Mechanical Engineer





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The team of KCBA Architects and Snyder Hoffman Associates would like to thank the Board of Supervisors, building committee, administration, staff, and community of Montgomery Township for the opportunity to undertake this municipal building study. We are proud of the results of our collective efforts and hope this report will be a helpful tool in implementing an optimal strategy for the improvement of facilities and services.

At the outset of this study, the KCBA team was tasked with evaluating the existing police and township administration building to support the goals of improving township services, identifying and addressing safety, security, technological and special needs, modernization and replacement of aging and inefficient facilities and systems, as well improving the overall campus layout and function.

This report culminates with a range of proposed improvement options with associated cost estimates.

The balance of the report includes a facility overview, detailed analysis of existing conditions, and space programming, all of which were considered when developing the capital improvement options.

Our team has very much enjoyed partnering with the Township and we look forward to continuing our work together as you implement the identified capital improvements.



## Township Overview

Montgomery Township is a municipality situated at the edge of Montgomery County, amongst a group of surrounding suburban municipalities in Montgomery and Bucks Counties. Montgomery Township is the largest municipality in the North Penn area, the ninth largest municipality in Montgomery County, and the 59th largest municipality in Pennsylvania. The township is largely developed with many suburban developments. It has an area of 10.7 square miles and was incorporated on May 17, 1714.



*Montgomery County with Montgomery Township shaded in red*

It is the location of the Montgomery Mall, a regional shopping mall serving the Route 309 corridor of the Philadelphia suburbs. Much of Montgomery Township's development is suburban in character, with newer tract houses and strip shopping centers. Homes in Montgomery Township have North Wales and Lansdale, but businesses that are located within the township boundaries are given the Montgomeryville ZIP code.

According to a 2016 estimate, Montgomery Township's total population was approximately 26,143 with a median family income of \$78,953. The residents of the Township are serviced by the North Penn School District

## Township Overview



*Map of Township & Surrounding Municipalities*

The Montgomery Township municipal campus is located at the intersection of Horsham Road (Route 463) and Stump Road and is home to township administration, police department, public works, emergency medical service, sewer authority, codes and zoning and finance. The building was designed by Diserod & Wolff Architects (now KBCA Architects) and completed in 1995.



*Aerial view of 1001 Stump Road Police Station and Township Administrative Building*





## Existing Conditions Analysis

During the course of this study, individuals from the KCBA Team toured the township administrative building and the adjacent grounds of the municipal campus to document and evaluate existing conditions and building systems. The findings from these tours are presented in this section in a narrative report format which features an overview of the building's history and key statistics followed by an analysis of overall site and building functionality, general conditions of the building's interior and exterior, code compliance, safety and security, mechanical systems, plumbing, electrical, and data/technology. Items that have been identified as deficient or inadequate are noted as "issues to consider". Each issue is given a designation for future reference that notes its category, and a number.

Existing Conditions Report – Montgomery Township  
Administrative Building and Police Station  
1001 Stump Road, Montgomeryville, PA 18936



Montgomery Township Building

History:

Montgomery Township Municipal Building was originally constructed in 1995.

Building Statistics:

Size of Building: 30,050 sq. ft. (Admin / Police building)  
2,060 sq. ft. (Ambulance Building)  
1,275 sq. ft. (Kennel Building)

Size of Site: 23.939 acres

Building Departments:

- Police
- Township Administration
- Code Enforcement / Zoning
- Sewer Authority
- Finance
- Human Resources

Site:

Vehicular Circulation & Parking: Visitor and administration vehicles enter the campus on Stump Road northeast of the intersection with Horsham Road intersection. All police and ambulance vehicles enter the site off Horsham Road northwest of the intersection with Stump Road.

Paved parking is divided on the site into two distinct areas. There are 108 spaces for the administration / visitors off the Stump Road entrance. Of these 108, there are 5 accessible parking spaces. There are 40 spaces that service the police and ambulance/kennel portion of the building. With a total of 148 parking spaces, the number of parking spaces on site is adequate.

The existing site circulation and separation appears to work well.



Overgrown vegetation at entrance

Existing Conditions Report – Montgomery Township  
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Main entrance when building opened

Site lighting and security camera coverage in the parking lots are adequate. The enclosed sally port provides a secure entrance for prisoners being brought in for processing.

Sidewalks and Paving:

Both main entrance and public police entrance of the building are provided with an accessible route from accessible parking stalls to the front door. The sidewalks and curbs are mostly in good condition and appear to have been repaired / replaced in some areas. The asphalt paving is in fair to good condition.

Site Signage: There is a general building sign at the corner of Stump Road and Horsham Road that is in good condition. Signage at both the public police entrance and main building entrance is poor. A small wayfinding sign near the public entrances directs people to the main entrance and public police entrance. This sign could be larger and more pronounced.

Issues to consider:

MTMB.S.01 Provide additional signage at the public police and main entrance.

MTMB.S.02 Cut back or replace existing landscaping at public police and main entrance to open visibility of entrances.

Site Lighting: Parking lot lighting is adequate though existing fixtures are metal halide and could be upgraded to more efficient LED fixtures. Light bollards and several spot lights provide lighting at the entrances. Due to the overgrown vegetation these lights are not providing enough light.

Issues to consider:

MTMB.S.03 Consider upgrading site light fixtures to LED.

MTMB.S.04 Consider replacing bollards with post mounted light fixtures.



Repairs to plaster control joint

Existing Conditions Report – Montgomery Township  
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Efflorescence on block walls

Building Exterior:

Facade: The exterior façade is a combination of natural stone veneer, plaster, concrete block and stained wood siding. There are also areas of exposed painted steel. The natural stone veneer is in good condition. The plaster is in fair to good condition. The block building walls and site walls show excessive efflorescence and cracks in the mortar in places. The vertical wood siding has recently been repaired, stained and is in good condition.

Issues to consider:

MTMB.EX.01 Control joints in plaster have opened up and have been caulked poorly. Consider repairing joint using correct color sealant.

MTMB.EX.02 Consider acid washing block to remove efflorescence and sealing block. Also repair mortar joints where cracks have appeared.

MTMB.EX.03 Consider replacing vertical wood siding with a fiber cement siding that would reduce future maintenance.



Signs of window leaks

Fenestration: Exterior windows are a combination of fixed aluminum storefront and operable aluminum casement windows. The windows are in good condition. Windows in code enforcement office show signs of leaks.

Oxidation is visible at some steel lintels at doors and windows and should be addressed.

Doors are either aluminum and glass entry doors or hollow metal doors, painted. The aluminum doors are in good condition. The exterior hollow metal doors show signs of oxidation.

There are aluminum overhead coiling doors at the police garage and sally port. The doors are in fair condition. Both door sill on the overhead doors show oxidation which should be addressed.

Issues to consider:

MTMB.EX.04 Repair leaks at code enforcement offices.



Overhead door sill oxidation



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*Evidence to ponding on roof*

MTMB.EX.05 Sand and repaint lintels, doors and sills that show oxidation.

Roof: The roof is part single ply membrane roofing and part standing seam metal roofing. The metal roofing is in good condition however the trim is in fair to poor condition. The membrane roofing is in good condition and was recoated in 2016. Roof screens are of steel frame and wood siding. These screens are in fair condition, steel framing has excessive surface oxidation.

Issues to consider:

MTMB.EX.05 The membrane roof shows signs of ponding and algae build up as a result. The recent recoating carries a 20-year warranty and includes a 2, 5, 10 and 15-year inspection. If not already done, have the 2-year inspection completed to review the ponding.



*Damaged gutter and missing roof guards*

MTMB.EX.06 Plastic roof guards on the standing seam metal roofing have fallen off. As a result of the missing roof guards, the gutters have been damaged. Consider replacing the existing roof guards with a bar roof guard and repair gutter.

MTMB.EX.07 Roof screen framing is heavily oxidized and should be sanded and painted with a high-performance paint to prevent further corrosion.

Building Interior (Administrative Offices):

Flooring: Flooring in the corridors is porcelain tile and is in good condition. Flooring in the offices is typically carpet. The carpet in most spaces is original from when the building was built. It is in good condition considering its age. VCT flooring is used in some kitchens, utility rooms and mailroom. The VCT is in good condition.

Issues to consider:

MTMB.INT.01 Consider replacing original carpet with new carpet tile. Carpet tile will allow for easy replacement in the event of spills or stains.



*Oxidation on roof screen framing*

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Walls: Interior walls are mostly framed with painted gypsum wall board. The meeting room, vestibule and stair have stone accent walls. Toilet rooms have a combination of painted gypsum wallboard, vinyl wallcovering and ceramic tile.



*Sagging ceiling tiles*

Issues to consider:

**MTMB.INT.02** Consider repainting the walls to freshen up and brighten up spaces.

**MTMB.INT.03** Consider replacing the wallcovering in the toilet rooms.

Ceilings: Acoustic ceiling tiles are used throughout the facility with some accent areas of gypsum wallboard ceilings. The tiles are in poor condition throughout the facility. They show excessive sagging. The ceiling grid is in good condition.



*Men's toilet room does not meet accessibility standards*

Issues to consider:

**MTMB.INT.04** Replace acoustical ceiling tiles throughout. Suggest using a non-scored tile and a 2' x 2' grid to help avoid sagging. Paint gypsum board ceilings.

Accessibility: Generally the building complies with current ADA standards. Site requirements, access into the building and access through the building meet the requirements. Since the building was designed and built there have been some changes to the code standards for accessibility. The men's staff toilet does not appear to meet current accessibility standards



*No secure entry*

Issues to consider:

**MTMB.INT.05** Consider renovating the men's toilet room to make it fully accessible.

Safety and Security: The building was designed and constructed prior to current safety and security standards. There is no secure public entrance. Currently visitors use either the main entrance or the entrance adjacent to the code enforcement office. There is a lack of security control in the main lobby to perform basic services such as a zoning permit application consult, therefore requiring the public to routinely be brought back into the secured office space.

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Damaged millwork

Issues to consider:

**MTMB.INT.06** Provide a public lobby where visitors are required to pass through a secure entrance before entering adjacent office space.

Lobby: Lobby finishes are in good condition. Millwork needs repair or replacement. As noted above security is an issue.

Issues to consider:

**MTMB.INT.07** Update finishes and millwork

Main Meeting Room / Caucus Room: These rooms are in good condition and adequate in size. Finishes are original to the building and nearing lifespan. Millwork is delaminating and requires repair or replacement. Existing AV room and adjacent office are underutilized.

Issues to consider:

**MTMB.INT.08** Update finishes and millwork.

**MTMB.INT.09** Consider upgrading AV system and AV room to accommodate broadcasting township meetings and better overall presentation capabilities.

**MTMB.INT.10** Consider another use / update of old Parks & Recreation office.



AV Room

Administrative Offices: The offices are generally in good condition. Support spaces such as the waiting room and coat closet and adjacent storage area are underutilized. Casework in the kitchen and mailroom is in fair to poor condition. IT room is better suited located in the lower level. Overall space is adequate but could use an updated layout. An additional private office is required. Furniture and finishes are original and near their lifespan.

Issues to consider:

**MTMB.INT.11** Update finishes and casework.

**MTMB.INT.12** Consider reconfigure waiting, coat closet and storage area to better utilize space.

**MTMB.INT.14** Consider reconfiguring open office space.



Workroom



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Sewer Authority

MTMB.INT.15 Move IT equipment to Lower Level Communications Room. Review data system as a whole and consider fully integrating a new system into the building.

Sewer Authority: Space is adequate however finishes need updating. Current payment window is not secure.

Issues to consider:

MTMB.INT.15 Update finishes

MTMB.INT.16 Review options for allowing for secure access.



Code Enforcement

Code Enforcement: This office is congested and storage is an issue. Finishes are original to the building and nearing lifespan. There is evidence of a leak at the windows in the southeast office. Visitor access is not secure.

Issues to consider:

MTMB.INT.17 Update finishes and casework.

MTMB.INT.18 Review options for storage in conjunction with lower level storage.

MTMB.INT.19 Review options for allowing for secure access.

MTMB.INT.20 Address window leak.



Unsecure Corridor

Meeting Rooms / Kitchen / Lounge / Toilets: The meeting rooms are used much less often since the completion of the recreation center and they are not secure for afterhours use. Finishes and casework in all spaces are original to the building and nearing lifespan. Men's toilet room does not meet current accessibility standards.

Issues to consider:

MTMB.INT.21 Update finishes and casework.

MTMB.INT.22 Review possible alternate use for part of meeting room and investigate modifications to secure rooms for after hour use.

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Public Toilet Rooms

Public Toilet Rooms: Rooms are dated and fixtures are not as efficient as current fixtures.

Issues to consider:

MTMB.INT.21 Update finishes and millwork.

MTMB.INT.22 Add baby changing stations.

MTMB.INT.23 Review possibility of adding family toilet room.

Lower Level: The lower level includes storage, communications room, mechanical room and a makeshift fitness center. All spaces are in good condition. The storage area is organized in some areas and somewhat unorganized in others. The space has been modified over the years and was not part of the original design.

Issues to consider:

MTMB.INT.24 Review file storage needs. Consider a more secure, purpose built file storage room with possibly dense file system. Also explore digitizing files where possible to minimize storage needs.

MTMB.INT.25 Consider building a purpose-built fitness center.

MTMB.INT.26 Consider relocating IT racks to communications room to free up office space above.



Storage at Lower Level

Building Interior (Police Station):

Flooring: Most of the flooring is carpet and VCT. Some of the carpet has been recently updated. The VCT is in good condition.

Issues to consider:

MTPS.INT.01 Replace carpet where still original.

Walls: Walls are a combination of gypsum wallboard and block. In general the walls are in good condition but could use new paint.

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Issues to consider:

MTPS.INT.02 Inspect and test for mold within the building, remediate as needed.

Ceilings: Acoustic ceiling tiles are used throughout the facility with some accent areas of gypsum wallboard ceilings. The tiles are in poor condition throughout the facility. They show excessive sagging. The ceiling grid is in good condition.



Toilet Room not accessible

Issues to consider:

MTPS.INT.03 Replace acoustical ceiling tiles throughout. Suggest using a non-scored tile with 2' x 2' grid to help avoid sagging. Paint gypsum board ceilings.

Accessibility: The toilet room adjacent to the public police entrance is not accessible according to current standards. The locker rooms in general are accessible however the showers do not meet current standards and there is no accessible bench in both locker rooms. All other areas appear to meet current accessibility requirements.

Issues to consider:

MTPS.INT.04 Consider renovating toilet room that does not currently meet ADA requirements.

MTPS.INT.05 Replace shower fixture with ADA compliant fixture and add benches.

Safety and Security: The police station in general meets safety and security requirements.

Communications Center / Radio Room: These areas have been adapted over the years as technology has changed. Space is adequate. An additional door has been added to the toilet room.



Radio Room

Issues to consider:

MTPS.INT.06 As noted above consider renovating toilet room.

MTPS.INT.07 Update finishes.

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Locker Rooms

Offices: Offices are in good condition and adequate in size and number. Finishes in some areas have been updated.

Issues to consider:

MTPS.INT.08 Update finishes and casework where original exists.

Locker Rooms: Lockers have been added over the years as more officers have been hired. This has displaced the fitness equipment to the lower level of the administration portion of the building. While congested the space meets the current needs however no future expansion is available. Millwork and toilet fixtures are original and in fair to poor condition.

Issues to consider:

MTPS.INT.09 Consider a dedicated location for the fitness center.

MTPS.INT.10 Replace millwork and consider replacing toilet fixtures.



Locker Room Shower not accessible

Roll Call / Break Room / Evidence: These rooms are adequate and in good condition. Casework in Break Room is in fair to poor condition.

Issues to consider:

MTPS.INT.11 Consider replacing casework in Break Room.

Cells / Processing: These rooms are adequate and in good condition. Some rooms have been repurposed from original design but appear to meet the needs.

Garage / Sally Port: These rooms are adequate and in good condition. Finishes are in good condition. Garage is often used as a working space to repair vehicles. The space is heated but has no air conditioning or fan.

Issues to consider:

MTPS.INT.12 Consider adding a ceiling mounted circulation fan.

MTPS.INT.13 Repair door sill at overhead door.



Corrosion at Door Sill



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Corrosion at Roof Framing

Kennel: The room is adequate and in good condition. Finishes are in good condition. Casework has been added over the years and is in fair condition. Steel roof framing has surface corrosion.

Issues to consider:

**MTPS.INT.14** Consider replacing casework.

**MTPS.INT.15** Sand, treat and paint steel roof framing to prevent further corrosion.

**Mechanical System Description:**

General:

The facility is fully air conditioned and heated by several packaged rooftop units. Supplemental heat is provided in the form of baseboard electric radiation. In addition, there is a computer room air conditioner unit. Exhaust is provided by rooftop downblast fans.

Packaged Rooftop Units:

There are a total of 13 packaged rooftop units. The units cool through a direct expansion (DX) circuit. Heating is provided by an integral gas furnace. Units that serve one space have a single thermostat. Units that serve multiple spaces utilize a duct mounted electric reheat coil to heat perimeter zones while the interior calls for cooling. In some cases, multiple spaces share a common thermostat. The Administration Perimeter unit utilizes a changeover bypass VAV system. All systems are constant volume and do not utilize fan speed reduction for energy savings. Ventilation air is drawn in above the roof into each unit. The units utilize a power exhaust to relieve building pressure.

Supply and Return ductwork is internally acoustically lined.



Packaged Rooftop Unit

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Gas Fired Furnace

#### Terminal Heat Transfer Units

Areas with high heating losses utilize baseboard electric heat. The baseboard is intended to supplement the package rooftop units. Each piece of radiation has an integral thermostat built into the housing.

The Garage and Sally Port are heated with gas fired radiant tube heaters.

Entryways and toilet rooms are heated with recessed supplemental electric wall heaters. In addition, there are electric unit heaters to heat back of house spaces.

The Dog Kennel is served by a gas furnace for heating with a direct expansion (DX) cooling coil. A condensing unit is located on grade adjacent to the Kennel. Ventilation air is introduced directly to the unit through a louver in the exterior wall.

#### Power Ventilators

Toilet rooms and Janitors closets are served mostly by rooftop downblast exhaust fans. There are in-line exhaust fans located above the ceiling in the Police wing.



Automatic Temperature Control (ATC) Panel

Ventilation fans are installed in spaces that are not cooled such as the Garage, Sally Port, and Kennel. The fans are sidewall propeller type.

#### Automatic Temperature Controls

With the exception of the Administration Perimeter unit, each rooftop unit has factory mounted controls tied to a single thermostat. Duct mounted reheat coils are installed to provide heating to some perimeter areas. However, these controls are stand alone and do not communicate with the rooftop unit.

The Administration Perimeter unit utilizes a changeover/bypass VAV system in which each space has a thermostat which communicates with the rooftop unit. Airflow is modulated and the unit is switched from heating to cooling depending on the space conditioning requirements. Because the supply fan cannot reduce airflow to meet the load, the system includes a bypass.



Computer Room Air Conditioner Condenser Unit

## **Mechanical Systems Evaluation:**

### Packaged Rooftop Units:

Three packaged rooftop units have been recently replaced. The remaining ten units are original to the building. The units are in poor condition and are inefficient by modern standards.

Evidence is present that the facility suffers from humidity control issues. These issues include sagging ceiling tile and failed laminate adhesive. In addition, internal acoustical duct liner can support mold growth.

The existing HVAC system was designed using electric heating coils and changeover/bypass VAV systems for individual space temperature control. While these methods were common when the facility was built, they do not meet modern standards for energy use or thermal comfort.

### Terminal Heat Transfer Units

The existing baseboard radiation, supplemental electric wall heaters, and gas fired infrared heating tubes are all in good condition.

The computer room air conditioning unit is in fair to poor condition. The space it serves has very little cooling load.

The dog kennel unit is in fair condition.

### Power Ventilators

The rooftop fans are in fair condition. The inline and side wall fans are in good conditions. No issues with the exhaust system performance were reported.

### Automatic Temperature Controls

The controls have aged with the equipment and are subject to the limitations of their vintage. The controls are not capable of controlling the systems to meet modern energy use and temperature control expectations.





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**Mechanical System Conclusion:**

The ten packaged rooftop units that have not been replaced are beyond their useful life. In accordance with ASHRAE, the median service life for packaged rooftop units is 15 years. The current units have exceeded their life expectancy and are therefore recommended for replacement. The replacement units shall include a hot gas reheat circuit which will enable the units to more accurately control relative humidity. For the three units that have been replaced, it is recommended that they be outfitted with electric reheat for humidity control. Any existing duct mounted electric reheat coils are recommended for replacement due to age. The existing duct distribution shall be revised as required to accommodate any floor plan revisions.

Install new ductless mini-split cooling units to cool the new computer room.

The Perimeter Administration unit is recommended to have its changeover/bypass VAV controller and VAV dampers replaced with a modern control and VAV boxes with electric reheat. This will improve the system's temperature and humidity controls.

In addition, the acoustical liner is recommended to be tested for the presence of mold. If mold is found, the liner shall be removed and have external duct wrap installed.

Other major components of the HVAC system including electric baseboard radiation, electric wall heaters, exhaust fans, gas fired tube heaters, and gas furnaces are all aging but in usable condition. These systems should be replaced as part of any renovation to the areas they serve. However, their condition alone does not warrant replacement at this time. Issues with these systems were not reported or observed.

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Plumbing System Description:

The plumbing system is original to the facilities 1994 construction.

The domestic cold water enters lower level utility room and is distributed throughout the building.

Domestic Water Heating: The domestic hot water system supplying the building consists of one 100 gallon, 199MBH standard efficiency gas fired hot water heater, with a single temperature for storage and building supply. Hot water is supplied to the restrooms, showers, and kitchenettes throughout the facility and recirculated with aquastat control to supply timely hot water to fixtures. The hot water heater was replaced in 2004 and is in fair condition.

Domestic Water Service: 1.0-inch water service enters the building at the mechanical room, is supplied by the municipality, a backflow preventer meter and pressure reducing valve is installed.

Domestic Water Piping: Domestic cold and hot water piping in the building consist of copper pipe and fittings. Fittings and valves are in good condition. Pipe insulation is in good condition.

Sanitary Piping: Sanitary piping that could be observed was constructed of PVC. The piping is original to the construction and is in good condition. No issues were reported or observed with the sanitary piping system.

Storm Piping: Rainwater collected on the roof is drained through internal piping to the site storm system. The piping that could be observed is constructed of PVC. The piping and associated fittings and insulation is original to the construction and is in good condition.

Plumbing Fixtures: Most toilet rooms are fitted with ADA-compliant porcelain wall-mounted fixtures with manual operated flush valves. Bathroom lavatories are vitreous china with mechanically metered pushbutton controls. Cells are outfitted with stainless steel combination toilet/sink fixtures.



Fire Protection Water Service Entrance  
(Domestic Service Behind)



Domestic Hot Water Heater  
And Recirculation Pump

Existing Conditions Report – Montgomery Township  
Administrative Building and Police Station  
1001 Stump Road, Montgomeryville, PA 18936

Kitchenettes include a stainless steel sink, gooseneck faucet with wristblade controls, and side spray. Janitor's sinks are above-floor, utility style, enameled cast iron. The fixtures are original to the construction and are in fair condition.

Gas Service: The facility is served by a 2psi gas service. The service is located at the Northeast corner of the facility. Gas piping is distributed above the roof to each rooftop unit. Emergency power generation is also served from the gas service. An existing above ground propane tank furnishes a backup fuel source in the event that the gas service is lost in an emergency.

Fire Protection: The facility has a 6" fire protection service with a Double Check Detector Assembly backflow preventer with bypass meter, wet riser check valve, and flow switch. It is a wet system with primarily concealed pendent style sprinkler heads. The facility and adjacent Kennel are fully sprinklered in accordance with NFPA-13.

Plumbing System Discussion:

The overall plumbing system is aging but has usable life remaining. Plumbing fixtures are compliant with Energy Policy Act of 1992 water consumption requirements. However some fixtures do not comply with current, more stringent, standards for water conservation.

The existing fixtures are recommended for replacement with automatic controls for water conservation. The domestic hot water heater is recommended for replacement with a gas fired high efficiency type for energy savings.

Several of the roof drains were noted to be clogged with debris. It is recommended that the drains be regularly cleared.

The existing rooftop gas piping is showing signs of age. It is recommended that the existing paint be removed and a new coat of paint be applied to protect the piping. Existing wood supports should be replaced with adequate rooftop gas piping supports which comply with existing roof warranty requirements.

Existing Conditions Report – Montgomery Township  
Administrative Building and Police Station  
1001 Stump Road, Montgomeryville, PA 18936

Electrical System Description:

Electrical Service: The main building electrical service, provided by PECO Energy Company, enters the building with underground secondary feeders into 1,200amp, 120/208V fused distribution switchboard. The Switchboard is in good condition. The switchboard has limited space for future expansion.

Branch panels: Panels are manufactured by Siemens. The panels are in good condition. The panels appear to have limited capacity for future expansion.

Lighting: Light fixtures utilize T-8 lamps. The facility is mostly lighted with 2-foot by 4-foot, and 1-foot by 4-foot, recessed, acrylic lens and parabolic fixtures. All lighting is controlled by local wall switches. Downlights utilize incandescent, HID and compact fluorescent lamps. Emergency lighting utilizes emergency and emergency only circuits from the emergency generators. Emergency lighting does not utilize UL listed bypass devices to override lighting control switches during power loss conditions. A few occupancy sensor controls were observed in the building but not in all locations required by the current energy code.

Exterior lighting: Exterior site lighting utilizes HID lamp sources. The fixtures are in fair condition. Some exterior flood lights have been replaced with more efficient LED flood lights. Others still utilize HID lamps. Site lights are controlled by a photo cell and time clock

Exit signs: Are original to the building and contain both fluorescent and incandescent lamps in die-cast aluminum housings for emergency egress. The exit signs are in poor condition.



Typical Electrical Panel –  
Limited Capacity



Typical Exterior HID Site Lighting



Typical Exit Sign

Existing Conditions Report – Montgomery Township  
Administrative Building and Police Station  
1001 Stump Road, Montgomeryville, PA 18936

Emergency Generator: Emergency power distribution system utilizes two generators. One generator is a Kohler 80KW natural gas indoor genset for the police station loads. The second genset is a Kohler 60KW natural gas unit with remote radiator mount for the administration loads. Each generator feeds a separate, individual automatic transfer switch. The generator powers the entire Township Building except for the HVAC systems.

Telecommunications: Telephone handsets are located in offices and at workstations. The majority of phones appear to be digital phones in lieu of I.P. phones. The original wiring solution is Cat 5. There are a few wireless access points throughout the building. There is a mixture of freestanding servers and rack mounted servers. The data equipment is not located in a secured room separate from other building areas.

Fire Alarm System: The fire alarm control panel is a Radionics system. Manual stations are positioned at exit doors and fire alarm audible visual are in corridors. Smoke detectors are installed in each space. Notification appliances are not located in all conference rooms, break rooms and kitchenettes. Observed devices meet ADA requirements. Smoke detectors were not observed above system panels.

Security: IP Cameras are located around the perimeter of the building also located in select interior locations. Door access controls are installed at select locations. No central security system was observed. The camera system is in good condition.

Electrical System Discussion:

Electrical Service: The electrical service equipment is in good condition. Scheduled maintenance should be provided to lubricate the moving part of the fused switches and verify connections are tight. Future loads may require expansion of the existing distribution system due to limited space within the existing equipment.

Branch panels: Panels are in good condition. Scheduled maintenance should be performed to verify feeder lugs are tight.



Existing Conditions Report – Montgomery Township  
Administrative Building and Police Station  
1001 Stump Road, Montgomeryville, PA 18936

Lighting: We recommend fixtures containing Incandescent, fluorescent, and HID lamps be replaced with new LED fixtures to minimize maintenance costs and reduce energy consumption. Additional automated lighting controls should also be added to meet current code requirements.

Exit signs: Exit signs are recommended for replacement with LED units to improve brightness and longevity of the lamps.

Emergency Generator: Provide continued maintenance to the system. Modifications to the existing emergency distribution system will require the addition of separate life-safety transfer switches and distribution to meet current codes.

Telecommunications: We recommend providing additional data drops and wireless access points throughout the building where required. All new data wiring should be Cat 6 or 6A. Replacement of the existing data network cabling should be considered. We recommend providing separate rooms with cooling for the telecommunication systems to secure the network equipment.

Fire Alarm System: The fire alarm system is in good condition. Additional devices should be added to meet existing code requirements.

Security: The existing security systems appear to be in good condition. The existing systems should be maintained and expanded as required by the Township. Security system to be expanded as needed to accommodate new secure lobby.







As part of this process, KCBA developed a “target” building program based on interactions with township stakeholders. This program, presented in this section, served as the foundation for the development and evaluation of potential facility improvement options.

The first step in this process was to identify the size and function of each of the existing spaces of the building. This was achieved through the creation of an accurately scaled three-dimensional, digital model of the existing building following detailed on-site field verification. The model allowed all parties to have a clear understanding of the existing scale and spatial relationships.

KCBA then collected information about how the building currently functions relative to their respective areas of responsibility. During these interviews there was discussion about both the pros and cons of existing work environments. Staff members were encouraged to be candid relative to current conditions and their desire for improvements. KCBA provided input on best practices based upon previous successful municipal projects. Through this process, priority elements of program improvements were identified and validated.

The resulting program shows only small areas of renovations are required to meet the current needs of the township. These renovations are proposed in conjunction with other code, security, building system and finishes upgrades.

Note: The program analysis was focused mainly in the administrative portion of the building. In reviewing and discussing the police facilities, the existing space works for their current needs.



## Montgomery Township Municipal Building

### Administrative Program

| Existing Building |     |       | Proposed Program |     |       | Remarks |
|-------------------|-----|-------|------------------|-----|-------|---------|
| No.               | NSF | Total | No.              | NSF | Total |         |

#### COMMONS

|                                  |   |      |      |   |      |      |                           |
|----------------------------------|---|------|------|---|------|------|---------------------------|
| Lobby                            | 1 | 1085 | 1085 | 1 | 1085 | 1085 | New Finishes / Millwork   |
| Public Restrooms                 | 1 | 457  | 457  | 1 | 457  | 457  | New Finishes / Fixtures   |
| Conference Room (Old P&R Office) | 1 | 211  | 211  | 1 | 211  | 211  | Add Glass Entry           |
| AV Room                          | 1 | 107  | 107  | 1 | 107  | 107  | Possible new AV Equipment |
| Caucus Room                      | 1 | 589  | 589  | 1 | 589  | 589  | New Finishes              |
| Reception                        | 1 | 112  | 112  | 1 | 112  | 112  | Add Secure Entrance       |
| Meeting Room                     | 2 | 475  | 950  | 1 | 475  | 475  | Only one required         |
| Kitchenette                      | 1 | 126  | 126  | 0 |      | 0    | Delete                    |

#### ADMINISTRATION

|                                     |   |     |     |   |     |     |                       |
|-------------------------------------|---|-----|-----|---|-----|-----|-----------------------|
| Waiting                             | 1 | 138 | 138 | 1 | 55  | 55  | Too big, reduce size  |
| Township Manager's Office           | 1 | 228 | 228 | 1 | 228 | 228 | New Finishes          |
| Assistant Township Manager's Office | 1 | 170 | 170 | 1 | 170 | 170 | New Finishes          |
| Admin Supervisor Office             | 1 | 138 | 138 | 1 | 138 | 138 | New Finishes          |
| Cubicles                            | 2 | 48  | 96  | 1 | 48  | 48  | New Finishes          |
| Mailroom                            | 1 | 252 | 252 | 1 | 252 | 252 | New Finishes/Millwork |
| Kitchen                             | 1 | 116 | 116 | 1 | 116 | 116 | New Finishes/Millwork |
| Server Room                         | 1 | 105 | 105 | 0 |     | 0   | Move to Lower Level   |
| Files                               | 1 | 255 | 255 | 0 |     | 0   | Delete                |

#### IT OFFICE

|           |   |     |     |   |     |     |                              |
|-----------|---|-----|-----|---|-----|-----|------------------------------|
| IT Office | 1 | 160 | 160 | 1 | 144 | 144 | Move to Current Meeting Room |
| Cubicles  | 2 | 42  | 84  | 2 |     | 0   | Move to Current Meeting Room |

#### SEWER AUTHORITY

|          |   |     |     |   |     |     |              |
|----------|---|-----|-----|---|-----|-----|--------------|
| Office   | 1 | 175 | 175 | 1 | 175 | 175 | New Finishes |
| Cubicles | 3 | 42  | 126 | 3 | 56  | 168 | New Finishes |

#### FINANCE OFFICE

|                 |   |     |     |   |     |     |              |
|-----------------|---|-----|-----|---|-----|-----|--------------|
| Office          | 1 | 163 | 163 | 1 | 255 | 255 | New Finishes |
| Cubicles        | 4 | 42  | 168 | 4 | 42  | 168 | New Finishes |
| Conference Room | 0 |     | 0   | 1 | 163 | 163 |              |

#### HR OFFICE

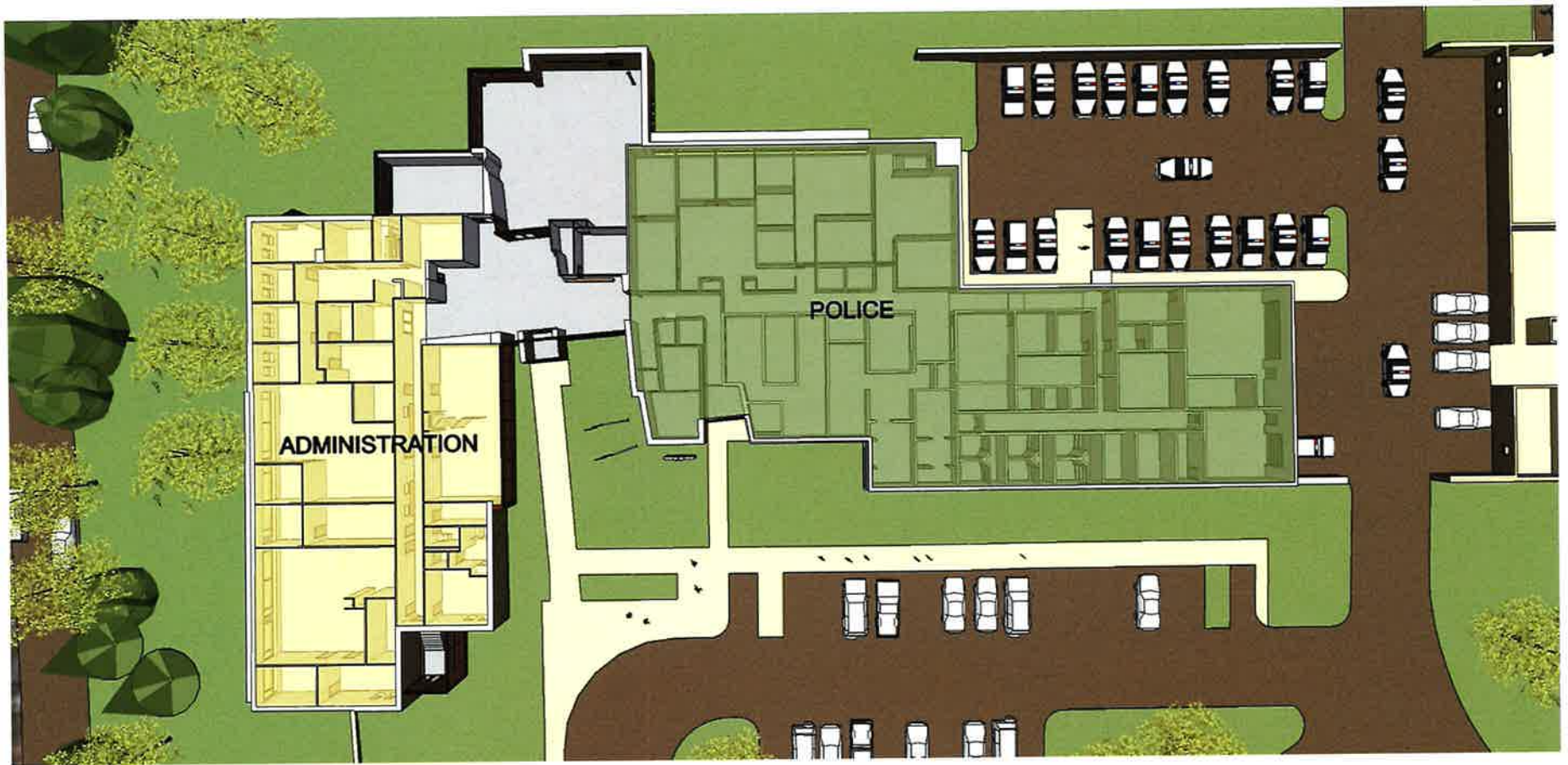
|        |   |     |     |   |     |     |                                    |
|--------|---|-----|-----|---|-----|-----|------------------------------------|
| Office | 1 | 160 | 160 | 1 | 255 | 255 | New Finishes / Adjacent to Finance |
|--------|---|-----|-----|---|-----|-----|------------------------------------|

#### PLANNING/ ZONING OFFICE

|          |   |     |     |   |     |     |                         |
|----------|---|-----|-----|---|-----|-----|-------------------------|
| Office   | 2 | 225 | 450 | 2 | 225 | 450 | New Finishes            |
| Cubicles | 4 | 42  | 168 | 4 | 42  | 168 | New Finishes / Millwork |

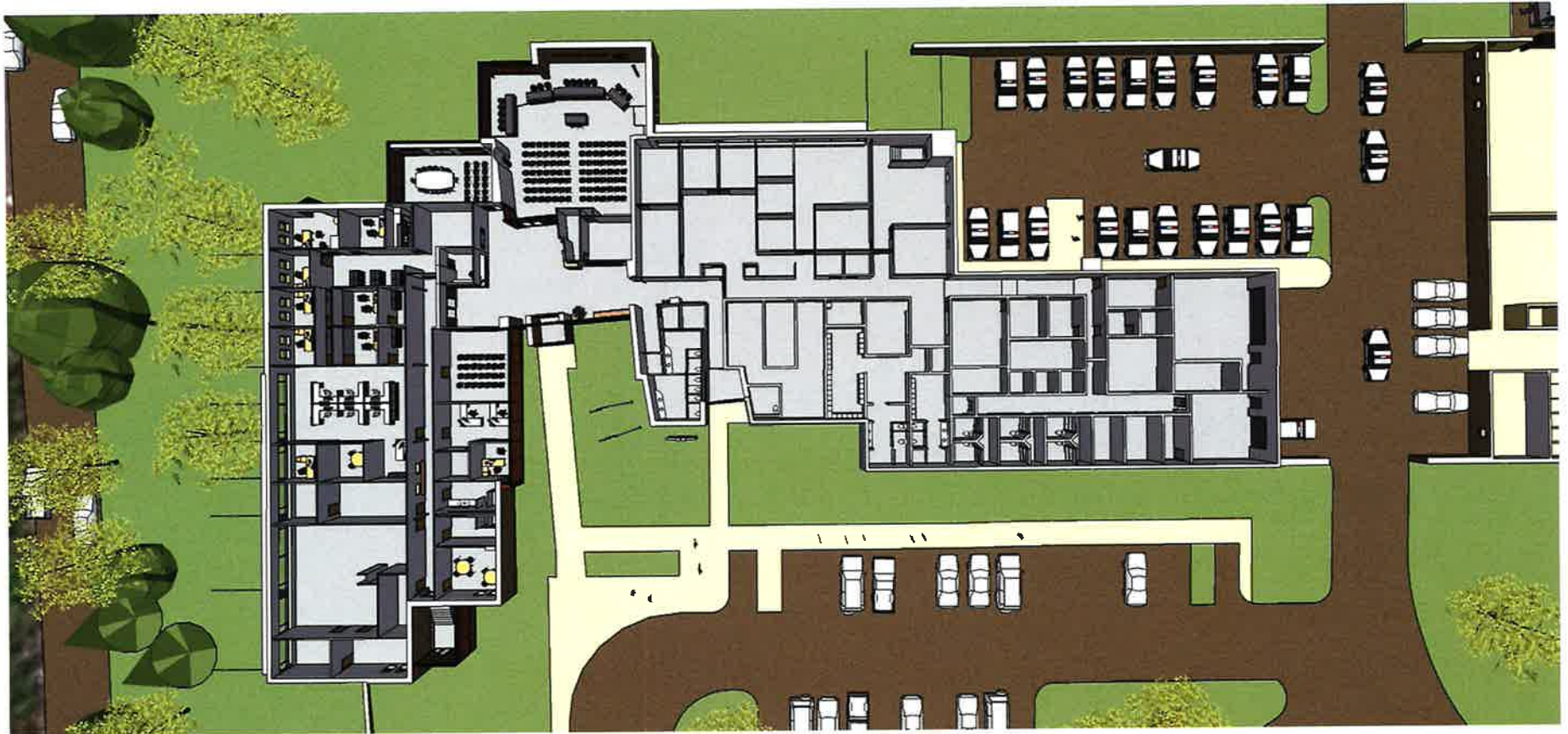
#### SUPPORT SPACES

|                    |   |     |     |   |     |     |                 |
|--------------------|---|-----|-----|---|-----|-----|-----------------|
| Staff Toilet Rooms | 1 | 235 | 235 | 1 | 364 | 364 | Full Renovation |
| Staff Lounge       | 1 | 295 | 295 | 1 | 305 | 305 | Full Renovation |



Montgomery Township  
Municipal Building

## EXISTING FLOOR PLAN



Montgomery Township  
Municipal Building

## PROPOSED FLOOR PLAN

**kcb**<sup>^</sup>  
Architects







### Overview

Sections 3 and 4 of this report contain a dense amount of material that describes and interprets the items of need that were identified by the Township and observed during KCBA's analysis of the existing facilities. Improvements were approached based on addressing key elements such as Site Concerns, Safety and Security, Building Infrastructure, Code Compliance and Operational Environments.

KCBA with the assistance of township management narrowed the viable options to three which are presented in this section of the report. The options range from a scope that addresses only deferred maintenance items to full renovation of selected areas. While KCBA is not necessarily recommending implementing all options it should be noted that by undertaking a larger more comprehensive initiative, the Township will benefit from economy of scale, enjoy cost efficiencies and experience less disruption compared to addressing items in a minimalist or piecemeal manor.

Each option includes a narrative overview with a description of pros and cons followed by graphics that illustrate the proposed work. A cost estimate for each option is provided in the next section of this report.

### Options included in this section:

- Office Renovations
  - Building Systems Replacement
  - Interior Finish Modifications
  - Reconfiguration of Administration Entrance
- Exterior Toilet Room / Storage Building
  - Toilet Rooms
  - Storage for Landscaping equipment
- Maintenance Items
  - Building Systems Replacement
  - Addresses all stated program goals
  - Provides facilities for long term needs
  - Involves Phased Construction

### **Office Renovation Summary:**

Since the building was completed, the space required for various offices, storage and building security needs have changed. To accommodate current needs minor reconfiguration of spaces is proposed.

Additionally, the existing staff toilet rooms would be renovated to meet current accessibility standards. The Meeting Room that is currently dividable into two would be split, one half remaining a meeting room and the other half turned into the IT Office. To address building security, a secure vestibule would be added, and the reception desk would receive a more secure enclosure. These improvements would bring the building up to current standards.

### **Exterior Toilet Room / Storage Building Summary:**

It was requested to review possibilities for exterior toilet facilities that could be used by the public. We examined opening existing interior toilet rooms to the exterior but felt it was best for security reasons to propose a freestanding toilet facility. This building would be built north of the main parking lot. The building would include 2 accessible, individual toilet rooms. Storage for landscaping equipment was also required. For this function a small storage room with overhead door would be provided.

### **Maintenance Items Summary:**

The attached list summarizes maintenance items that were brought to our attention or discovered by KCBA or our team. The items are listed individually as a "laundry list" that could be done as desired or combined as part of a larger project. Items vary from cosmetic, building system upgrades to energy saving items.

Note: The costs shown include the Office Renovation areas. If that project was completed, some of the items costs would be adjusted accordingly.



## Montgomery Township Office Renovations

|                         |       |           |           |
|-------------------------|-------|-----------|-----------|
| Administration Building | Size  | \$/SF     |           |
| • Office Renovations    | 5,145 | \$140     | \$720,300 |
|                         |       | Sub Total | \$720,300 |

|                       |          |
|-----------------------|----------|
| Design Contingency 5% | \$36,015 |
|-----------------------|----------|

|                                |                  |
|--------------------------------|------------------|
| <b>TOTAL CONSTRUCTION COST</b> | <b>\$756,315</b> |
|--------------------------------|------------------|

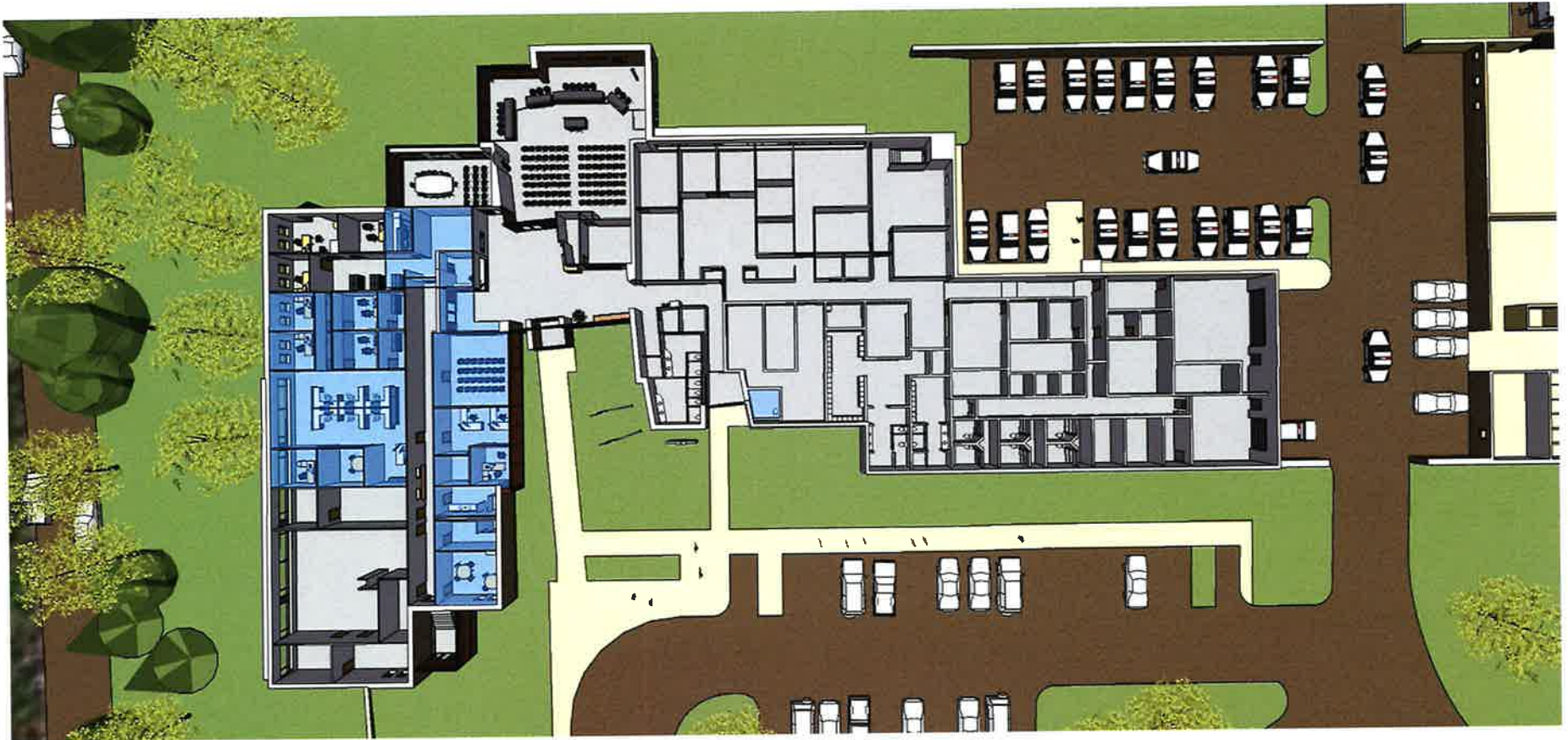
|                               |           |
|-------------------------------|-----------|
| Construction Contingency 7.5% | \$56,724  |
| Sub Total                     | \$813,039 |

|                |           |
|----------------|-----------|
| Soft Costs 10% | \$81,304  |
| FFE Allowance  | \$100,000 |

|                           |                  |
|---------------------------|------------------|
| <b>TOTAL PROJECT COST</b> | <b>\$994,342</b> |
|---------------------------|------------------|

**\*Renovations Include:**

- Space reconfiguration
- New Finishes
- New Lighting
- HVAC System Upgrades
- New Casework
- New Plumbing Fixtures
- Selected New Furniture

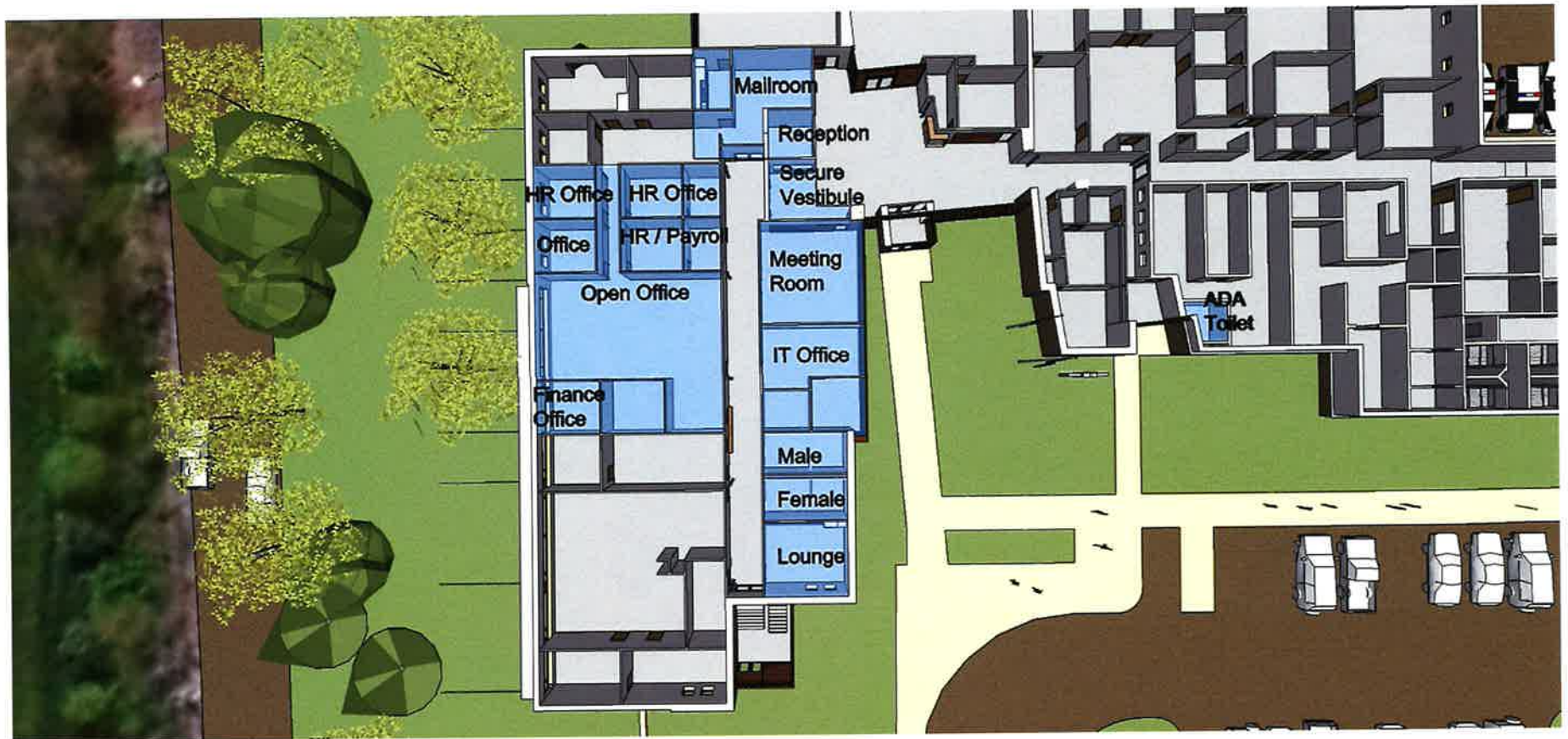


Montgomery Township  
Municipal Building

RENOVATION AREA

kcbA  
Architects



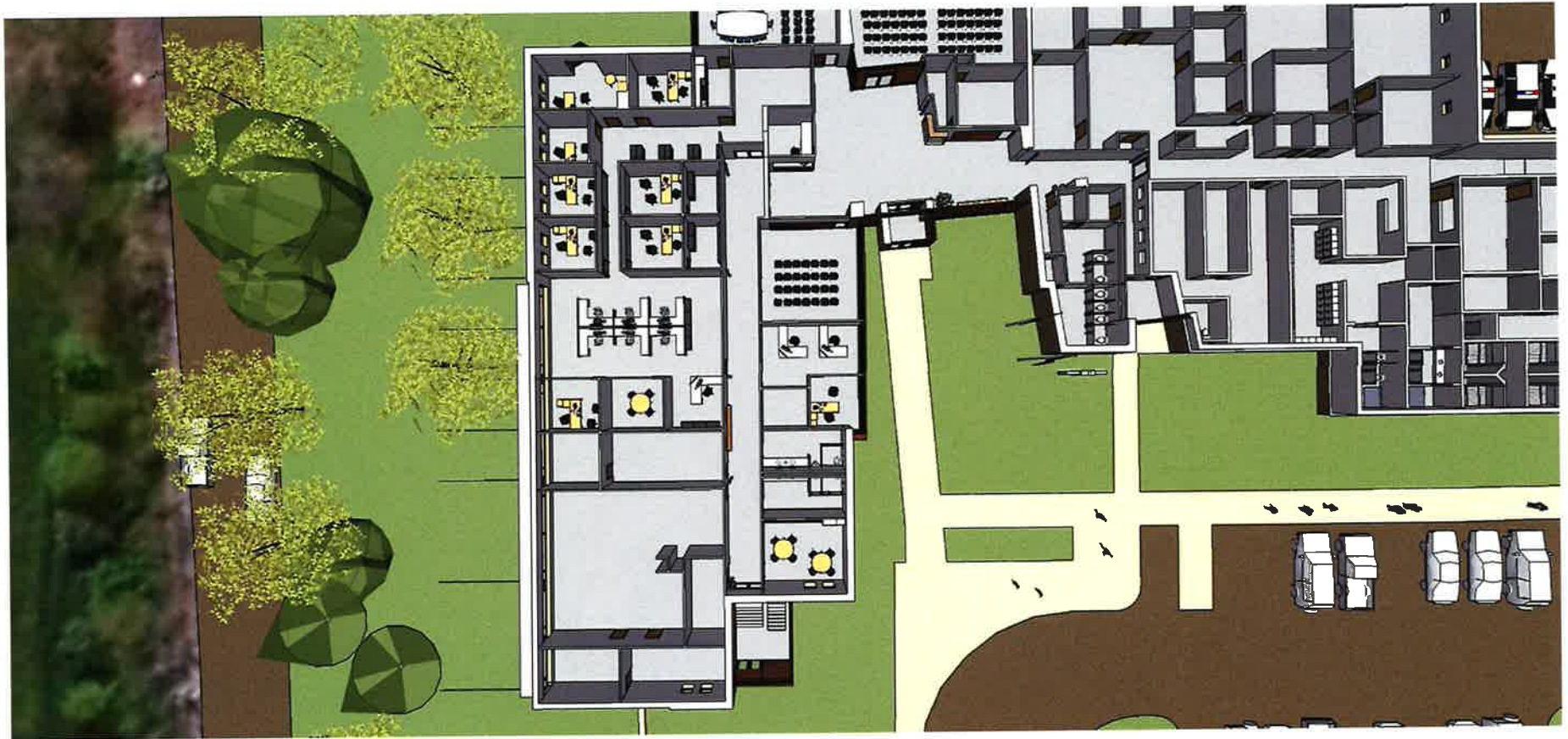


Montgomery Township  
Municipal Building

RENOVATION AREA

kcb<sup>Λ</sup>  
Architects





Montgomery Township  
Municipal Building

## RENOVATION AREA

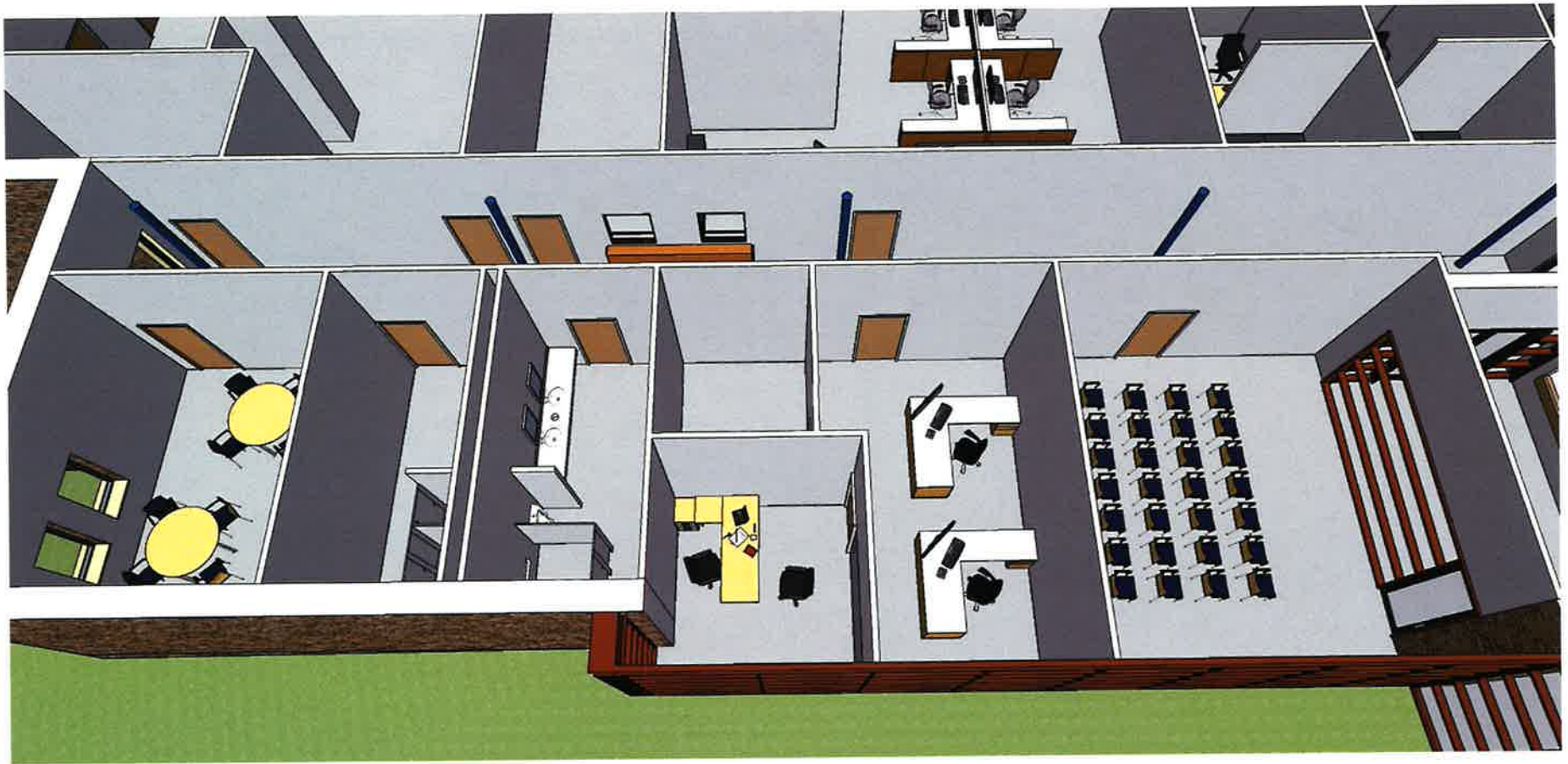


Montgomery Township  
Municipal Building

RENOVATION AREA

kcb  
Architects

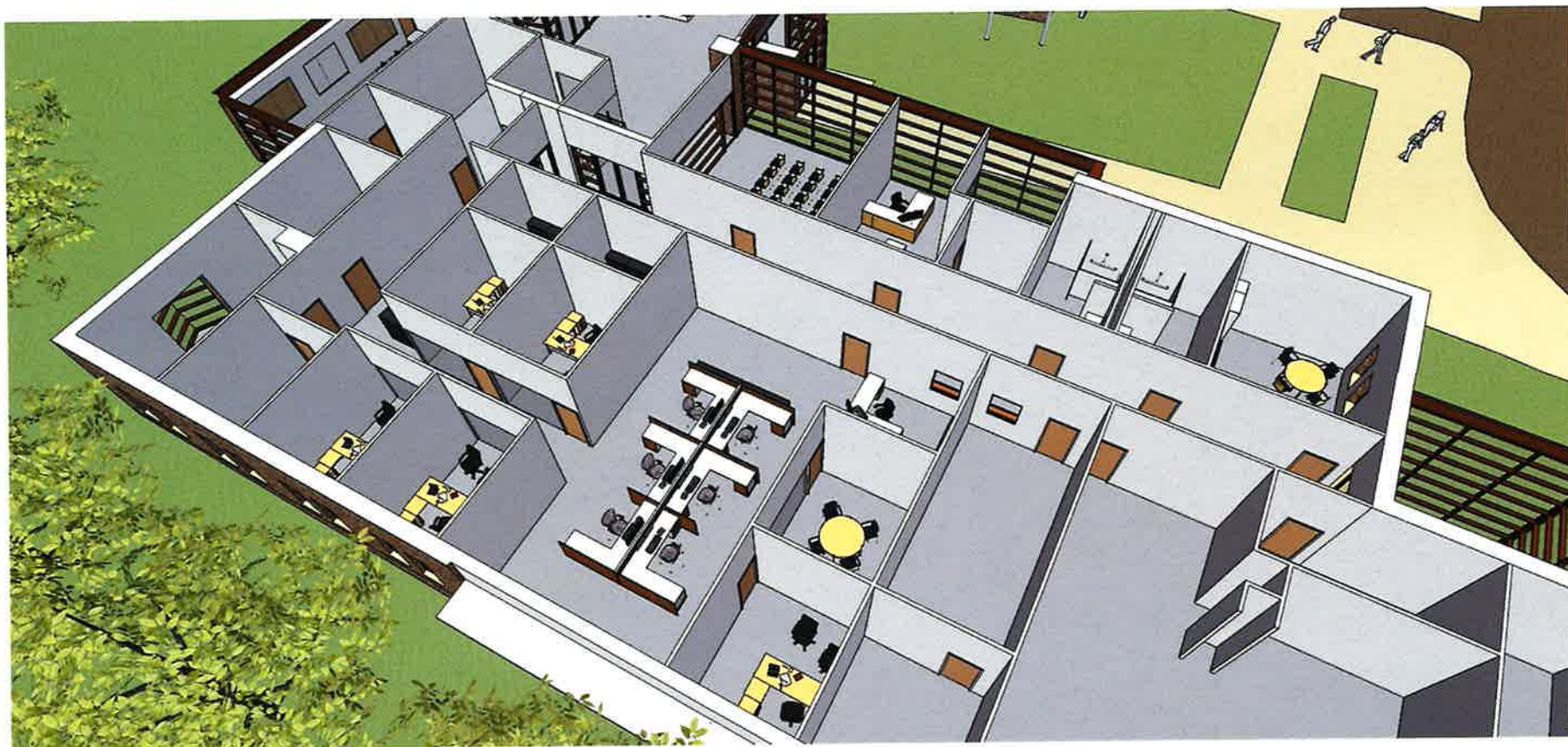




Montgomery Township  
Municipal Building

RENOVATION AREA

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Architects

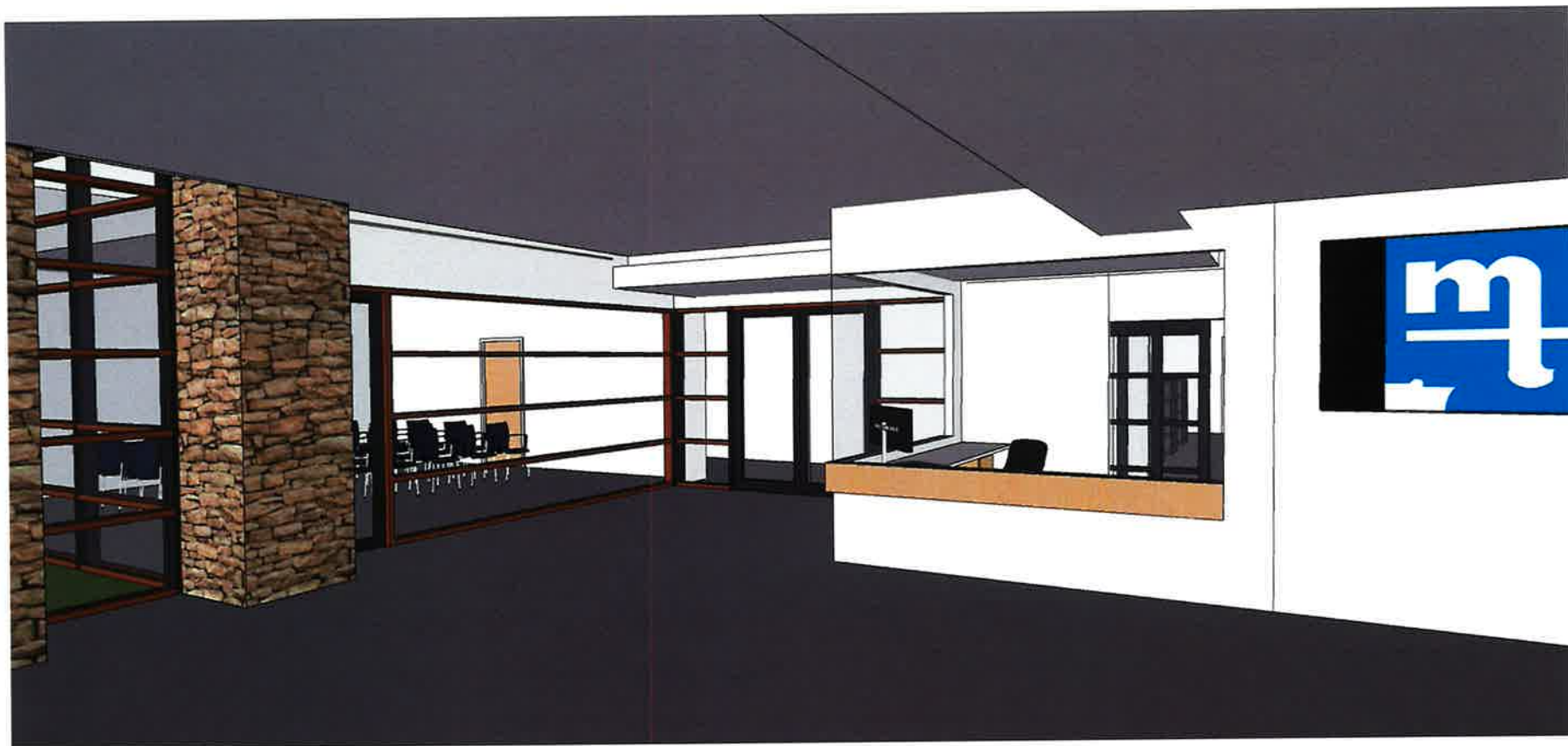


Montgomery Township  
Municipal Building

RENOVATION AREA

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Montgomery Township  
Municipal Building

## RENOVATED RECEPTION

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Montgomery Township  
Municipal Building

## SECURE ENTRANCE

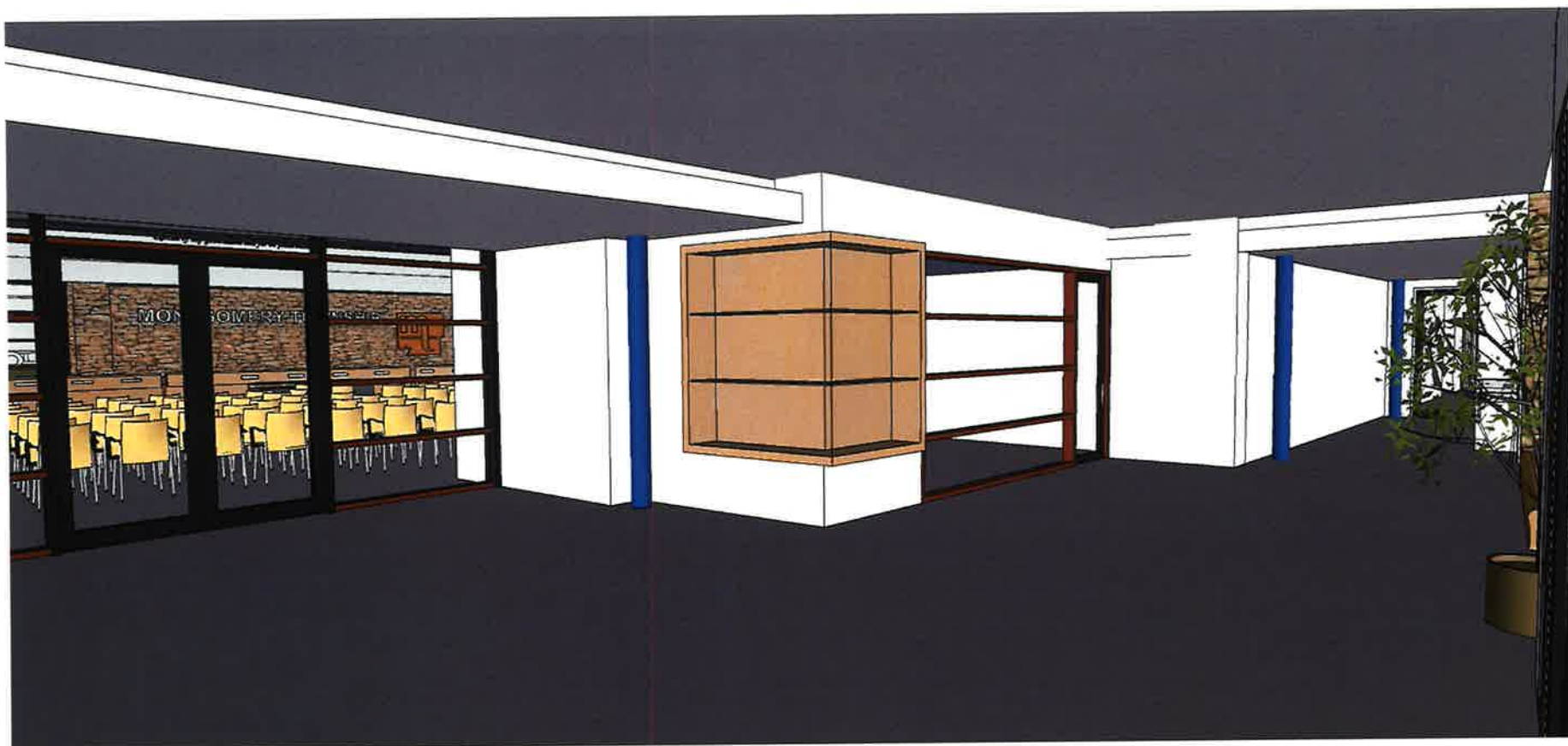
**kcb**   
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Montgomery Township  
Municipal Building

IT OFFICE / MEETING ROOM

kcbA  
Architects



Montgomery Township  
Municipal Building

## SMALL MEETING ROOM / DISPLAY CASE

**kcb**  
Architects

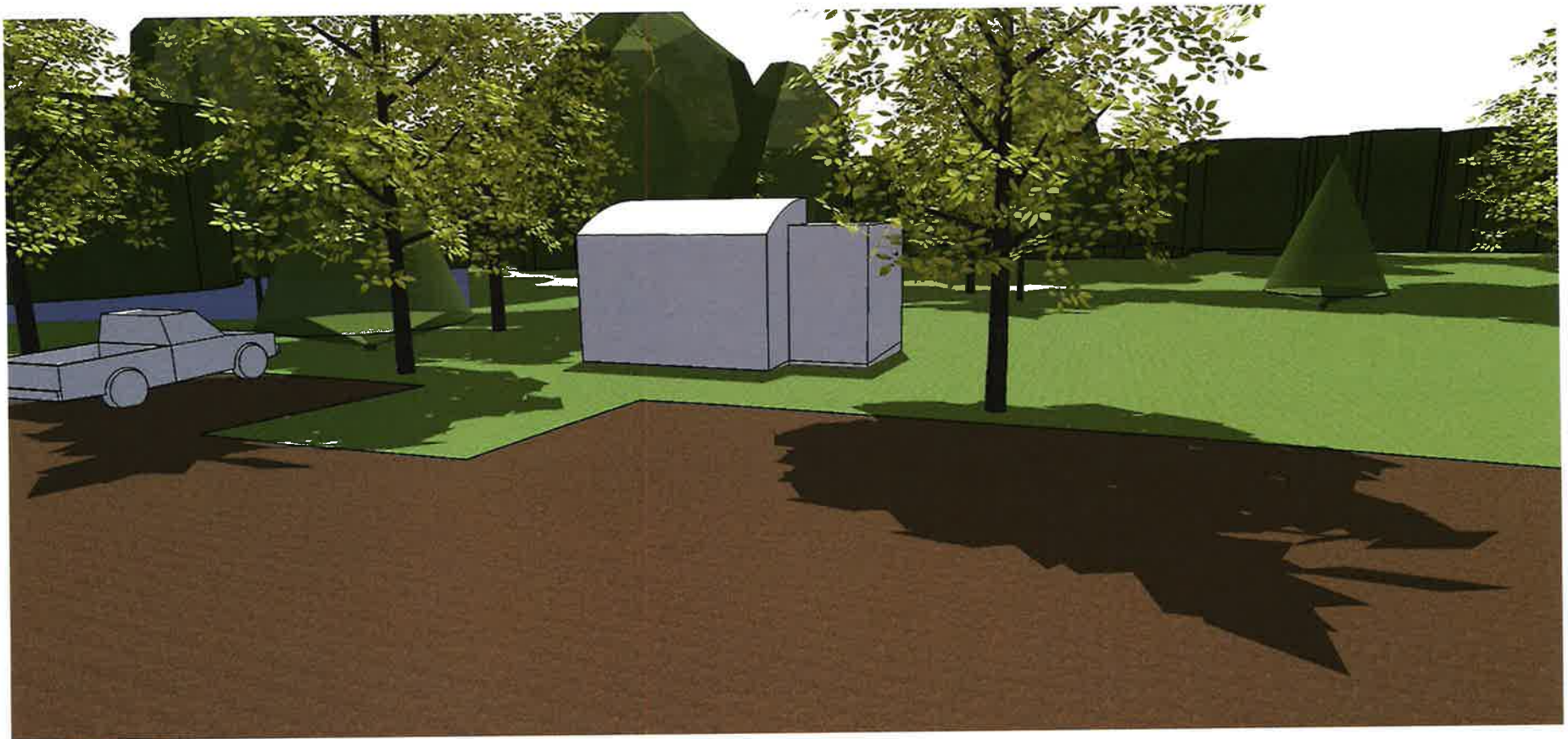


## Montgomery Township Exterior Toilet Room / Storage Building

|                               |      |           |           |
|-------------------------------|------|-----------|-----------|
| Toilet Room Building          | Size | \$/SF     |           |
| • New Building                | 500  | \$300     | \$150,000 |
|                               |      | Sub Total | \$150,000 |
| Sitework                      |      |           | \$50,000  |
|                               |      | Sub total | \$200,000 |
| Design Contingency 5%         |      |           | \$10,000  |
| TOTAL CONSTRUCTION COST       |      |           | \$210,000 |
| Construction Contingency 7.5% |      |           | \$15,750  |
|                               |      | Sub Total | \$225,750 |
| Soft Costs 10%                |      |           | \$22,575  |
| TOTAL PROJECT COST            |      |           | \$248,325 |

\* Possible cost reduction if combined with larger project





Montgomery Township  
Municipal Building

## EXTERIOR TOILET ROOM / STORAGE BUILDING

**kcb**  
Architects





## Montgomery Township Maintenance Budget Items

|   | Size (SF) | \$/SF            | \$               |
|---|-----------|------------------|------------------|
| <b>Exterior</b>                           |           |                  |                  |
| • Signage @ Entries                       |           | Allowance        | \$5,000          |
| • Landscaping                             |           | Allowance        | \$15,000         |
| • Plaster Repairs                         |           |                  | \$10,000         |
| • Fix Window Leaks                        |           | Allowance        | \$12,000         |
| • Replace wood siding                     | 5,727     | \$20             | \$114,540        |
| • Exterior Painting                       |           | Allowance        | \$20,000         |
| • Flat Roof Repairs                       |           |                  | \$25,000         |
| • Metal Roof Repairs / Snow Bars          |           |                  | \$20,000         |
| • Roof Screen Framing Repairs             |           |                  | <u>\$12,000</u>  |
|   |           | <b>Sub Total</b> | <b>\$233,540</b> |
| <b>Interior</b>                           |           |                  |                  |
| • New Carpet                              | 12,000    | \$7              | \$84,000         |
| • Painting                                | 30,050    | \$2              | \$60,100         |
| • Replace Wallcovering in Toilet Rooms    | 1,000     | \$2.10           | \$2,100          |
| • Replace ACT Ceiling Tiles               | 22,500    | \$8              | \$180,000        |
| • Repair / Replace Millwork               |           | Allowance        | \$50,000         |
| • Upgrade Large Meeting Room AV           |           |                  | \$80,000         |
| • Add Alum Entrance to P&R Office         |           |                  | \$9,000          |
| • High Density Storage in Basement        |           | Allowance        | \$50,000         |
| • Install Garage Ceiling Fan              |           | Allowance        | \$7,500          |
| • Repair Kennel Roof Steel Framing        |           | Allowance        | <u>\$6,000</u>   |
|   |           | <b>Sub Total</b> | <b>\$528,700</b> |
| <b>Mechanical / Electrical / Plumbing</b> |           |                  |                  |
| • Replace Rooftop Units                   |           |                  | \$223,000        |
| • Upgrade VAVs                            |           |                  | \$102,000        |
| • Replace Electric Duct Coils             |           |                  | \$27,000         |
| • Test lined ductwork for mold            |           |                  | \$5,000          |
| • Additional Site Lighting                |           |                  | \$22,000         |
| • Upgrade Plumbing Fixtures               |           |                  | \$40,000         |
| • Upgrade Hot Water Heater                |           |                  | \$7,000          |
| • Paint Rooftop Gas Piping                |           |                  | \$6,000          |
| • Install LED Site Lighting               |           |                  | \$56,000         |
| • Install LED Light Fixtures (Interior)   | 34,870    | \$6.50           | \$226,655        |
| • Install Automated Lighting Controls     | 34,870    | \$1.50           | \$52,305         |
| • Replace Exit Signs                      |           |                  | \$5,500          |
| • Fire Alarm System Upgrades              |           |                  | \$6,000          |



## Montgomery Township Maintenance Budget Items

|               |        |           |           |
|---------------|--------|-----------|-----------|
| • IT Upgrades | 34,870 | \$2.50    | \$87,175  |
|               |        | Sub Total | \$865,635 |

|                         |             |
|-------------------------|-------------|
| TOTAL CONSTRUCTION COST | \$1,627,875 |
|-------------------------|-------------|

Construction Contingency - 5% \$81,394

Phasing & Temporary Relocation Costs - 5% \$81,394

Soft Costs - 15% (Professional Fees,  
Printing, Permits, Utilities, Testing,  
Temporary Facilities, etc.) \$244,181

|                    |             |
|--------------------|-------------|
| TOTAL PROJECT COST | \$2,034,844 |
|--------------------|-------------|



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

---

SUBJECT: Public Comment

MEETING DATE: March 11, 2019

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: Michael J. Fox,  
Chairman of the Board of Supervisors

---

BACKGROUND:

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

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

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

---

SUBJECT: Announcement of Executive Session

MEETING DATE: March 11, 2019

ITEM NUMBER: #41

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Grogan  
Township Manager *Larry*

BOARD LIAISON: Michael J. Fox,  
Chairman of the Board of Supervisors

---

BACKGROUND:

Frank Bartle will announce that the Board of Supervisors met in Executive Session and will summarize the matters discussed.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

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



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

---

SUBJECT: Consider Approval of Minutes for February 25, 2019

MEETING DATE: March 11, 2019 ITEM NUMBER: #5

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan BOARD LIAISON: Michael J. Fox,  
Township Manager Chairman of the Board of Supervisors

---

BACKGROUND:

Please contact Stacy Crandell on Monday, March 11, 2019 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.

**DRAFT**

**MINUTES OF MEETING  
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
FEBRUARY 25, 2019**

At 6:30 p.m. Chairman Michael J. Fox called to order the Executive Session. In attendance were Supervisors Candyce Fluehr Chimera, Jeffrey W. McDonnell and Matthew W. Quigg. Supervisor Tanya C. Bamford was absent. Also in attendance were Township Manager Lawrence J. Gregan and Township Solicitor Robert Iannozzi, Esquire.

Chairman Michael J. Fox called the action meeting to order at 7:03 p.m. In attendance were Supervisors Candyce Fluehr Chimera, Jeffrey W. McDonnell and Matthew W. Quigg. Supervisor Tanya C. Bamford was absent. Also in attendance were Township Solicitor Robert Iannozzi, Esquire, Township Manager Lawrence Gregan, Police Chief Scott Bendig, Director of Fire Services Richard Lesniak, Director of Finance Ami Tarburton, Director of Administration & HR Ann Shade, Assistant to the Township Manager Stacy Crandell, Director of Planning and Zoning Bruce Shoupe, Director of Public Works Kevin Costello, Director of Recreation and Community Center Floyd Shaffer, and Director of Information Technology Richard Grier.

Following the Pledge of Allegiance, Chairman Michael J. Fox called for public comment from the audience and there was none.

Solicitor Robert Iannozzi, Esquire announced that the Board had met in an executive session prior to this meeting at 6:30 p.m., in the room adjacent to this one, and discussed two matters of potential litigation which were the Cutler Development matter, and the G.K. Enterprises Zoning Appeal (Green Turtle) and one personnel matter. Mr. Iannozzi stated that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Chairman Michael J. Fox made a motion to approve the minutes of the February 11, 2019 Board of Supervisors meeting, and Supervisor Matthew W. Quigg seconded the motion. The minutes of the meeting were unanimously approved.

Township Manager Lawrence J. Gregan reported that a vacancy exists on the Montgomery Township Public Safety Committee and Township resident Michael Moser has expressed an interest in being appointed to this committee. Resolution #1 made by Chairman Michael J. Fox, seconded by Supervisor Matthew W. Quigg and adopted unanimously, appointed Michael Moser to the Montgomery Township Public Safety Committee for a one-year term to expire on January 1, 2020.

Director of Planning and Zoning Bruce Shoupe reported that an application for a Preliminary/Final Land Development plan, LDS #700, was received from Fire and Police Federal Credit Union, 798 Bethlehem Pike, for a proposed new freestanding building with drive-thru service on the vacant pad site. Access to the property will utilize the existing entrance/exit along Bethlehem Pike and access to the Montgomery Mall ring road. Nate Fox, Esquire was present, representing the Police and Fire Federal Credit Union. He advised that his client was in agreement with the conditions in the approval resolution. Staff and consultants have reviewed this plan for compliance with Township Codes. Resolution #2 made by Chairman Michael J. Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, approved the Preliminary/Final Land Development for the Fire and Police Federal Credit Union, LDS #700, at 798 Bethlehem Pike.

Director of Planning and Zoning Bruce Shoupe reported that the Joseph Ambler Inn at 1005 Horsham Road, LDS #693A, has requested a waiver of the Township's formal land development application for the Phase 2 project at the property located at 1005 Horsham Road. The applicant proposes to construct 15 additional paved parking spaces and 50 gravel parking spaces with appurtenant utilities, storm water management system, landscaping, etc. to support the existing use. Rachel Butch from Showalter and Associates was present representing the property owner and confirmed that the conditions of the approval resolution were acceptable to the owner. Resolution #3 made by Chairman Michael J. Fox, seconded by Supervisor Matthew W. Quigg and adopted unanimously, approved the waiver of a formal land development application for the Joseph Ambler Inn.

Director of Planning and Zoning Bruce Shoupe reported that Phase 5B of the Forestry Management Program for the removal of Ash Trees in the Knapp Road Natural Area, Cambridge Knoll Open Space Areas, Fellowship Park and Applewood Park, went out to bid as previously authorized by the Board of Supervisors. The work under this contract includes the furnishing of all labor, materials and equipment necessary and incidental for the felling of 510 +/- trees to within 12 inches or less of the ground level. Six bids were received and opened on February 13, 2019, ranging in price from \$63,750 to \$96,500. A favorable reference check was completed on the apparent responsible low bidder, Rambo Tree Care Inc. with their bid of \$63,750. Resolution #4 made by Chairman Michael J. Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, awarded the contract for the Phase 5B Forestry Management Project for the removal of Ash Trees to Rambo Tree Care Inc. as the lowest responsible bidder in the amount of \$63,750.

Director of Public Works Kevin Costello reported that the Township received and opened bids on February 14, 2019 at 10AM for the 2019 In-Place Paving Project. Six bids were received and ranged in price from \$908,944.94 to \$1,259,748.95. Township Staff recommends the award of the contract to James D. Morrissey Inc. as the lowest responsible bidder, for total projected cost of \$908,944.94. Resolution #5, made by Chairman Michael J. Fox, seconded by Supervisor Matthew W. Quigg and adopted unanimously, awarded the contract for the 2019 In-Place Road Paving Project to James D. Morrissey Inc. for a total projected cost of \$908,944.94.

Director of Public Works Kevin Costello reported that the Township received and opened bids for the 2019 Curb and Sidewalk Project on February 14, 2019 at 10:30AM. Eight bids were received. The allocation in the 2019 Final Budget for this project was \$659,780, based on estimates from the Township's Engineer. Township Staff recommends the award of the contract to Drumheller Construction Inc., as the lowest responsible bidder, at the projected cost of \$439,944.75. Resolution#6, made by Chairman Michael J. Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, awarded the contract for the 2019 Curb and Sidewalk Project to Drumheller Construction Inc., for a total projected cost of \$439,944.75.

Director of Public Works Kevin Costello reported that the Township received and opened bids for the Fellowship Park Tennis Court Reconstruction Project on February 14, 2019 at 11AM. Township Staff recommends the award of contract to Top-A-Court, as the lowest responsible bidder, at the total projected cost of \$158,560. Resolution#7, made by Chairman Michael J. Fox, seconded by Supervisor Matthew W. Quigg and adopted unanimously, awarded the contract for the Fellowship Park Tennis Court Reconstruction Project to Top-A-Court as the lowest responsible bidder for a total projected cost of \$158,560.

Chief of Police Scott Bendig requested approval to purchase Mobile Data Computers and Vehicle Mounts for each of the police vehicles to replace the current system, which has reached their end of life, and are experiencing failures. Resolution #8, made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, approved the purchase of the thirteen Mobile Data Computers, vehicle mounting systems and installation from Patrol PC, an authorized vendor under the Co-Stars Cooperative Purchase Program (Contract#012-073) at a total cost of \$79,998.64, per their quote dated January 31, 2019.

Chief of Police Scott Bendig requested approval to purchase electronic citation printers and mounting brackets for ten patrol vehicles. This is an unbudgeted expenditures but the department did receive \$36,994.43 from funds seized under the Department of Justice Asset Forfeiture Program in 2017. The Police Department would like to use a portion of these funds to purchase these printers, which would work in conjunction with the countywide records management system and new in-car computer systems to provide for greater officer efficiency. Resolution #9 made by Chairman Michael J. Fox, seconded by Supervisor Matthew W. Quigg and adopted unanimously, approved the purchase of the e-Citation printers and mounting brackets from CDW (Contract# 003-032) and Havis Inc. (Contract# 012-161), both authorized vendors under the Co-Stars Cooperative Purchase Program, at a total cost of \$4,461.56 per their sales quotes dated February 6, 2019.



Chief of Police Scott Bendig reported that on February 20, 2019, the police department received notification from the Pennsylvania Commission on Crime and Delinquency that the Township was approved to receive a grant in the amount of \$40,199 to offset the cost of the body-camera purchase approved in 2018. Resolution#10, made by Chairman Michael J. Fox, seconded by Supervisor Matthew W. Quigg and adopted unanimously, authorized the acceptance of the Pennsylvania Commission on Crime and Delinquency's Body-Worn Camera Grant in the amount of \$40,199 and approve execution of the grant agreement.

Director of Fire Services Rick Lesniak reported that on January 29, 2019, the Township received notification that the Department of Fire Services was awarded the 2018/2019 Pennsylvania State Fire Commissioner's Grant in the amount of \$14,151.63 to purchase personal protective equipment and fire hose. Resolution#11, made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, approved the acceptance of the 2018/2019 Pennsylvania State Fire Commissioner's Grant in the amount of \$14,151.63 and approved the purchase of two sets of personal protective equipment from the Municipal Emergency Service at a cost of \$7,907.20 and a combination of 1.75', 2.5' and 5' fire hose from Witmer Public Safety Group, Inc. in the amount of \$6,638.

Director of Fire Services Rick Lesniak requested approval to replace the 2008 Expedition used by the Director of Fire Services with a 2019 Ford Expedition. This was budgeted in the 2019 Final Budget. Resolution#12, made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, awarded the contract for the purchase of a 2019 Ford Expedition to the Whitmoyer Auto Group, an authorized vendor under the Cooperative Purchasing Program at a cost of \$38,900. The resolution also awarded the contract for the purchase of emergency lighting, siren and console to Marriott's Emergency Equipment at a cost of \$5,545.

Director of Fire Services Rick Lesniak requested approval to purchase two Rockland Custom Product Command cabinets with Clean Gear venting systems. These cabinets are necessary to help the prevention of cancer, which can occur if the personal protective

equipment are not placed in sealed containers to prevent the off-gassing of toxic fumes into the passenger compartment of vehicles. Resolution#13, made by Chairman Michael J. Fox, seconded by Supervisor Matthew W. Quigg and adopted unanimously, awarded the contract for the purchase of two Rockland Custom Product Command Cabinets with Clean Gear venting systems at a cost of \$12,699.82.

Community and Recreation Center Director Floyd Shaffer presented the 2019 Spring and Summer Recreation and Fitness Programs and the recommended fee schedules for the various activities. The programs/activity schedule will be valid from April 1st through September 2nd and will include new programs for Please Touch Tech Days, Tiny Tykes Sports, Improv for Kids, Dodgeball Tournament, Teen 3 vs. 3 Basketball Tournament, Youth Self Defense Classes, and Superhero Meet and Greet. The 2019 Spring/Summer Recreation Newsletter should be in Township mailboxes the third week of March. Resolution#14, made by Chairman Michael J. Fox, seconded by Supervisor Jeffrey W. McDonnell and adopted unanimously, approved the 2019 Spring/Summer Programs and Fee Schedule amendment as presented.

Township Manager Lawrence J. Gregan reported that the Montgomery Township Taxpayer Bill of Rights governs the administration and collection of taxes authorized under Act 511 including the Township's Business Privilege and Mercantile License Taxes. It sets forth the process for the handling appeals from decisions on assessment and refunds for these taxes. The Board of Supervisors serves as the Appeals Board to hold a hearing and has the option to appoint and "ad hoc Hearing Officer" by resolution to hear any such appeal and to issue a decision, which shall serve as the Board's decision in the matter. Resolution#15, made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, authorized the appointment of Joseph P. Walsh as the "ad hoc Hearing Officer" for appeals filed under the Montgomery Township Local Taxpayer Bill of Rights.

Township Manager Lawrence J. Gregan reported that the Montgomery County Board of Elections is proposing to move the Montgomery 8 Precinct Poll from its current location in the Stump Road Fire Station to the Township's Community and Recreation Center to better

accommodate the need for more space for the nearly 3500 voters of the precinct.

Resolution#16, made by Chairman Michael J. Fox, seconded by Supervisor Matthew W. Quigg and adopted unanimously, authorized the Chairman to execute the Lease Agreement with the Montgomery County Board of Elections for relocation of the Montgomery 8 Precinct Voting Place to the Montgomery Township Community and Recreation Center.

A motion to approve the payment of bills was made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera, and adopted unanimously, approved the payment of bills as submitted.

There being no further business to come before the Board, the meeting adjourned at 7:46p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Announce the Resignation of Police Dispatcher

MEETING DATE: March 11, 2019

ITEM NUMBER: #6

MEETING/AGENDA:

ACTION XX

NONE

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

INITIATED BY: J. Scott Bendig  
Chief of Police



BOARD LIAISON: Michael J. Fox  
Chairman, Board of Supervisors

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BACKGROUND:

Montgomery Township wishes to recognize and acknowledge the employment and resignation of Carlos Cartagena, who worked for the police department as a police dispatcher since December 4, 2013. Carlos' separation will be effective March 13, 2019.

The Township appreciates Carlos' service and wishes him well in his future endeavors.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None.

RECOMMENDATION:

Acknowledge the employment and resignation of Carlos Cartagena from his position as a police dispatcher with Montgomery Township.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby recognize the resignation of Carlos Cartagena from his position as a police dispatcher with Montgomery Township.

MOTION: \_\_\_\_\_

SECOND: \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | 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

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SUBJECT: Emergency Services Day Event Announcement

MEETING DATE: March 11, 2019 ITEM NUMBER: #7

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: J. Scott Bendig  
Chief of Police



BOARD LIAISON: Michael J. Fox  
Chairman, Board of Supervisors

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BACKGROUND:

On March 23, 2019, from 11:00 AM to 3:00 PM, the Montgomery Township Police Department will be hosting Emergency Services Day at the Montgomery Mall. This free annual indoor event, held in the Macy Courtyard, gives the general public the opportunity to interact with police, fire, and emergency medical service professionals from throughout Montgomery and Buck Counties. The event will include giveaways, displays, canine demonstrations, and child fingerprinting. Members of the general public are encouraged to stop by and visit.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None.

RECOMMENDATION: None.

MOTION/RESOLUTION: None.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | 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

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SUBJECT: Public Hearing to Consider Adoption of Proposed Ordinance #19 – 310  
Establishing Volunteer Service Earned Income and Real Property Tax Credit

MEETING DATE: March 11, 2019

ITEM NUMBER: #8

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan  
Township Manager

BOARD LIAISON: Michael J. Fox  
Chairman, Board of Supervisors

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BACKGROUND:

In 2016, the Pennsylvania State Legislature enacted Act 172 of 2016 authorizing townships to enact a tax credit against an qualifying active volunteer's local tax liability as a financial incentive to (1) acknowledge the value and the absence of any public cost for volunteer fire protection and nonprofit emergency medical services provided by active volunteers; and (2) encourage individuals to volunteer, or for former volunteers to consider rejoining as active volunteers, in a volunteer fire company or nonprofit emergency medical services agency.

Under Proposed Ordinance 19-310 each Qualifying Volunteer, as defined and certified in accordance with the provisions of the Ordinance, would be eligible to receive a tax credit in the amount of up to 100% of the Earned Income Tax levied by Montgomery Township per year and a tax credit in the amount of 20% of the Montgomery Township's Real Property Tax levied on residential real property owned and occupied by the Qualifying Volunteer in that tax year.

As required under the provisions of Act 172 of 2016, 30 days public notice has been provided advertising the Board's intent to hold a public hearing to consider adoption of Ordinance 19-310.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

The Board of Supervisors authorized advertisement of the Public Hearing to consider Proposed Ordinance 19-310 at its meeting on January 28, 2019.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT: TBD

RECOMMENDATION:

Adopt Proposed Ordinance #19 – 310 Amending the Township's Code, Chapter 209 (Taxation) by adding a new article IX (Volunteer Service Earned Income Tax Credit and Real Property Tax Credit), providing incentives for qualifying volunteers serving a Volunteer Fire Company or a Non-profit Emergency Medical Services Agency in accord with Pennsylvania Act No. 172 of 2016.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby adopt Proposed Ordinance #19 – 310 Amending the Township's Code, Chapter 209 (Taxation) by adding a new article IX (Volunteer Service Earned Income Tax Credit and Real Property Tax Credit), providing incentives for qualifying volunteers serving a Volunteer Fire Company or a Non-profit Emergency Medical Services Agency in accord with Pennsylvania Act No. 172 of 2016.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |

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

**MONTGOMERY TOWNSHIP**  
**LEGAL NOTICE**

On Monday, March 11, 2019, after 7:00PM, the Montgomery Township Board of Supervisors, during its regularly scheduled meeting at the Township's Administration Building, at 1001 Stump Road, Montgomeryville, PA 18936, will conduct a public hearing to consider enacting the following ordinance:

AN ORDINANCE AMENDING THE TOWNSHIP'S CODE, CHAPTER 209 [TAXATION], BY ADDING A NEW ARTICLE IX [VOLUNTEER SERVICE EARNED INCOME TAX CREDIT AND REAL PROPERTY TAX CREDIT] PROVIDING INCENTIVES FOR QUALIFYING VOLUNTEERS SERVING A VOLUNTEER FIRE COMPANY OR A NON-PROFIT EMERGENCY MEDICAL SERVICES AGENCY IN ACCORD WITH PENNSYLVANIA ACT NO. 172 OF 2016

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 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 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*

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TO BE INSERTED in The Reporter on Friday, February 8, 2019 and Monday, March 4, 2019. Please send proof of Publication to Montgomery Township, Attn.: Deb Rivas, 1001 Stump Road, Montgomeryville, PA 18936.

# **MONTGOMERY TOWNSHIP**

ORDINANCE #\_\_\_\_\_

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AN ORDINANCE AMENDING THE TOWNSHIP'S CODE, CHAPTER 209 [TAXATION], BY ADDING A NEW ARTICLE IX [VOLUNTEER SERVICE EARNED INCOME TAX CREDIT AND REAL PROPERTY TAX CREDIT] PROVIDING INCENTIVES FOR QUALIFYING VOLUNTEERS SERVING A VOLUNTEER FIRE COMPANY OR A NON-PROFIT EMERGENCY MEDICAL SERVICES AGENCY IN ACCORD WITH PENNSYLVANIA ACT NO. 172 OF 2016

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ENACTED: \_\_\_\_\_

# **MONTGOMERY TOWNSHIP**

ORDINANCE #\_\_\_\_

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AN ORDINANCE AMENDING THE TOWNSHIP'S CODE, CHAPTER 209 [TAXATION], BY ADDING A NEW ARTICLE IX [VOLUNTEER SERVICE EARNED INCOME TAX CREDIT AND REAL PROPERTY TAX CREDIT] PROVIDING INCENTIVES FOR QUALIFYING VOLUNTEERS SERVING A VOLUNTEER FIRE COMPANY OR A NON-PROFIT EMERGENCY MEDICAL SERVICES AGENCY IN ACCORD WITH PENNSYLVANIA ACT NO. 172 OF 2016

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**IT IS HEREBY ENACTED AND ORDAINED** by the Board of Supervisors as follows:

**SECTION 1. Amendment to Chapter 209 [Taxation] providing a new Article IX [Volunteer Service Earned Income Tax Credit and Real Property Tax Credit].**

The Township's Code, Chapter 209 [Taxation] shall be amended to add a new Article IX [Volunteer Service Earned Income Tax Credit and Real Property Tax Credit], which shall read as follows:

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**Article IX  
Volunteer Service Earned Income Tax Credit and  
Real Property Tax Credit**

**§209-89 Scope and Purpose.**

- A. Scope. The scope of this Ordinance relates to Act 172 and its intended incentives for municipal volunteers of fire companies and nonprofit emergency medical services agencies.
- B. Purpose. The purpose of this Ordinance is to authorize the Township to enact a tax credit against a Qualifying Volunteer's tax liability as a financial incentive to (1) acknowledge the value and the absence of any public cost for volunteer fire protection and nonprofit emergency medical services provided by active volunteers; and (2) encourage individuals to volunteer, or for former volunteers to consider rejoining as active volunteers, in a volunteer fire company or nonprofit emergency medical services agency.



**§209-90. Qualifying Volunteer.**

- A. Qualifying Volunteer Criteria. To be a Qualifying Volunteer under this Ordinance, an individual must (1) be a Township resident; and (2) have served as an active volunteer, in good standing for the entire eligibility period, as so certified under this Ordinance, for a volunteer fire company and/or a non-profit emergency medical services agency.
- B. Injured Active Volunteer. An active volunteer who was injured during a response to an emergency call and can no longer serve as an active volunteer because of the injury and who would otherwise be eligible for tax credits under this Ordinance shall be eligible for such tax credits for the succeeding five tax years.
- C. Eligibility List. A notarized list of eligible Qualifying Volunteers shall be submitted to the Board of Supervisors, no later than 45-days before tax notices are to be distributed, by the Chiefs of each volunteer fire company or volunteer non-profit emergency medical service agency, as applicable.
- D. Criteria Revision. The Board of Supervisors reserves the right to revise the criteria for a Qualifying Volunteer, in whole or in part, at its sole discretion.
- E. Eligibility Period. The eligibility period for 2018 shall run from January 1, 2018 to December 31, 2018. The eligibility period for 2019 and each subsequent year thereafter, shall run from January 1 until November 15 of the year for which the tax credit will apply.

**§209-91. Volunteer Service Tax Credits.**

- A. Earned Income Tax Credit.
  - 1. Each Qualifying Volunteer, as defined and certified in accordance with the provisions of this Ordinance, shall receive a earned income tax credit of up to 100% of the earned income tax levied by the Township per year. The credit shall be applied to that portion of the earned income tax that is payable to the Township only and cannot exceed the Qualifying Volunteer's liability to the Township for the earned income tax due on wages/net profits earned in that tax year. By annual resolution, the Board of Supervisors

shall set and may adjust the amount of the credit in its sole discretion.

B. Real Property Tax Credit.

1. Each Qualifying Volunteer, as defined and certified in accordance with the provisions of this Ordinance, shall be entitled to receive a real property tax credit in the amount of up to 20% of the Township's real property tax levied on residential real property owned and occupied by a Qualifying Volunteer in that tax year. If the tax is paid in the penalty period, the tax credit shall only apply to the base tax year liability. By annual resolution, the Board of Supervisors shall set and may adjust the amount of the real property tax credit in its sole discretion.

**§209-92. Certification of Qualifying Volunteers.**

- A. To receive a "Qualifying Volunteer Exemption Certificate" under this Ordinance, an individual must (1) meet the Qualifying Volunteer criteria set forth in §209-90; and (2) by November 15 of each year in which an individual has served as an active volunteer), sign and submit an "Application for Qualifying Volunteer Exemption Certificate" as a Qualifying Volunteer in a volunteer fire company or volunteer non-profit emergency medical service agency as applicable.
- B. Thereafter, the volunteer fire company or volunteer non-profit emergency medical service agencies' Chief, as applicable, shall review all Applications submitted, sign each application, and indicate on each application whether he/she recommends the volunteer to be certified as a Qualifying Volunteer.
- C. By November 30 of the same year, the volunteer fire company or volunteer non-profit emergency medical service agencies' Chief, as applicable, shall forward all Applications received, with all supporting documentation, to the Board of Supervisors.
- D. The Board of Supervisors shall review the Applications and supporting documentation and shall, by Board motion, certify all Qualifying Volunteers on or before December 31 of each year. Only those volunteers so certified by the Board of Supervisors shall receive the earned income tax credit and the real property tax credit, and these credits may be utilized for any earned income taxes and/or real property taxes paid or payable to the Township during or for the previous calendar

year only.

- E. The Township shall keep an official Tax Credit Register of all Qualifying Volunteers who were issued Qualifying Volunteer Exemption Certificates. The list of earned income tax credit recipients shall be sent to the Earned Income Tax Officer and a list of any real property tax credit recipients shall be sent to the Township Finance Director/Treasurer by no later than December 31 of each year. The Township Secretary shall issue updates as needed of the official tax credit register to the following:
1. Board of Supervisors;
  2. Chief of the Volunteer Fire Company;
  3. Supervisor of the nonprofit emergency medical service agency; and
  4. Tax Officer of the Montgomery County Earned Income Tax Collection District.
- F. If the Board of Supervisors decides to deny a volunteer Qualifying Volunteer certification, the volunteer shall be notified in writing of the decision. The notice shall include the reason(s) for the denial as well as the volunteer's right to appeal pursuant to Section §209-95 of this Ordinance.

**§209-93. Tax Credit Claim Process.**

- A. Within 10-days of the Board of Supervisors' decision certifying Qualifying Volunteers, the Township Secretary shall issue a Qualifying Volunteer Exemption Certificate to each Qualifying Volunteer, in a form acceptable to the Township Finance Director/Treasurer and the Tax Officer appointed by the Montgomery County Tax Collection Committee to collect the earned income tax.
- B. Earned Income Tax Credit Claim. A Qualifying Volunteer seeking to claim an applicable earned income tax credit shall submit the Qualifying Volunteer Exemption Certificate with the Qualifying Volunteer's annual tax return.

- C. Real Property Tax Credit Claim. Real Property Tax Credits shall be administered as a tax refund by the Township's Finance Director/Treasurer. A Qualifying Volunteer seeking to claim an applicable real property tax credit shall file on or before January 31 of each year of eligibility, the following documentation with the Township Finance Director/Treasurer prior to the tax credit being administered:
1. A true and correct receipt from the Township's tax collector of the paid Township real property taxes for the tax year which the claim is being filed;
  2. Qualifying Volunteer Exemption Certificate;
  3. Photo identification; and
  4. Documentation that the tax paid was for qualified real Property, as defined in this Ordinance.

**§209-94. Rejection of Tax Credit Claim.**

- A. The Tax Officer or the Township Finance Director/Treasurer may reject an earned income tax or real property tax credit claim, respectively, if (1) the Qualifying Volunteer is not on the official tax credit register issued by the Township Secretary; or (2) does not timely provide the required information as required under §209-93(B) and (C) of this Ordinance, respectively.
- B. Tax credit claim rejection notices from the Tax Officer or the Township Finance Director/Treasurer shall notify the Qualifying Volunteer in writing of the associated claim rejection. The notice shall include the reason(s) for the rejection as well as the volunteer's right to appeal pursuant to Section §209-95 of this Ordinance.

**§209-95. Appeal.**

- A. A volunteer may appeal from (1) a decision of the Board of Supervisors denying a Qualifying Volunteer certification; or (2) a tax claim credit rejection of the Tax Officer or Township Finance Director/Treasurer.
- B. Appeals under this section shall be submitted as a written request for binding arbitration to the Township Secretary within 10-days of the date of the Board of Supervisors' denial decision or the rejection, whichever is applicable. Appeals from tax credit claim rejections

shall include notice to the Tax Officer or the Township Finance Director/Treasurer, whichever is applicable.

- C. The binding arbitration shall be conducted in accordance with the rules of the American Arbitration Association, and any costs for the arbitrator and the proceeding only shall be shared equally by the parties.

#### **§209-96. False Reporting Penalty.**

- A. Any person who knowingly makes, or conspires to make, a false Application for Certification as a Qualifying Volunteer commits a misdemeanor of the first degree punishable by a fine of \$2,500.
- B. Any person who knowingly provides, or conspires to provide, a false Certification Recommendation under this Ordinance commits a misdemeanor of the first degree punishable by a fine of \$2,500.

#### **§209-97. Tax Credit Limitations.**

- A. The tax credits established by this Ordinance may be used against the Qualifying Volunteer's tax liability for the current taxable year and every taxable year the individual is qualified as a Qualifying Volunteer.
- B. The tax credits established by this Ordinance shall remain in effect until the Township repeals this Ordinance.

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### **SECTION 2. Repeal and Ratification.**

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

### **SECTION 3. Severability.**

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



**SECTION 4.    Effective Date.**

This Ordinance shall become effective 5 days after enactment.

\*\*\*

**ORDAINED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2019, by the  
Montgomery Township Board of Supervisors.

**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
MICHAEL J. FOX, *Chairman*

[Seal]

Attested by:

\_\_\_\_\_  
LAWRENCE J. GREGAN  
*Township Manager and Secretary*

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Resolution Setting Volunteer Service Earned Income and Real Property Tax Credit for 2018 and 2019

MEETING DATE: March 11, 2019

ITEM NUMBER: #9

MEETING/AGENDA: WORK SESSION    ACTION    XX    NONE

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

INITIATED BY: Lawrence J. Gregan    BOARD LIAISON: Michael J. Fox  
Township Manager    Chairman, Board of Supervisors

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BACKGROUND:

Montgomery Township Board of Supervisors has scheduled a Public Hearing to consider adoption of Proposed Ordinance #19-310, amending the Township Code, Chapter 209, Taxation, adding Article IX, establishing the Volunteer Service Earned Income Tax Credit and Real Property Tax Credit in accordance with Pennsylvania Act 72 of 2016. If adopted, Section 209 – 91 Volunteer Service Tax Credits, provides that the Board of Supervisors shall set and may adjust the amount of the tax credits by annual resolution.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: At its meeting on March 11, 2019, the Board of Supervisors will consider adoption of Proposed Ordinance 19-310 establishing the Volunteer Service Earned Income Tax Credit and Real Property Tax Credit program.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: TBD

RECOMMENDATION: It is recommended that if Proposed Ordinance 19-310 is adopted, the Volunteer Service Tax Credits for qualified volunteers for tax years 2018 and 2019 be set as follows:

1. An earned income tax credit of 100% of the earned income tax levied by the Township to a maximum of \$500.00; and/or
2. A real property tax credit of 20% of the Township's real property tax levied to a maximum of \$500.00.

MOTION/RESOLUTION: See attached Resolution

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |

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

Resolution #

WHEREAS the Montgomery Township Board of Supervisors has enacted Ordinance #19-310, amending the Township Code, Chapter 209, Taxation, adding Article 9, Volunteer Service Earned Income Tax Credit and Real Property Tax Credit for qualified volunteers serving a volunteer fire company or a nonprofit emergency medical services agency in accordance with Pennsylvania act 72 of 2016; and

WHEREAS Section 209 – 91, Volunteer Service Tax Credits, provides for Earned Income Tax Credit in the amount of up to 100% of the earned income tax levied by the Township per year, and a Real Property Tax Credit in the amount of up to 20% of the Township's real property tax levied on residential real property owned and occupied by the qualified volunteer in that tax year; and

WHEREAS Section 209 – 91, Volunteer Service Tax Credits, provides that by annual resolution, the Board of Supervisors shall set and may adjust the amount of the tax credits at its sole discretion.

NOW THEREFORE BE IT RESOLVED by the Board of Supervisors that the Volunteer Service Tax Credits for qualified volunteers for tax years 2018 and 2019 shall be as follows:

1. An earned income tax credit of 100% of the earned income tax levied by the Township to a maximum of \$500.00; and/or
2. A real property tax credit of 20% of the Township's real property tax levied to a maximum of \$500.00.

MOTION BY:

SECOND BY:

VOTE:

DATE:

March 11, 2019

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

---

SUBJECT: Consider Authorization to Participate in Phase 2- DVRPC Regional Streetlight Procurement Program

MEETING DATE: March 11, 2019 ITEM NUMBER: #10

MEETING/AGENDA: ACTION NONE

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

INITIATED BY: Stacy Crandell BOARD LIAISON: Michael J. Fox  
Assistant to the Township Manager Chairman, Board of Supervisors

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BACKGROUND:

The Delaware Valley Regional Planning Commission (DVRPC) has assembled a multiphase Regional Streetlight Procurement Program (RSLPP) in order to put together the resources needed to assist municipalities to design, procure, and finance the transition of their street lighting and traffic signal equipment to LED Technology.

Phase 1 of this process involved the preparation of a Preliminary Feasibility Study by Keystone Lighting Solutions (KLS), under the direction of DVRPC. The study was undertaken to identify potential improvements and costs that would be involved in transitioning the Township's current street light and traffic signal equipment to lower cost, more energy efficient and less maintenance intensive LED Technology. A copy of the Preliminary Feasibility study is attached.

Michael Fuller from KLS will summarize the results of this study and discuss costs and benefits to move forward with Phase 2 which will involve preparation of a detailed investment grade field audit, detailed analysis of costs, projection of energy and maintenance savings, photometric design, materials recommendations, pilot testing, web based GIS mapping and preparation of preliminary/final design.

The estimated timeline for completion of Phase 2- Project Development is four months. At the completion of Phase 2, the Township would have the option to continue to participate in the Construction Phase.

Included with the materials in the packet is a resolution to authorize participation and contract document.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

On August 27, 2018, the Board of Supervisors gave approval to participate in Phase 1 of the DVRPC RSLPP authorizing Keystone Lighting Solutions to perform Feasibility Study free of charge.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT:

Based on the quantity of street light and traffic signal equipment owned by the Township, the cost of participation in Phase 2 - Project Development is estimated at \$35,982. Of this cost, approximately one third is related to traffic signal and public safety street lights which would be paid out of the General Fund (01). The balance is for residential neighborhood street lights which would be paid from the Street Light Fund (07).

RECOMMENDATION:

Staff recommends that the Board adopt the Resolution authorizing participation in Phase 2 of the RSLPP  
Phase 2- Project

MOTION/RESOLUTION:

See attached resolution.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |

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



**RESOLUTION**

**OF THE BOARD OF SUPERVISORS OF THE  
MONTGOMERY TOWNSHIP OF MONTGOMERY COUNTY, PENNSYLVANIA**

**Authorizing cooperative purchasing and participation  
in the Regional Streetlight Procurement Program  
administered by the Delaware Valley Regional Planning  
Commission**

WHEREAS, the Township of Montgomery is located in Montgomery County, Pennsylvania (the "Township" ); and

WHEREAS, the Township qualifies as a "local public procurement unit" as defined under Chapter 19 of the Commonwealth Procurement Code, 62 Pa C.S. §1901 et seq. (the "Code"); and

WHEREAS, the Delaware Valley Regional Planning Commission ("DVRPC") qualifies as a "public procurement unit" under the Code, and has established a Regional Streetlight Procurement Program (the "Program") for the purpose or entering into "cooperative purchasing" agreements with regional municipalities; and

WHEREAS, the Township, in its capacity as a local public procurement unit, is agreeable to participating in the Program, as reflected by the execution of a letter of intent; and

WHEREAS, Participation in the program will allow the Township to implement a project (the "Project") to improve the performance of municipal street lighting, and specifically to design, procure, install, and finance the transition to light-emitting-diode (LED) street lighting and other street light improvements, and to maintain those improvements; and

WHEREAS, DVRPC has entered into a contract with Keystone Lighting Solutions ("KLS") to provide design services for the Program; and

WHEREAS, participating municipalities, including the Township, are able to "piggyback off" contracts entered into by DVRPC for design services, equipment acquisition, distribution, and installation, in accordance with the Code; and

WHEREAS, as part of its contract with DVRPC, KLS has presented a Preliminary Feasibility Study (Phase 1), developed free of charge to the Township to estimate the equipment and services required for, and to estimate the cost associated with, the Project; and

WHEREAS, as part of its contract with DVRPC, KLS has also estimated the costs to the Township associated with KLS' services for Phase 2 - 4 of the Program; and

WHEREAS, the Township has determined that its interests warrant piggybacking off of DVRPC's contract with KLS, thereby forming a separate and new Contract between the Township and KLS in the form attached hereto as Exhibit A; and

WHEREAS, in accordance with this Contract KLS will provide Professional Design Services to evaluate, recommend, audit, design and manage the Project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Montgomery Township hereby authorizes the Township to enter into cooperative purchasing in the form of the Contract with KLS and to proceed to Phase 2 of the Program for Project Development Services; and it is

FURTHER RESOLVED that the Board of Supervisors of Montgomery Township hereby authorizes and directs its employees, agents and representatives to take all such further actions and to execute and deliver all such instruments and other documents as may be necessary or appropriate to enable the Township to carry out the intent and purposes of the foregoing resolutions and the transactions contemplated thereby.

IN WITNESS WHEREOF, the Board of Supervisors of Montgomery Township has adopted and enacted this Resolution this \_\_\_\_ day of \_\_\_\_\_, 2019.

*[Signatures on following pages]*

MOTION BY:

SECOND BY:

VOTE:

DATE:

cc: S. Crandell, DVRPC, KLS, Minute Book, Resolution File

**Montgomery Township**

Attest:

Lawrence J. Gegan, Secretary

By:

Michael J. Fox, Chairman  
**Montgomery Township Board of  
Supervisors**

# **Roadway, Street & Area Lighting Upgrade Feasibility Study**

**Montgomery Township**  
*3/4/2019*

*Prepared by:*



**Keystone Lighting Solutions**  
Michael Fuller, President

*In Partnership with:*

**Delaware Valley Regional Planning Commission's  
Regional Streetlight Procurement Program**

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# Executive Summary

## RSLPP Overview

The Delaware Valley Regional Planning Commission's Regional Streetlight Procurement Program (RSLPP) allows regional municipalities to improve the performance of municipal street lighting, and specifically to design, procure, install, and finance the transition to light-emitting-diode (LED) lighting technology, and to maintain those improvements. The RSLPP is organized in four Phases: Phase 1: Feasibility; Phase 2: Project Development; Phase 3: Construction; and Phase 4: Post-Construction Operations and Maintenance. These Phases are described in greater detail in Appendix A.

Keystone Lighting Solutions (KLS) was competitively selected by the RSLPP to serve as the Design Services Professional for all four Phases of the program. In Phase 1, KLS is contracted with DVRPC to provide Feasibility Studies for all participating municipalities. By using existing available information and with financial support from DVRPC and the PA Department of Environmental Protection, the RSLPP is able to offer this study at no-cost to the municipality.

## Feasibility Study Overview & Approach

This report has been prepared by KLS. The purpose of this Feasibility Study is to provide an assessment of the opportunity associated with the upgrade of a municipalities existing roadway, street and area lighting systems to LED, which may also include traffic signals. This study will act as a decision-making tool for your municipality to decide whether to proceed to Phase 2 of the RSLPP, Project Development. Project Development Phase will include comprehensive audits, design and analysis resulting in a final project design proposal.

Phase 1, Feasibility, is a "data-driven" effort that uses existing available information to assess the opportunity associated with an upgrade to your existing lighting system. No field work has been conducted for the development of this Feasibility Study. General design principals have been used by KLS to identify LED upgrade opportunities, described in the Design Approach and Photometric Analysis section. Project costs from Round 1 of the RSLPP (2015-2018) have been used to develop this financial assessment of the municipalities upgrade opportunity.

## Project Goals and Special Applications

The following list of project goals and special applications was developed during discussions between municipality staff/management and KLS as preparation for this initial study.

- **Project Goals**
  - Reduce Energy Costs
  - Reduce Maintenance Costs
  - Meet or Exceed Existing Lighting System Performance
- **Special Applications**
  - In Phase 2 Project Development, consider options for increased illumination at the North Wales Road and Horsham Road (Rt. 463) intersection

## Project Scope of Work

The following is a list of all possible energy conservation measures (ECMs) presented for the lighting upgrade project. The “In Scope” column indicates which ECMs the municipality has chosen to include in the scope of work for this Feasibility Study:

| Upgrade Category    | In Scope |
|---------------------|----------|
| PECO Buyback        | No       |
| Cobrahead Lighting  | Yes      |
| Decorative Lighting | Yes      |
| Area Lighting       | No       |
| Traffic Signals     | Yes      |

## Executive Financial Summary

Below is an Executive Financial Summary. This summary table provides Total Annual Operating Cost Savings (includes energy and maintenance cost savings), Total Project Costs, and Payback for each Energy Conservation Measure (ECM).

| Energy Conservation Measure (ECM) | Total Annual Operating Savings | Total Project Costs | Payback (Years) | GHG Reduction (MT/Year) |
|-----------------------------------|--------------------------------|---------------------|-----------------|-------------------------|
| PECO Inventory Adjust             | \$10,112                       | \$0                 | 0.0             | 10                      |
| Area Lighting                     | \$0                            | \$0                 |                 |                         |
| Cobrahead                         | \$3,346                        | \$33,668            | 10.1            | 15                      |
| Decorative                        | \$32,719                       | \$584,464           | 17.9            | 171                     |
| Traffic Signals                   | \$24,311                       | \$156,011           | 6.4             | 0                       |
| <b>Totals</b>                     | <b>\$70,488</b>                | <b>\$774,142</b>    | <b>11.0</b>     | <b>197</b>              |

# Existing Lighting System

## Unmetered Streetlight Baseline

The table below represents the current lighting inventory for Unmetered Streetlights. This baseline represented in the table below was developed using information from the municipality's unmetered PECO streetlight bill(s). It is assumed, for the purpose of this study, that all baseline streetlight fixture types are a cobrahead style as PECO does not maintain fixture style detail. Though the quantities, types, and wattages of fixtures reflected on the PECO bill(s) may vary from what is actually installed in the municipality, this project's energy baseline for unmetered service will be tied to the inventory of equipment on your unmetered PECO streetlight bill. Any energy cost savings realized from upgrades to the unmetered fixtures installed in your community will be realized through changes to this PECO bill(s). If known by the municipality, this table may indicate whether a baseline fixture is style other than a cobrahead, though this classification has no impact on baseline energy use or cost.

| PECO Unmetered Streetlight Baseline<br>(Consolidated Summary of all PECO Streetlight Bills) |                          |                |                  |               |              |                        |                |                             |
|---|--------------------------|----------------|------------------|---------------|--------------|------------------------|----------------|-----------------------------|
| Fixture Type Code   | Fixture Type Description | Location Count | Fixture Quantity | Fixture Watts | Total kW     | Annual Operating Hours | Total kWh/Year | Total Annual Electric Costs |
| <b>Cobrahead</b>  |                          |                |                  |               |              |                        |                |                             |
| 0110KH  | Cobrahead, 1000W MH      |                | 12               | 1,090         | 13.1         | 4,092                  | 53,523         | \$2,806                     |
| 04000M  | Cobrahead, 100W MV       |                | 36               | 115           | 4.1          | 4,092                  | 16,941         | \$888                       |
| 05800S  | Cobrahead, 70W HPS       |                | 55               | 94            | 5.2          | 4,092                  | 21,156         | \$1,109                     |
| 08000M  | Cobrahead, 175W MV       |                | 42               | 191           | 8.0          | 4,092                  | 32,826         | \$1,721                     |
| 09500S  | Cobrahead, 100W HPS      |                | 1,075            | 131           | 140.8        | 4,092                  | 576,256        | \$30,212                    |
| 12000M  | Cobrahead, 250W MV       |                | 7                | 275           | 1.9          | 4,092                  | 7,877          | \$413                       |
| 16000S  | Cobrahead, 150W HPS      |                | 40               | 192           | 7.7          | 4,092                  | 31,427         | \$1,648                     |
| 20000M  | Cobrahead, 400W MV       |                | 11               | 429           | 4.7          | 4,092                  | 19,310         | \$1,012                     |
| 25000S  | Cobrahead, 250W HPS      |                | 3                | 294           | 0.9          | 4,092                  | 3,609          | \$189                       |
| 50000S  | Cobrahead, 400W HPS      |                | 7                | 450           | 3.2          | 4,092                  | 12,890         | \$676                       |
| 59000M  | Cobrahead, 1000W MV      |                | 48               | 1,090         | 52.3         | 4,092                  | 214,093        | \$11,225                    |
| <b>Cobrahead Totals</b>   |                          |                | <b>1,336</b>     |               | <b>241.9</b> |                        | <b>989,908</b> | <b>\$51,899</b>             |
| <b>Energy Usage Sub-Total</b>   |                          |                | <b>1,336</b>     |               | <b>241.9</b> |                        | <b>989,908</b> | <b>\$51,899</b>             |
| Locations   | Service Locations        | 530            |                  | 0             | 0.0          | 0                      | 0              | \$42,612                    |
| <b>Total Electric Bill Costs</b>  |                          |                | <b>530</b>       |               |              |                        |                | <b>\$94,511</b>             |

\*Service Location Distribution Charge, also known as the "Tap Fee" is based on \$6.70 per location, per month. This is a fixed charge on your bill, and it is not impacted by the wattage of the fixture at each location. The costs associated with SLDC are expected to stay the same unless the quantity of service locations changes as a result of your RSLPP project. Estimates for any expected changes in SLDC as a result of the project will be modeled if the municipality proceeds to Phase 2, Project Development.

## Unmetered Streetlight Adjustments

Based on information provided by the municipality, it is understood that the table below reflects the current existing inventory which should be reflected on the PECO unmetered streetlight bills. In addition to showing a more accurate depiction of the unmetered streetlight inventory, we show the costs or savings associated with possible adjustments to the PECO streetlight inventory. The identified existing inventory is used for the remainder of this study as the basis for upgrade recommendations. We also carry forward the inventory adjustment costs or savings as they would be addressed during any upgrade project and final reporting to PECO.

| Municipality Identified Existing Fixture Types         |                            |                |                  |               |              |                        |                |                             |
|--|----------------------------|----------------|------------------|---------------|--------------|------------------------|----------------|-----------------------------|
| Fixture Type Code                                      | Fixture Type Description   | Location Count | Fixture Quantity | Fixture Watts | Total kW     | Annual Operating Hours | Total kWh/Year | Total Annual Electric Costs |
| <b>Cobrahead</b>                                       |                            |                |                  |               |              |                        |                |                             |
| 0110KH   | Cobrahead, 1000W MH        |                | 12               | 1,090         | 13.1         | 4,092                  | 53,523         | \$2,806                     |
| 04000M   | Cobrahead, 100W MV         |                | 26               | 115           | 3.0          | 4,092                  | 12,235         | \$641                       |
| 05800S   | Cobrahead, 70W HPS         |                | 24               | 94            | 2.3          | 4,092                  | 9,232          | \$484                       |
| 08000M   | Cobrahead, 175W MV         |                | 42               | 191           | 8.0          | 4,092                  | 32,826         | \$1,721                     |
| 09500S   | Cobrahead, 100W HPS        |                | 0                | 131           | 0.0          | 4,092                  | 0              | \$0                         |
| 12000M   | Cobrahead, 250W MV         |                | 0                | 275           | 0.0          | 4,092                  | 0              | \$0                         |
| 16000S   | Cobrahead, 150W HPS        |                | 1                | 192           | 0.2          | 4,092                  | 786            | \$41                        |
| 20000M   | Cobrahead, 400W MV         |                | 6                | 429           | 2.6          | 4,092                  | 10,533         | \$552                       |
| 25000S   | Cobrahead, 250W HPS        |                | 0                | 294           | 0.0          | 4,092                  | 0              | \$0                         |
| 50000S   | Cobrahead, 400W HPS        |                | 2                | 450           | 0.9          | 4,092                  | 3,683          | \$193                       |
| 59000M   | Cobrahead, 1000W MV        |                | 18               | 1,090         | 19.6         | 4,092                  | 80,285         | \$4,209                     |
| LED87W   | Cobrahead, 87W LED         |                | 20               | 87            | 1.7          | 4,092                  | 7,120          | \$373                       |
| LED163W  | Cobrahead, 163W LED        |                | 10               | 163           | 1.6          | 4,092                  | 6,670          | \$350                       |
| LED215W  | Cobrahead, 215W LED        |                | 10               | 215           | 2.2          | 4,092                  | 8,798          | \$461                       |
| <b>Cobrahead Totals</b>                                |                            |                | <b>171</b>       |               | <b>42.1</b>  |                        | <b>225,690</b> | <b>\$11,833</b>             |
| <b>Decorative</b>                                      |                            |                |                  |               |              |                        |                |                             |
| TOPAZ-20W-COB  | Corn Cob, 20W, LED         |                | 105              | 20            | 2.1          | 4,092                  | 8,593          | \$451                       |
| 4SC-100W-HPS   | 4-Sided Colonial, 100W HPS |                | 1,085            | 131           | 142.1        | 4,092                  | 581,616        | \$30,493                    |
| <b>Decorative Totals</b>                               |                            |                | <b>1,190</b>     | <b>151</b>    | <b>144.2</b> |                        | <b>590,210</b> | <b>\$30,944</b>             |
| <b>Energy Usage Sub-Total</b>                          |                            |                | <b>1,361</b>     |               | <b>186.3</b> |                        | <b>815,900</b> | <b>\$42,776</b>             |
| Locations  | Service Locations          | 530            |                  | 0             | 0.0          | 0                      | 0              | \$42,612                    |
| <b>Total Electric Bill Costs</b>                       |                            | <b>530</b>     |                  |               |              |                        |                | <b>\$85,388</b>             |
| kWh Adjustment Savings/Costs                           |                            |                |                  |               | 42.5         | 4,092                  | 174,008        | \$9,123                     |
| Location Adjustment Savings/Costs                      |                            |                |                  |               |              |                        |                |                             |
| <b>Total kWh and Location Adjustment Savings/Costs</b> |                            |                |                  |               |              |                        |                | <b>\$9,123</b>              |

## Traffic Signals Baseline

The table below represents the current lighting inventory for Unmetered Traffic Signals. This baseline represented in the table below was developed using information gathered from the municipality's PECO traffic signal bill(s). Though the quantities, types, and wattages of fixtures reflected on your PECO bill may vary from what is actually installed in your municipality, this project's energy baseline for unmetered traffic signal service will be tied to the inventory of equipment on your PECO traffic signal bill. Any energy cost savings realized from upgrades to the unmetered fixtures installed in your community will be realized through changes to this PECO bill.

| PECO Unmetered Traffic Signal Baseline<br>(Consolidated Summary of all PECO Traffic Signal Bills) |                                       |                |                  |               |             |                        |                |                             |
|---|---------------------------------------|----------------|------------------|---------------|-------------|------------------------|----------------|-----------------------------|
| Fixture Type Code   | Fixture Type Description              | Location Count | Fixture Quantity | Fixture Watts | Total kW    | Annual Operating Hours | Total kWh/Year | Total Annual Electric Costs |
| 00LOOP  | Loops                                 |                | 192              | 5             | 1.0         | 8,640                  | 8,294          | \$429                       |
| 0MINLT  | Flashing Lights                       |                | 4                | 0             | 0.0         | 0                      | 0              | \$0                         |
| EMPESD  | Preemption Devices                    |                | 35               | 2             | 0.1         | 8,640                  | 605            | \$31                        |
| G 000 TA - 12   | 12" Incandescent Traffic Arrow Green  |                | 2                | 150           | 0.3         | 691                    | 207            | \$11                        |
| G 000 TL - 12   | 12" Incandescent Green                |                | 13               | 150           | 2.0         | 3,715                  | 7,245          | \$375                       |
| G LED TA - 12   | 12" LED Traffic Arrow Green           |                | 93               | 13            | 1.2         | 691                    | 836            | \$43                        |
| G LED TL - 8  | 8" LED Green                          |                | 361              | 14            | 5.1         | 3,715                  | 18,777         | \$971                       |
| HNDSGN  | LED Hand/Man                          |                | 106              | 8             | 0.8         | 8,640                  | 7,327          | \$379                       |
| NTMNTR  | Traffic Monitoring Devices            |                | 33               | 5             | 0.2         | 8,640                  | 1,426          | \$74                        |
| R 000 TL - 12   | 12" Incandescent Red                  |                | 13               | 150           | 2.0         | 4,752                  | 9,266          | \$479                       |
| R LED TL - 8  | 8" LED Red                            |                | 418              | 6             | 2.5         | 4,752                  | 11,918         | \$616                       |
| TRCONT  | Motor Controller                      |                | 45               | 15            | 0.7         | 8,640                  | 5,832          | \$302                       |
| Y 000 TA - 12   | 12" Incandescent Traffic Arrow Yellow |                | 2                | 150           | 0.3         | 691                    | 207            | \$11                        |
| Y 000 TL - 12   | 12" Incandescent Yellow               |                | 13               | 150           | 2.0         | 173                    | 337            | \$17                        |
| Y LED TA - 12   | 12" LED Traffic Arrow Yellow          |                | 90               | 10            | 0.9         | 691                    | 622            | \$32                        |
| Y LED TL - 8  | 8" LED Yellow                         |                | 412              | 12            | 4.9         | 173                    | 854            | \$44                        |
| <b>Energy Usage Sub-Total</b>   |                                       |                | <b>1,832</b>     |               | <b>23.8</b> |                        | <b>73,753</b>  | <b>\$3,814</b>              |
| Locations   | Service Locations                     | 43             |                  |               |             |                        |                | \$1,893                     |
| <b>Total Electric Bill Costs</b>  |                                       |                | <b>43</b>        |               |             |                        |                | <b>\$5,707</b>              |

\*Service Location Distribution Charge, also known as the "Tap Fee" is based on \$3.67 per intersection, per month. This is a fixed charge on your bill, and it is not impacted by the wattage of the fixtures at each intersection. The costs associated with SLDC are expected to stay the same unless the quantify of service locations changes as a result of your RSLPP project. Estimates for any expected changes in SLDC as a result of the project will be modeled if the municipality proceeds to Phase 2, Project Development.



# Design Approach and Standardized Upgrade Plan

## Design Approach

The following section explains the design approach for standardized upgrade recommendations.

KLS has conducted a photometric analysis for 5 typical lighting applications in order to compare the lighting performance of a “traditional” fixture type and technology (e.g. high-pressure sodium, metal halide, mercury vapor, incandescent) with that of a new fixture using LED technology. When keeping all application details the same (e.g. road width, pole spacing, fixture mounting height, etc.) this analysis identifies LED fixtures that perform equal or better than existing older technology fixtures. An example of this photometric analysis comparison can be seen in Appendix D.

For each typical application analysis KLS evaluates illumination levels and uniformity ratios against IES RP-8 standards. Actual municipality applications will likely not match typical applications (i.e. pole spacing, fixture mounting height) and therefore will not meet IES RP-8 standards. The design goal and strategy for the RSLPP is to “meet or exceed” existing lighting performance. Performance is not solely based on illumination levels (quantity of light) but is heavily impacted by light distribution, uniformity, glare, cut-off, source-brightness and color temperature. Many of these factors impact a human’s perceived visibility of a lit environment.

Upgrade recommendations will also be advised by a less technical, but equally relevant approach, which is to utilize the general knowledge of what upgrades have worked well on previous rounds of the RSLPP and other KLS projects. This secondary assessment is be used as a sanity check to the previous analysis driven approach discussed above.

Typical Applications include:

- **Cobrahead Roadway Applications**
  - Arterial > Roadways
  - Collector > Roadways
  - Local Residential Street
- **Decorative Street Applications**
  - Commercial District
  - Local Residential Street

***Note:** The above list of Typical Applications will be expanded during Phase II, Project Development. Intersection typical designs will be considered in Phase II, when fixture location information is available. Typical designs will be provided for high and low volume Local Residential Streets in Phase II, when roadway volume information is available.*

## Standardized Upgrade Plan

Based on the general design approach discussed above, the following standardized upgrade plan has been developed for this Feasibility Study.

### Typical Applications and Upgrade Plan

#### Cobrahead Roadway & Street Applications

##### Arterial Roadway

| Existing Lamp & Wattage   | Proposed LED Fixture & Wattage | Distribution Type   | Color Temp          |
|---------------------------|--------------------------------|---------------------|---------------------|
| 400W High-Pressure Sodium | 215W LED Cobrahead             | Defined in Phase II | Defined in Phase II |
| 400W Metal Halide         | 215W LED Cobrahead             |                     |                     |
| 400W Mercury Vapor        | 215W LED Cobrahead             |                     |                     |
| 250W High-Pressure Sodium | 108W LED Cobrahead             |                     |                     |
| 250W Metal Halide         | 108W LED Cobrahead             |                     |                     |
| 250W Mercury Vapor        | 108W LED Cobrahead             |                     |                     |

##### Collector Roadway

| Existing Lamp & Wattage   | Proposed LED Wattage | Distribution Type   | Color Temp          |
|---------------------------|----------------------|---------------------|---------------------|
| 150W High-Pressure Sodium | 72W LED Cobrahead    | Defined in Phase II | Defined in Phase II |
| 175W Metal Halide         | 72W LED Cobrahead    |                     |                     |
| 175W Mercury Vapor        | 72W LED Cobrahead    |                     |                     |

##### Local Residential Street

| Existing Lamp & Wattage   | Proposed LED Wattage | Distribution Type   | Color Temp          |
|---------------------------|----------------------|---------------------|---------------------|
| 100W High-Pressure Sodium | 54W LED Cobrahead    | Defined in Phase II | Defined in Phase II |
| 70W High-Pressure Sodium  | 35W LED Cobrahead    |                     |                     |
| 100W Metal Halide         | 35W LED Cobrahead    |                     |                     |
| 100W Mercury Vapor        | 35W LED Cobrahead    |                     |                     |

#### Decorative Street Applications

##### Commercial District Street (Premium Decorative)

| Existing Lamp & Wattage           | Proposed LED Wattage | Distribution Type   | Color Temp          |
|-----------------------------------|----------------------|---------------------|---------------------|
| 150W or Less High-Pressure Sodium | 63W LED Retrofit Kit | Defined in Phase II | Defined in Phase II |
| 175W or Less Metal Halide Sodium  | 63W LED Retrofit Kit |                     |                     |

##### Local - High Volume Street (Standard Decorative)

| Existing Lamp & Wattage           | Proposed LED Wattage          | Distribution Type   | Color Temp          |
|-----------------------------------|-------------------------------|---------------------|---------------------|
| 150W High-Pressure Sodium         | 52W LED Decorative (i.e. 4SC) | Defined in Phase II | Defined in Phase II |
| 100W High-Pressure Sodium         | 38W LED Decorative (i.e. 4SC) |                     |                     |
| 70W or Less High-Pressure Sodium  | 25W LED Decorative (i.e. 4SC) |                     |                     |
| 100W or Less Metal Halide Sodium  | 25W LED Decorative (i.e. 4SC) |                     |                     |
| 100W or Less Mercury Vapor Sodium | 25W LED Decorative (i.e. 4SC) |                     |                     |

## Control Upgrade Options

All upgrade solutions represented in the feasibility study include either basic photocell or existing timeclock control. This feasibility study does not include the costs or benefits of more advanced lighting control options. In Phase II, Project Development, we will further define what control options to include in the final project design. There are no additional design costs associated with the specification of controls, but depending on the type of controls specified, there will be additional project costs. Below is a brief description of advanced control options that could be added to your project in Phase II, Project Development.

### Manual Fixture Controls

Most roadway fixture manufacturers offer a manual dimming control option. This manual control is located in the fixture housing, not visible to the public, and allows for light levels to be adjusted up or down. When this control option is requested, the next higher fixture lumen package is specified and during installation the control is “dialed-down” to the desired lumen output. This option is not typically used to save energy but rather to provide future flexibility to increase or decrease illumination levels based on application needs. In Round I of the RSLPP more than 30% of municipalities choose this option.

### Local Connected Controls

A new control option to be offered in the RSLPP are local connected controls. These controls can be integrated into a photocell or as a separate module wired as an additional fixture component. These local connected controls allow for “pre-set” dimming schedules to be defined for each fixture. For example, if it is desired for a set of fixtures (e.g. parking lot) to illuminate at dusk, dim down to 30% at 2am and turn off at dawn, the local connected control can be set for this specific dimming strategy. Often these controls can be connected to a local networking technology (e.g. Bluetooth) and re-programmed on-site. This option is typically useful for area lighting fixtures where automatic dimming is desired during the fixture “on” period or where a timeclock is not available to turn lights off during the typical photocell fixture “on” period.

### Network Control System

If a municipality wants complete control of a lighting system with remote networked access, then a network control system can be specified and designed. These control systems allow a municipality to manage and remotely modify master dimming schedules for all connected fixtures. A network control system also monitors the operations of all connected fixtures. Outages or under-performing fixtures can be quickly identified and, in most cases, be included in a proactive reporting to the municipality. This option can be used to save energy but is typically specified for the asset management benefits. In Round I of the RSLPP one municipality choose this option.

# Upgrade Details & Savings

## Annual Energy Savings

The following table shows the annual energy savings for each existing fixture type and the upgrade recommendation.

## Unmetered Streetlight Energy Savings

| Existing                          |                                       |                |                  |              |                 |                       | Upgrade           |                            |                |                  |             |                 |                       | Savings                    |
|-----------------------------------|---------------------------------------|----------------|------------------|--------------|-----------------|-----------------------|-------------------|----------------------------|----------------|------------------|-------------|-----------------|-----------------------|----------------------------|
| Fixture Type Code                 | Fixture Type Description              | Watts/ Fixture | Fixture Quantity | Total kW     | Total kWh/ Year | Annual Electric Costs | Fixture Type Code | Fixture Type Description   | Watts/ Fixture | Fixture Quantity | Total kW    | Total kWh/ Year | Annual Electric Costs | Annual Energy Cost Savings |
| <b>Unmetered Streetlight</b>      |                                       |                |                  |              |                 |                       |                   |                            |                |                  |             |                 |                       |                            |
| <b>Cobrahead</b>                  |                                       |                |                  |              |                 |                       |                   |                            |                |                  |             |                 |                       |                            |
| 0110KH                            | Cobrahead, 1000W MH                   | 1,090          | 12               | 13.1         | 53,523          | \$2,806               | No Upgrade        | No Upgrade                 | 1,090          | 12               | 13.1        | 53,523          | \$2,806               | \$0                        |
| 04000M                            | Cobrahead, 100W MV                    | 115            | 26               | 3.0          | 12,235          | \$641                 | CHS-35W16LED-4K   | Cobrahead, 38W, LED        | 38             | 26               | 1.0         | 4,043           | \$212                 | \$430                      |
| 05800S                            | Cobrahead, 70W HPS                    | 94             | 24               | 2.3          | 9,232           | \$484                 | CHS-35W16LED-4K   | Cobrahead, 38W, LED        | 38             | 24               | 0.9         | 3,732           | \$196                 | \$288                      |
| 08000M                            | Cobrahead, 175W MV                    | 191            | 42               | 8.0          | 32,826          | \$1,721               | CHM-72W32LED-4K   | Cobrahead, 73W, LED        | 73             | 42               | 3.1         | 12,546          | \$658                 | \$1,063                    |
| 09500S                            | Cobrahead, 100W HPS                   | 131            | 0                | 0.0          | 0               | \$0                   | CHS-54W16LED-4K   | Cobrahead, 53W, LED        | 53             | 0                | 0.0         | 0               | \$0                   | \$0                        |
| 12000M                            | Cobrahead, 250W MV                    | 275            | 0                | 0.0          | 0               | \$0                   | CHM-108W48LED-4K  | Cobrahead, 106W, LED       | 106            | 0                | 0.0         | 0               | \$0                   | \$0                        |
| 16000S                            | Cobrahead, 150W HPS                   | 192            | 1                | 0.2          | 786             | \$41                  | CHM-72W32LED-4K   | Cobrahead, 73W, LED        | 73             | 1                | 0.1         | 299             | \$16                  | \$26                       |
| 20000M                            | Cobrahead, 400W MV                    | 429            | 6                | 2.6          | 10,533          | \$552                 | CHL-215W96LED-4K  | Cobrahead, 207W, LED       | 207            | 6                | 1.2         | 5,082           | \$266                 | \$286                      |
| 25000S                            | Cobrahead, 250W HPS                   | 294            | 0                | 0.0          | 0               | \$0                   | CHM-108W48LED-4K  | Cobrahead, 106W, LED       | 106            | 0                | 0.0         | 0               | \$0                   | \$0                        |
| 50000S                            | Cobrahead, 400W HPS                   | 450            | 2                | 0.9          | 3,683           | \$193                 | CHL-215W96LED-4K  | Cobrahead, 207W, LED       | 207            | 2                | 0.4         | 1,694           | \$89                  | \$104                      |
| 59000M                            | Cobrahead, 1000W MV                   | 1,090          | 18               | 19.6         | 80,285          | \$4,209               | No Upgrade        | No Upgrade                 | 1,090          | 18               | 19.6        | 80,285          | \$4,209               | \$0                        |
| LED87W                            | Cobrahead, 87W LED                    | 87             | 20               | 1.7          | 7,120           | \$373                 | No Upgrade        | No Upgrade                 | 87             | 20               | 1.7         | 7,120           | \$373                 | \$0                        |
| LED163W                           | Cobrahead, 163W LED                   | 163            | 10               | 1.6          | 6,670           | \$350                 | No Upgrade        | No Upgrade                 | 163            | 10               | 1.6         | 6,670           | \$350                 | \$0                        |
| LED215W                           | Cobrahead, 215W LED                   | 215            | 10               | 2.2          | 8,798           | \$461                 | No Upgrade        | No Upgrade                 | 215            | 10               | 2.2         | 8,798           | \$461                 | \$0                        |
| <b>Cobrahead Total</b>            |                                       |                | <b>171</b>       | <b>55.2</b>  | <b>225,690</b>  | <b>\$11,833</b>       |                   |                            |                | <b>171</b>       | <b>44.9</b> | <b>183,792</b>  | <b>\$9,636</b>        | <b>\$2,197</b>             |
| <b>Decorative</b>                 |                                       |                |                  |              |                 |                       |                   |                            |                |                  |             |                 |                       |                            |
| TOPAZ 20W-COB                     | Corn Cob, 20W, LED                    | 20             | 105              | 2.1          | 8,593           | \$451                 | 4SC-24W-4K        | 4-Sided Colonial, 24W, LED | 24             | 105              | 2.5         | 10,312          | \$541                 | (\$90)                     |
| 4SC-100W-HPS                      | 4-Sided Colonial, 100W HPS            | 131            | 1,085            | 142.1        | 581,616         | \$30,493              | 4SC-24W-4K        | 4-Sided Colonial, 24W, LED | 24             | 1,085            | 26.0        | 106,556         | \$5,587               | \$24,907                   |
| <b>Decorative Total</b>           |                                       |                | <b>1,190</b>     | <b>144.2</b> | <b>590,210</b>  | <b>\$30,944</b>       |                   |                            |                | <b>1,190</b>     | <b>28.6</b> | <b>116,868</b>  | <b>\$6,127</b>        | <b>\$24,817</b>            |
| <b>Unmetered Total</b>            |                                       |                | <b>1,361</b>     | <b>199.4</b> | <b>815,900</b>  | <b>\$42,776</b>       |                   |                            |                | <b>1,361</b>     | <b>73.5</b> | <b>300,660</b>  | <b>\$15,763</b>       | <b>\$27,013</b>            |
| <b>Baseline Adjustments</b>       |                                       |                |                  |              |                 |                       |                   |                            |                |                  |             |                 |                       |                            |
| kWh Adjustment                    | PECO Pre-Upgrade kWh Adjustment       |                |                  | 42.5         | 174,008         | \$9,123               |                   |                            |                |                  |             |                 |                       | \$9,123                    |
| Locations Adjustment              | PECO Pre-Upgrade Locations Adjustment |                |                  |              |                 |                       |                   |                            |                |                  |             |                 |                       |                            |
| <b>Baseline Adjustments Total</b> |                                       |                |                  | <b>42.5</b>  | <b>174,008</b>  | <b>\$9,123</b>        |                   |                            |                |                  | <b>0.0</b>  | <b>0</b>        | <b>\$0</b>            | <b>\$9,123</b>             |

## Unmetered Traffic Signal Energy Savings

| Existing                              |                                       |                |                  |             |                 |                       | Upgrade           |                                     |                |                  |             |                 |                       | Savings                    |
|---------------------------------------|---------------------------------------|----------------|------------------|-------------|-----------------|-----------------------|-------------------|-------------------------------------|----------------|------------------|-------------|-----------------|-----------------------|----------------------------|
| Fixture Type Code                     | Fixture Type Description              | Watts/ Fixture | Fixture Quantity | Total kW    | Total kWh/ Year | Annual Electric Costs | Fixture Type Code | Fixture Type Description            | Watts/ Fixture | Fixture Quantity | Total kW    | Total kWh/ Year | Annual Electric Costs | Annual Energy Cost Savings |
| <b>Unmetered Traffic Signal</b>       |                                       |                |                  |             |                 |                       |                   |                                     |                |                  |             |                 |                       |                            |
| 00LOOP                                | Loops                                 | 5              | 192              | 1.0         | 8,294           | \$429                 | No Upgrade        | No Upgrade                          | 5              | 192              | 1.0         | 8,294           | \$429                 | \$0                        |
| 0MINLT                                | Flashing Lights                       | 0              | 4                | 0.0         | 0               | \$0                   | No Upgrade        | No Upgrade                          | 0              | 4                | 0.0         | 0               | \$0                   | \$0                        |
| EMPESD                                | Preemption Devices                    | 2              | 35               | 0.1         | 605             | \$31                  | No Upgrade        | No Upgrade                          | 2              | 35               | 0.1         | 605             | \$31                  | \$0                        |
| G 000 TA - 12                         | 12" Incandescent Traffic Arrow Green  | 150            | 2                | 0.3         | 207             | \$11                  | TA-LED-G-12       | Traffic Signal, Arrow, 12" - Green  | 6              | 2                | 0.0         | 8               | \$0                   | \$10                       |
| G 000 TL - 12                         | 12" Incandescent Green                | 150            | 13               | 2.0         | 7,245           | \$375                 | TL-LED-G-12       | Traffic Signal, Round, 12" - Green  | 7              | 13               | 0.1         | 324             | \$17                  | \$358                      |
| G LED TA - 12                         | 12" LED Traffic Arrow Green           | 13             | 93               | 1.2         | 836             | \$43                  | TA-LED-G-12       | Traffic Signal, Arrow, 12" - Green  | 6              | 93               | 0.6         | 386             | \$20                  | \$23                       |
| G LED TL - 8                          | 8" LED Green                          | 14             | 361              | 5.1         | 18,777          | \$971                 | TL-LED-G-8        | Traffic Signal, Round, 8" - Green   | 6              | 361              | 2.2         | 8,047           | \$416                 | \$555                      |
| HNDSGN                                | LED Hand/Man                          | 8              | 106              | 0.8         | 7,327           | \$379                 | No Upgrade        | No Upgrade                          | 8              | 106              | 0.8         | 7,327           | \$379                 | \$0                        |
| NTMNTR                                | Traffic Monitoring Devices            | 5              | 33               | 0.2         | 1,426           | \$74                  | No Upgrade        | No Upgrade                          | 5              | 33               | 0.2         | 1,426           | \$74                  | \$0                        |
| R 000 TL - 12                         | 12" Incandescent Red                  | 150            | 13               | 2.0         | 9,266           | \$479                 | TL-LED-R-12       | Traffic Signal, Round, 12" - Red    | 6              | 13               | 0.1         | 383             | \$20                  | \$459                      |
| R LED TL - 8                          | 8" LED Red                            | 6              | 418              | 2.5         | 11,918          | \$616                 | TL-LED-R-8        | Traffic Signal, Round, 8" - Red     | 6              | 418              | 2.5         | 11,918          | \$616                 | \$0                        |
| TRCONT                                | Motor Controller                      | 15             | 45               | 0.7         | 5,832           | \$302                 | No Upgrade        | No Upgrade                          | 15             | 45               | 0.7         | 5,832           | \$302                 | \$0                        |
| Y 000 TA - 12                         | 12" Incandescent Traffic Arrow Yellow | 150            | 2                | 0.3         | 207             | \$11                  | TA-LED-Y-12       | Traffic Signal, Arrow, 12" - Yellow | 7              | 2                | 0.0         | 10              | \$1                   | \$10                       |
| Y 000 TL - 12                         | 12" Incandescent Yellow               | 150            | 13               | 2.0         | 337             | \$17                  | TL-LED-Y-12       | Traffic Signal, Round, 12" - Yellow | 10             | 13               | 0.1         | 22              | \$1                   | \$16                       |
| Y LED TA - 12                         | 12" LED Traffic Arrow Yellow          | 10             | 90               | 0.9         | 622             | \$32                  | TA-LED-Y-12       | Traffic Signal, Arrow, 12" - Yellow | 7              | 90               | 0.7         | 454             | \$23                  | \$9                        |
| Y LED TL - 8                          | 8" LED Yellow                         | 12             | 412              | 4.9         | 854             | \$44                  | TL-LED-Y-8        | Traffic Signal, Round, 8" - Yellow  | 6              | 412              | 2.5         | 427             | \$22                  | \$22                       |
| <b>Unmetered Traffic Signal Total</b> |                                       |                | <b>1,832</b>     | <b>23.8</b> | <b>73,753</b>   | <b>\$3,814</b>        |                   |                                     |                | <b>1,832</b>     | <b>11.4</b> | <b>45,462</b>   | <b>\$2,351</b>        | <b>\$1,463</b>             |



## Annual Maintenance Savings

The following table shows the annual maintenance savings for each existing fixture type and the upgrade recommendation. Average annual maintenance expenses were modeled for both the existing and proposed fixture types. Average annual maintenance expenses for proposed fixtures were further reduced to reflect a 1-year labor warranty and a 10-year parts warranty. The assumptions used to estimate Annual Maintenance savings are provided in Appendix B, Project Assumptions.

### Unmetered Streetlight Maintenance Savings

| Existing                     |                            |                  |                          | Upgrade           |                            |                  |                          | Savings                    |
|------------------------------|----------------------------|------------------|--------------------------|-------------------|----------------------------|------------------|--------------------------|----------------------------|
| Fixture Type Code            | Fixture Type Description   | Fixture Quantity | Annual Maintenance Costs | Fixture Type Code | Fixture Type Description   | Fixture Quantity | Annual Maintenance Costs | Annual Maintenance Savings |
| <b>Unmetered Streetlight</b> |                            |                  |                          |                   |                            |                  |                          |                            |
| <b>Cobrahead</b>             |                            |                  |                          |                   |                            |                  |                          |                            |
| 0110KH                       | Cobrahead, 1000W MH        | 12               | \$207                    | No Upgrade        | No Upgrade                 | 12               | \$207                    | \$0                        |
| 04000M                       | Cobrahead, 100W MV         | 26               | \$449                    | CHS-35W16LED-4K   | Cobrahead, 38W, LED        | 26               | \$132                    | \$317                      |
| 05800S                       | Cobrahead, 70W HPS         | 24               | \$415                    | CHS-35W16LED-4K   | Cobrahead, 38W, LED        | 24               | \$122                    | \$293                      |
| 08000M                       | Cobrahead, 175W MV         | 42               | \$726                    | CHM-72W32LED-4K   | Cobrahead, 73W, LED        | 42               | \$259                    | \$467                      |
| 09500S                       | Cobrahead, 100W HPS        | 0                | \$0                      | CHS-54W16LED-4K   | Cobrahead, 53W, LED        | 0                | \$0                      | \$0                        |
| 12000M                       | Cobrahead, 250W MV         | 0                | \$0                      | CHM-108W48LED-4K  | Cobrahead, 106W, LED       | 0                | \$0                      | \$0                        |
| 16000S                       | Cobrahead, 150W HPS        | 1                | \$17                     | CHM-72W32LED-4K   | Cobrahead, 73W, LED        | 1                | \$6                      | \$11                       |
| 20000M                       | Cobrahead, 400W MV         | 6                | \$104                    | CHL-215W96LED-4K  | Cobrahead, 207W, LED       | 6                | \$58                     | \$46                       |
| 25000S                       | Cobrahead, 250W HPS        | 0                | \$0                      | CHM-108W48LED-4K  | Cobrahead, 106W, LED       | 0                | \$0                      | \$0                        |
| 50000S                       | Cobrahead, 400W HPS        | 2                | \$35                     | CHL-215W96LED-4K  | Cobrahead, 207W, LED       | 2                | \$19                     | \$15                       |
| 59000M                       | Cobrahead, 1000W MV        | 18               | \$311                    | No Upgrade        | No Upgrade                 | 18               | \$311                    | \$0                        |
| LED87W                       | Cobrahead, 87W LED         | 20               | \$269                    | No Upgrade        | No Upgrade                 | 20               | \$269                    | \$0                        |
| LED163W                      | Cobrahead, 163W LED        | 10               | \$153                    | No Upgrade        | No Upgrade                 | 10               | \$153                    | \$0                        |
| LED215W                      | Cobrahead, 215W LED        | 10               | \$163                    | No Upgrade        | No Upgrade                 | 10               | \$163                    | \$0                        |
| <b>Cobrahead Total</b>       |                            | <b>171</b>       | <b>\$2,848</b>           |                   |                            | <b>171</b>       | <b>\$1,698</b>           | <b>\$1,149</b>             |
| <b>Decorative</b>            |                            |                  |                          |                   |                            |                  |                          |                            |
| TOPAZ-20W-COB                | Corn Cob, 20W, LED         | 105              | \$499                    | 4SC-24W-4K        | 4-Sided Colonial, 24W, LED | 105              | \$1,001                  | (\$501)                    |
| 4SC-100W-HPS                 | 4-Sided Colonial, 100W HPS | 1,085            | \$18,744                 | 4SC-24W-4K        | 4-Sided Colonial, 24W, LED | 1,085            | \$10,341                 | \$8,404                    |
| <b>Decorative Total</b>      |                            | <b>1,190</b>     | <b>\$19,244</b>          |                   |                            | <b>1,190</b>     | <b>\$11,341</b>          | <b>\$7,903</b>             |
| <b>Unmetered Total</b>       |                            | <b>1,361</b>     | <b>\$22,091</b>          |                   |                            | <b>1,361</b>     | <b>\$13,040</b>          | <b>\$9,052</b>             |
| <b>Baseline Adjustments</b>  |                            |                  |                          |                   |                            |                  |                          |                            |
| Maintenance Adjustment       |                            |                  | \$989                    |                   |                            |                  |                          | \$989                      |



## Unmetered Traffic Signal Maintenance Savings

| Existing                                 |                                       |                  |                          | Upgrade           |                                     |                  |                          | Savings                    |
|--|---------------------------------------|------------------|--------------------------|-------------------|-------------------------------------|------------------|--------------------------|----------------------------|
| Fixture Type Code                        | Fixture Type Description              | Fixture Quantity | Annual Maintenance Costs | Fixture Type Code | Fixture Type Description            | Fixture Quantity | Annual Maintenance Costs | Annual Maintenance Savings |
| <b>Unmetered Traffic Signal Lighting</b> |                                       |                  |                          |                   |                                     |                  |                          |                            |
| 00LOOP                                   | Loops                                 | 192              | \$3,317                  | No Upgrade        | No Upgrade                          | 192              | \$3,317                  | \$0                        |
| 0MINLT                                   | Flashing Lights                       | 4                | \$69                     | No Upgrade        | No Upgrade                          | 4                | \$69                     | \$0                        |
| EMPESD                                   | Preemption Devices                    | 35               | \$605                    | No Upgrade        | No Upgrade                          | 35               | \$605                    | \$0                        |
| G 000 TA - 12                            | 12" Incandescent Traffic Arrow Green  | 2                | \$35                     | TA-LED-G-12       | Traffic Signal, Arrow, 12" - Green  | 2                | \$1                      | \$34                       |
| G 000 TL - 12                            | 12" Incandescent Green                | 13               | \$225                    | TL-LED-G-12       | Traffic Signal, Round, 12" - Green  | 13               | \$24                     | \$201                      |
| G LED TA - 12                            | 12" LED Traffic Arrow Green           | 93               | \$1,607                  | TA-LED-G-12       | Traffic Signal, Arrow, 12" - Green  | 93               | \$32                     | \$1,574                    |
| G LED TL - 8                             | 8" LED Green                          | 361              | \$6,237                  | TL-LED-G-8        | Traffic Signal, Round, 8" - Green   | 361              | \$629                    | \$5,607                    |
| HNDSGN                                   | LED Hand/Man                          | 106              | \$1,831                  | No Upgrade        | No Upgrade                          | 106              | \$1,831                  | \$0                        |
| NTMNTR                                   | Traffic Monitoring Devices            | 33               | \$570                    | No Upgrade        | No Upgrade                          | 33               | \$570                    | \$0                        |
| R 000 TL - 12                            | 12" Incandescent Red                  | 13               | \$225                    | TL-LED-R-12       | Traffic Signal, Round, 12" - Red    | 13               | \$29                     | \$196                      |
| R LED TL - 8                             | 8" LED Red                            | 418              | \$7,221                  | TL-LED-R-8        | Traffic Signal, Round, 8" - Red     | 418              | \$852                    | \$6,370                    |
| TRCONT                                   | Motor Controller                      | 45               | \$777                    | No Upgrade        | No Upgrade                          | 45               | \$777                    | \$0                        |
| Y 000 TA - 12                            | 12" Incandescent Traffic Arrow Yellow | 2                | \$35                     | TA-LED-Y-12       | Traffic Signal, Arrow, 12" - Yellow | 2                | \$1                      | \$34                       |
| Y 000 TL - 12                            | 12" Incandescent Yellow               | 13               | \$225                    | TL-LED-Y-12       | Traffic Signal, Round, 12" - Yellow | 13               | \$1                      | \$223                      |
| Y LED TA - 12                            | 12" LED Traffic Arrow Yellow          | 90               | \$1,555                  | TA-LED-Y-12       | Traffic Signal, Arrow, 12" - Yellow | 90               | \$30                     | \$1,524                    |
| Y LED TL - 8                             | 8" LED Yellow                         | 412              | \$7,118                  | TL-LED-Y-8        | Traffic Signal, Round, 8" - Yellow  | 412              | \$33                     | \$7,084                    |
| <b>Unmetered Total</b>                   |                                       | <b>1,832</b>     | <b>\$31,650</b>          |                   |                                     | <b>1,832</b>     | <b>\$8,802</b>           | <b>\$22,848</b>            |

## Bill of Material and Project Costs

The following table shows the bill of material (BOM) for proposed upgrade scope of work. In addition to material and installation costs, a summary of DSP Fees and Program Fees are included – all per unit costs associated with, material, installation, DSP fees, and Program fees are further defined in Appendix C. Rebates from PECO and PJM (regional transmission organization) are also included in this table and further defined in Appendix B.

| Fixture Type Code           | Fixture Type Description            | Fixture Quantity | Material Costs   | Install Costs    | Rebates           | KLS Fees        | DVRPC Program Fees | Contingency     | Total Project Costs |
|-----------------------------|-------------------------------------|------------------|------------------|------------------|-------------------|-----------------|--------------------|-----------------|---------------------|
| <b>Cobrahead</b>            |                                     |                  |                  |                  |                   |                 |                    |                 |                     |
| CHL-215W96LED-4K            | Cobrahead, 207W, LED                | 8                | \$2,912          | \$880            | (\$709)           | \$272           | \$127              | \$190           | \$3,672             |
| CHM-72W32LED-4K             | Cobrahead, 73W, LED                 | 43               | \$8,042          | \$4,730          | (\$2,405)         | \$1,462         | \$456              | \$639           | \$12,924            |
| CHS-35W16LED-4K             | Cobrahead, 38W, LED                 | 50               | \$7,128          | \$5,500          | (\$851)           | \$1,700         | \$464              | \$631           | \$14,573            |
| CHS-54W16LED-4K             | Cobrahead, 53W, LED                 | 0                | \$0              | \$0              | \$0               | \$0             | \$0                | \$0             | \$0                 |
| CHM-108W48LED-4K            | Cobrahead, 106W, LED                | 0                | \$0              | \$0              | \$0               | \$0             | \$0                | \$0             | \$0                 |
| 0110KH                      | Cobrahead, 1000W MH                 | 12               | \$0              | \$0              | \$0               | \$408           | \$20               | \$0             | \$428               |
| 59000M                      | Cobrahead, 1000W MV                 | 18               | \$0              | \$0              | \$0               | \$612           | \$31               | \$0             | \$643               |
| LED87W                      | No Upgrade, Include in Audit        | 20               | \$0              | \$0              | \$0               | \$680           | \$34               | \$0             | \$714               |
| LED163W                     | No Upgrade, Include in Audit        | 10               | \$0              | \$0              | \$0               | \$340           | \$17               | \$0             | \$357               |
| LED215W                     | No Upgrade, Include in Audit        | 10               | \$0              | \$0              | \$0               | \$340           | \$17               | \$0             | \$357               |
| <b>Cobrahead Total</b>      |                                     | <b>171</b>       | <b>\$18,082</b>  | <b>\$11,110</b>  | <b>(\$3,964)</b>  | <b>\$5,814</b>  | <b>\$1,166</b>     | <b>\$1,460</b>  | <b>\$33,668</b>     |
| <b>Decorative</b>           |                                     |                  |                  |                  |                   |                 |                    |                 |                     |
| 45C-24W-4K                  | 4-Sided Colonial, 24W, LED          | 1,190            | \$427,615        | \$130,900        | (\$61,216)        | \$40,460        | \$18,778           | \$27,926        | \$584,464           |
| <b>Decorative Total</b>     |                                     | <b>1,190</b>     | <b>\$427,615</b> | <b>\$130,900</b> | <b>(\$61,216)</b> | <b>\$40,460</b> | <b>\$18,778</b>    | <b>\$27,926</b> | <b>\$584,464</b>    |
| <b>Traffic Signal</b>       |                                     |                  |                  |                  |                   |                 |                    |                 |                     |
| TA-LED-G-12                 | Traffic Signal, Arrow, 12" - Green  | 95               | \$6,302          | \$2,850          | \$0               | \$1,013         | \$325              | \$458           | \$10,948            |
| TA-LED-Y-12                 | Traffic Signal, Arrow, 12" - Yellow | 92               | \$5,869          | \$2,760          | \$0               | \$981           | \$308              | \$431           | \$10,349            |
| TL-LED-G-12                 | Traffic Signal, Round, 12" - Green  | 13               | \$829            | \$390            | \$0               | \$139           | \$44               | \$61            | \$1,462             |
| TL-LED-G-8                  | Traffic Signal, Round, 8" - Green   | 361              | \$21,649         | \$10,830         | \$0               | \$3,851         | \$1,167            | \$1,624         | \$39,120            |
| TL-LED-R-12                 | Traffic Signal, Round, 12" - Red    | 13               | \$780            | \$390            | \$0               | \$139           | \$42               | \$58            | \$1,409             |
| TL-LED-R-8                  | Traffic Signal, Round, 8" - Red     | 418              | \$21,865         | \$12,540         | \$0               | \$4,459         | \$1,255            | \$1,720         | \$41,839            |
| TL-LED-Y-12                 | Traffic Signal, Round, 12" - Yellow | 13               | \$945            | \$390            | \$0               | \$139           | \$47               | \$67            | \$1,588             |
| TL-LED-Y-8                  | Traffic Signal, Round, 8" - Yellow  | 412              | \$24,707         | \$12,360         | \$0               | \$4,395         | \$1,332            | \$1,853         | \$44,647            |
| 0MINLT                      | No Upgrade, Include in Audit        | 4                | \$0              | \$0              | \$0               | \$43            | \$2                | \$0             | \$45                |
| HNDSGN                      | No Upgrade, Include in Audit        | 106              | \$0              | \$0              | \$0               | \$1,131         | \$57               | \$0             | \$1,187             |
| 00LOOP                      | No Upgrade, Include in Audit        | 192              | \$0              | \$0              | \$0               | \$2,048         | \$102              | \$0             | \$2,150             |
| TRCONT                      | No Upgrade, Include in Audit        | 45               | \$0              | \$0              | \$0               | \$480           | \$24               | \$0             | \$504               |
| EMPESD                      | No Upgrade, Include in Audit        | 35               | \$0              | \$0              | \$0               | \$373           | \$19               | \$0             | \$392               |
| NTMNTR                      | No Upgrade, Include in Audit        | 33               | \$0              | \$0              | \$0               | \$352           | \$18               | \$0             | \$370               |
| <b>Traffic Signal Total</b> |                                     | <b>1,832</b>     | <b>\$82,946</b>  | <b>\$42,510</b>  | <b>\$0</b>        | <b>\$19,541</b> | <b>\$4,741</b>     | <b>\$6,273</b>  | <b>\$156,011</b>    |
| <b>BOM Total</b>            |                                     | <b>3,193</b>     | <b>\$528,643</b> | <b>\$184,520</b> | <b>(\$65,180)</b> | <b>\$65,815</b> | <b>\$24,686</b>    | <b>\$35,658</b> | <b>\$774,142</b>    |

# Financial Analysis & Summary

## Payback Analysis Matrix

The payback analysis matrix is provided as a decision-making tool to assess the opportunity of ECMs available and to define a project scope that best meets the needs of the municipality. If a PECO buyback is planned prior to this project being implemented, we show the payback associated with that activity. A separate payback calculation is made for each ECM as well as for common control alternates to be considered. This section also shows typical combinations of upgrade solutions to aid with the project scoping decision.

| Energy Conservation Measure (ECM) | Energy Savings/ Year | Maintenance Savings/ Year | Total Operating Savings/ Year | Material Costs   | Install Costs    | KLS Fees        | DVRPC Program Costs | Cost Contingency | Rebates           | Total Project Costs | Payback (Years) |
|-----------------------------------|----------------------|---------------------------|-------------------------------|------------------|------------------|-----------------|---------------------|------------------|-------------------|---------------------|-----------------|
| PECO Inventory Adjust             | \$9,123              | \$989                     | \$10,112                      | \$0              | \$0              | \$0             | \$0                 | \$0              | \$0               | \$0                 | 0.0             |
| Area Lighting                     |                      |                           |                               |                  |                  |                 |                     |                  |                   |                     |                 |
| Cobrahead                         | \$2,197              | \$1,149                   | \$3,346                       | \$18,082         | \$11,110         | \$5,814         | \$1,166             | \$1,460          | (\$3,964)         | \$33,668            | 10.1            |
| Decorative                        | \$24,817             | \$7,903                   | \$32,719                      | \$427,615        | \$130,900        | \$40,460        | \$18,778            | \$27,926         | (\$61,216)        | \$584,464           | 17.9            |
| Traffic Signals                   | \$1,463              | \$22,848                  | \$24,311                      | \$82,946         | \$42,510         | \$19,541        | \$4,741             | \$6,273          | \$0               | \$156,011           | 6.4             |
| <b>Totals</b>                     | <b>\$37,599</b>      | <b>\$32,889</b>           | <b>\$70,488</b>               | <b>\$528,643</b> | <b>\$184,520</b> | <b>\$65,815</b> | <b>\$24,686</b>     | <b>\$35,658</b>  | <b>(\$65,180)</b> | <b>\$774,142</b>    | <b>11.0</b>     |

## Cash Flow Analysis

The cash flow analysis shows how the project savings offset project costs, resulting in a significant net savings over a 20+ year period.

### Project Cash Flow (*Requested ECM Scope*) with Capital Contribution

| Project Summary           |                  |
|---------------------------|------------------|
| Construction Cost         | \$713,163        |
| Buyback Cost              | \$0              |
| DSP Fees (KLS)            | \$65,815         |
| Program Fees (DVRPC)      | \$24,686         |
| Contingency               | \$35,658         |
| <b>Total Project Cost</b> | <b>\$839,322</b> |
| Capital Contribution      | \$839,322        |
| Financed Amount           | \$0              |
| Loan Rate                 | 0.00%            |
| Loan Term (Years)         | 0                |
| Loan Payment              | #NUM!            |
| Interest Paid             | #NUM!            |

| ECM                 | In Scope |
|---------------------|----------|
| PECO Buyback        | No       |
| Cobrahead Lighting  | Yes      |
| Decorative Lighting | Yes      |
| Area Lighting       | No       |
| Traffic Signals     | Yes      |

| Period       | Energy Cost Savings | Maintenance Cost Savings | Rebates         | Total Savings      | Capital Contribution | Loan Payment | Balance          |
|--------------|---------------------|--------------------------|-----------------|--------------------|----------------------|--------------|------------------|
| Design       |                     |                          |                 | \$0                | \$35,982             |              | (\$35,982)       |
| Construction |                     |                          |                 | \$0                | \$803,340            |              | (\$803,340)      |
| 1            | \$37,599            | \$32,889                 | \$65,180        | \$135,668          |                      | \$0          | \$135,668        |
| 2            | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 3            | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 4            | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 5            | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 6            | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 7            | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 8            | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 9            | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 10           | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 11           | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 12           | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 13           | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 14           | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 15           | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 16           | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 17           | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 18           | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 19           | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| 20           | \$37,599            | \$32,889                 |                 | \$70,488           |                      | \$0          | \$70,488         |
| <b>Total</b> | <b>\$751,985</b>    | <b>\$657,774</b>         | <b>\$65,180</b> | <b>\$1,474,939</b> | <b>\$839,322</b>     | <b>\$0</b>   | <b>\$635,617</b> |

# Phase 1 Action Items

The purpose of this Feasibility Study is to provide an assessment of the opportunity associated with the upgrade of a municipalities existing outdoor lighting system to LED, which may include roadway and area lighting fixtures as well as traffic signals. This study will act as a decision-making tool for your municipality to decide whether to proceed to Phase 2 of the RSLPP, Project Development. Project Development Phase will include comprehensive audits, design and analysis resulting in a final project design proposal.

The following is a list of action items for municipality staff, management and council members to aid finalizing the Feasibility Study and presenting the opportunity for council consideration and a decision on whether to continue to Phase 2, Project Development.

## Staff/Management Action Items

- ☐ Municipal Staff/Management - provide additional data to improve or clarify the Feasibility Study
- ☐ KLS - make final modifications to the Feasibility Study
- ☐ Municipal Staff/Management – final approval of Feasibility Study
- ☐ Municipal Staff/Management – establish position on agenda for relevant committee or council meetings
- ☐ Municipal Staff/Management – prepare packet information with Feasibility Study for relevant committee or council meetings
- ☐ Municipal Staff/Management – continue to build awareness and provide preliminary updates to other municipality staff and management as well as council members

## Council Action Items

- ☐ KLS – present summary of Feasibility Study to relevant committee or council meetings
- ☐ Municipality Solicitor – Review resolutions and contracts required to proceed to the Project Development Phase
- ☐ Council – Review, analyze and discuss Feasibility Study with municipality staff and management and KLS
- ☐ Council – Take action to approve or reject decision to continue to the Project Development Phase and authorize municipality management to sign Project Development Phase contract with KLS.



# Appendix A:

## RSLPP Phase Overview

Phase 1: Feasibility: Data-driven analysis of upgrade opportunities resulting in a no-cost Feasibility Study.

- Municipalities receive a data-driven, no-cost Feasibility Study showing estimated savings, project costs, rebates and financial payback. This study is developed by KLS using data, information, and input provided by the municipality.
- **Municipalities use the Feasibility Study as a tool to decide whether to proceed to Phase 2 and contract with KLS for Project Development Services.**
- The RSLPP Project Team provides a contract form and resolution for municipalities to proceed to Phase 2.

Phase 2: Project Development: Field audits, design and analysis resulting in a final design project proposal.

- KLS conducts field audits of the municipality's existing lighting system showing GPS location and attributes of each fixture. KLS also conducts a comprehensive and standardized design of upgraded lighting system.
- KLS develops and DVRPC issues solicitations and contracts for materials, distributor, and installation contractor for the purpose of arranging cooperative purchasing agreements that municipalities are able to piggyback off of.
- The RSLPP Project Team organizes a pool of financing for municipalities who wish to finance their projects.
- KLS prepares final design proposal showing forecasted savings, final project costs, rebates, and financial payback.
- **Municipalities use the Final Design Proposal as a tool to decide whether to proceed to Phase 3, Construction.**
- The RSLPP Project Team provides a contract form and resolution for contracting between municipality and installation contractor for construction (the construction contract). Municipalities piggyback off of DVRPC's installation contract for construction.
- Municipalities that finance participate in the pool of financing arranged by the RSLPP.

Phase 3: Construction: Comprehensive Installation Services and Project Management of Installation including reporting and issue resolution during construction.

- Construction, including the procurement of all equipment, is provided by the RSLPP selected installation contractor according to the municipality's construction contract.
- KLS provides robust project management services ensuring consistent communication of progress and issue resolution.
- KLS manages the municipality's PECO Bill Updates and the applicable rebate application processes.

Phase 4: Post Construction Operations and Maintenance Confirmation of project savings and strategies for on-going maintenance.

- KLS provides the municipalities strategies for maintaining new system and on-going standardization, verification of project savings, and (if desired) prepare and/or update municipality lighting ordinances.



# Appendix B:

## Project Assumptions

The following assumptions were used in the development of this Feasibility Study:

### 1) Energy use

#### a. Un-metered:

i. **Streetlights:** Energy use for un-metered streetlight service is calculated by PECO using the following algorithm:

1.  $\text{kWh} = \text{Billed Wattage of fixture} \times \text{quantity of fixture} \times 4092 \text{ (annual operating hours)} / 1000$

ii. **Traffic Signals:** Energy use for un-metered traffic signal service is calculated by PECO using the following algorithm:

1.  $\text{kWh} = \text{Billed Wattage of fixture} \times \text{quantity of fixture} \times \text{annual operating hours (yellow} = 175.2 \text{ hours; green} = 3766.8 \text{ hours; red} = 4819 \text{ hours)} / 1000$ .

b. **Metered:** Energy use for metered fixtures is calculated using the estimated wattage of each fixture X annual operating hours (4092 hours assumed for all metered streetlight fixtures and area lighting, while a lower number of hours may be used for other outdoor lighting types if provided or indicated by the municipality)/1000.

### 2) Energy Costs:

a. Across the entire RSLPP, energy costs were estimated according to the following PECO rates included in PECO's Proposed Tariff Electric Pa. P.U.C. No. 6, filed as a 2018 Electric Distribution Rate Case with the Pennsylvania Public Utility Commission.

i. SL-E, SL-S, SL-C, TSLS, and GS.

b. KLS used the generation supply rate listed for each PECO account on the utility bills supplied by the municipality.

### 3) Maintenance cost savings

a. Average annual maintenance expenses were modeled for both the existing and proposed fixture types.

i. Maintenance expenses are based on the probability a component (e.g. lamp, ballast/driver, fixture, photocell) will fail multiplied by the material and labor replacement cost. Failure probability is based on the annual operating hours of a component divided by its published rated or expected life.

b. Use of average annual maintenance expenses assumes that both the existing and new lighting systems have a standard distribution fixture and component ages. Average annual maintenance expenses for proposed LED fixtures were further reduced by 50% to reflect a 1-year labor warranty, a 10-year parts warranty and the expected life of a new fixture and its components.

### 4) Project rebates: There are two rebate types available to municipalities in the RSLPP:

a. **PECO Smart Ideas:** Through Phase 3 of Act 129, PECO's offers lighting rebates to municipal customers. These rebates vary from \$25 - \$75 per streetlight and vary from \$10 - \$60 for metered area lighting depending on the watts reduced by each fixture conversion. Rebates have been estimated in Phase 1 based on the scope of work included in this Feasibility Study. Municipalities that proceed to Phase 2 will have a pre-application submitted on their behalf by the KLS to PECO based on the scope of work

defined in the municipality's Final Design Proposal. Submitting a pre-application will "reserve" rebates for municipalities that proceed to Phase 3, construction.

- b. **PJM:** PJM, the Regional Transmission Operator for this region offers rebates for outdoor lighting projects through its Capacity Market. Energy efficiency projects can receive PJM Capacity Market rebates for the first four years that a project is installed based on the kW reductions of the project, and the price/kW of this rebate is determined by a "forward auction" in each utility territory within PJM. The current rate for these incentives in PECO territory ranges from \$18.70-\$28.90 per kW reduced depending on the year. The PJM Capacity Market rebate has been estimated based on the scope of work defined in this Feasibility Study, the associated kW reduction and a \$15.00 per kW rebate. Municipalities that proceed to Phase 3 (Construction) of the RSLPP will have the opportunity to have receive this rebate through a RSLPP-arranged aggregator.

**5) Project Contingency**

- a. For project budgeting we used a **5%** contingency.

**6) Material & Installation Costs**

- a. RSLPP Round I costs, with some minor adjustments to reflect price increases for labor, were used for material and installation.

# Appendix C:

## DSP & Program Fees Breakdown

### Design Service Professional (KLS) Unit Pricing

DVRPC conducted a comprehensive RFP process to identify and select a design services professional to support all four Phases of the RSLPP. Municipalities are able to “piggy-back” off the DVRPC’s cooperative purchasing agreement for DSP services. The table below not only defines the final DSP unit priced fee structure but also shows the assumed volume for your project and the total associated fees. The finance resolution provided for RSLPP municipalities who wish to proceed to Phase 2, Project Development, includes provisions for reimbursement of Project Development Phase fees with a financing package put in place for the Construction Phase.

| DSP Service Item   | KLS Unit Price (Fee) Schedule                                | KLS Billing Milestones   | Fixture & Signal Quantity | KLS Fees        | DVRPC Program Fees | Total KLS & DVRPC Fees |
|--|--|--|---------------------------|-----------------|--------------------|------------------------|
| <b>Project Development (Phase II)</b>                                |  |  |                           |                 |                    |                        |
| Field Audit  | \$9/Fixture  | 100% at Completion of audit (if less than 1 month); Otherwise on monthly auditing progress | 1,361                     | \$12,249        | \$612              | \$12,861               |
| Field Audit (Traffic Signals)  | \$8/Signal (not lamp)  |  | 1,832                     | \$4,885         | \$244              | \$5,130                |
| Mapping  | \$1/Fixture or Signal  |  | 3,193                     | \$1,972         | \$99               | \$2,070                |
| Design   | \$7/Fixture or Signal  | 50% at Preliminary Design Review; 50% at Final Design Review                               | 1,361                     | \$9,527         | \$476              | \$10,003               |
| Design (Traffic Signals)   | \$6/Signal (not lamp)  |  | 1,832                     | \$3,664         | \$183              | \$3,847                |
| Utility bill update & rebate processes                               | \$1/Fixture or Signal  | 50% at Final Utility Bill Update; 50% at Final Rebate Submittal                            | 3,193                     | \$1,972         | \$99               | \$2,070                |
| <b>Project Development Sub-Total</b>                                 |  |  |                           | <b>\$34,269</b> | <b>\$1,713</b>     | <b>\$35,982</b>        |
| <b>Construction Project Management (Phase III)</b>                   |  |  |                           |                 |                    |                        |
| Project Management Services  | \$10/Fixture or Signal                                       | 20% at Pre-Construction Meeting; Remainder on Monthly Installation Progress Billing        | 3,193                     | \$19,717        | \$22,381           | \$42,097               |
| PECO Buyback   | \$5/Fixture (with max fee of \$5,000 and min fee of \$1,000) | At Buyback Completion  |                           | \$0             | \$0                | \$0                    |
| Field deployable installation data capture                           | \$3/Fixture or Signal  | Monthly Installation Progress Billing  | 3,193                     | \$5,915         | \$296              | \$6,211                |
| <b>Project Management Sub-Total</b>                                  |  |  |                           | <b>\$25,632</b> | <b>\$22,676</b>    | <b>\$48,308</b>        |
| <b>Post-Construction Services (Phase IV)</b>                         |  |  |                           |                 |                    |                        |
| Project annual Energy and Operational Savings Report                 | \$1/Fixture or Signal  | 100% at Report Delivery  | 3,193                     | \$1,972         | \$99               | \$2,070                |
| Operations and Maintenance Plan for a municipality's new LED system. | \$1/Fixture or Signal  | 100% at Plan Delivery  | 3,193                     | \$1,972         | \$99               | \$2,070                |
| Development of Operation and Maintenance Manual                      | \$1/Fixture or Signal  | 100% at Manual Delivery  | 3,193                     | \$1,972         | \$99               | \$2,070                |
| Development or update of a lighting ordinance                        | \$1,000/municipality (minimum)                               | Estimated Cost Between \$1,000 - \$10,000  | 0                         | \$0             | \$0                | \$0                    |
| <b>Post-Construction Sub-Total</b>                                   |  |  |                           | <b>\$5,915</b>  | <b>\$296</b>       | <b>\$6,211</b>         |
| <b>Total Fees</b>  |  |  |                           | <b>\$65,815</b> | <b>\$24,686</b>    | <b>\$90,501</b>        |

**Notes:**

- 1) All unit prices above are "not to exceed" as defined in the municipalities DSP contract.
- 2) DVRPC program fees are based on the RSLPP LOI signed by each participating municipality.

## **DVRPC Program Fees**

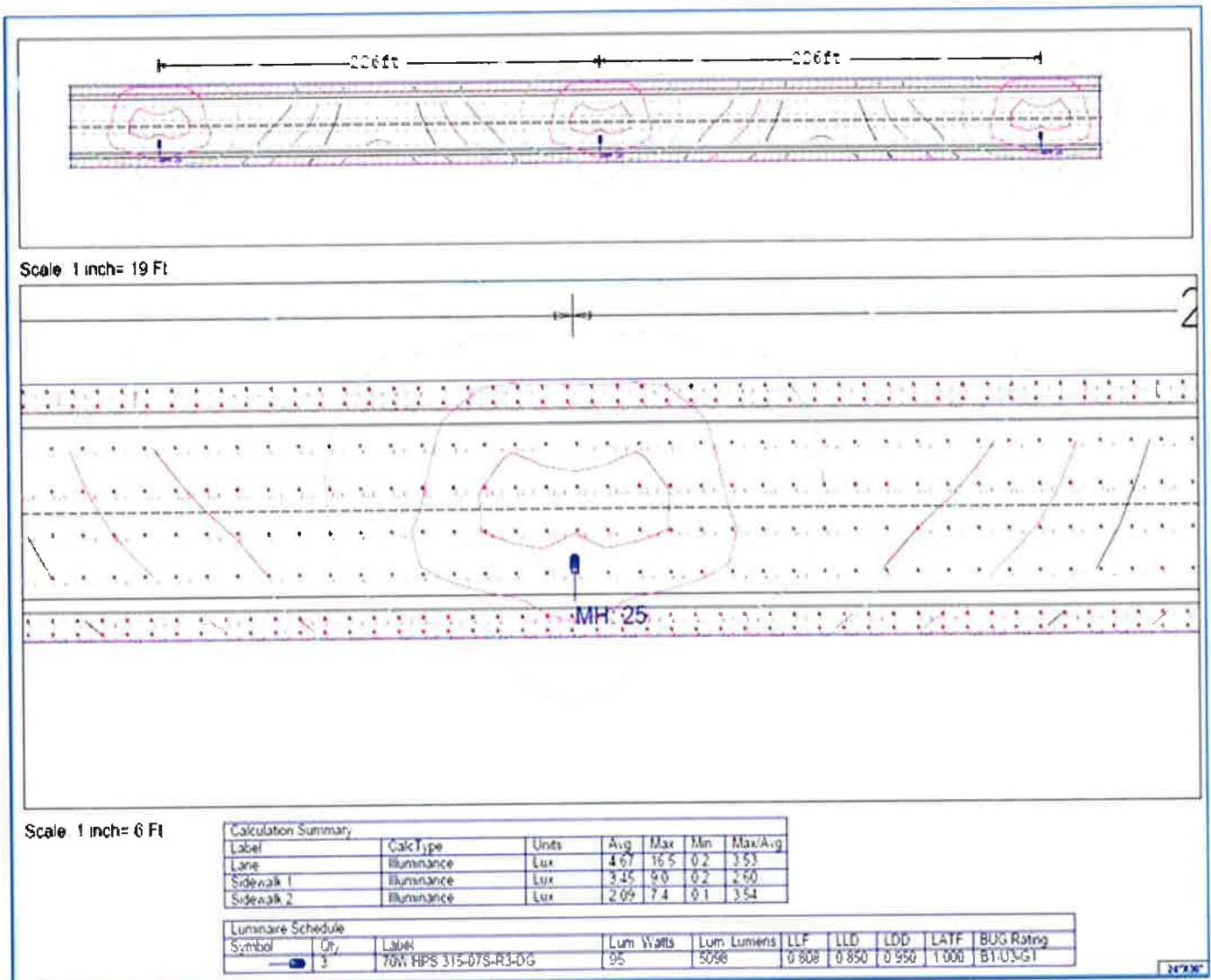
The following Program Fees have been established by DVRPC to allow DVRPC to recoup the upfront costs DVRPC has incurred for program development, program management, and for the development and issuance of contracts and solicitations associated with material, distributor, installation contractor, and finance. These fees are reflected throughout this Feasibility Study as “Program Fees”:

- 5% of DSP Total Fees
- Up to 3% of Construction Costs (Material & Installation costs only).
  - 3% has been used as a conservative estimate for this Feasibility Study.

## Appendix D: Photometric Analysis Example

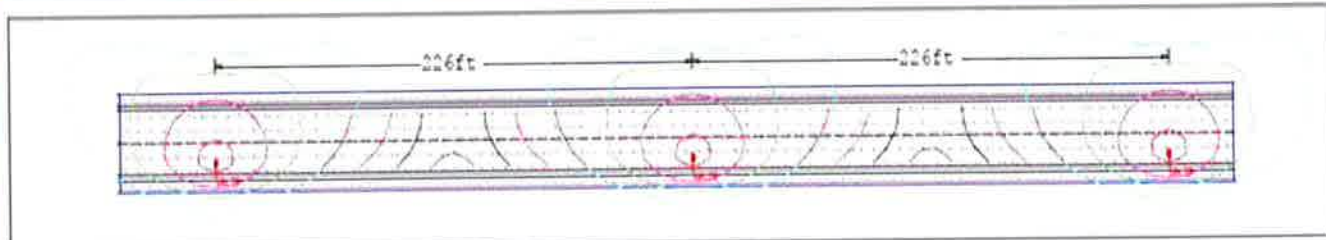
The photometric comparison below shows how a traditional fixture and technology compares to a similar style fixture using LED technology. With all application specifications the same for both it allows for a fair comparison between the existing and new lighting solutions.

### Traditional 70W High-Pressure Sodium Cobrahead on a Local Street

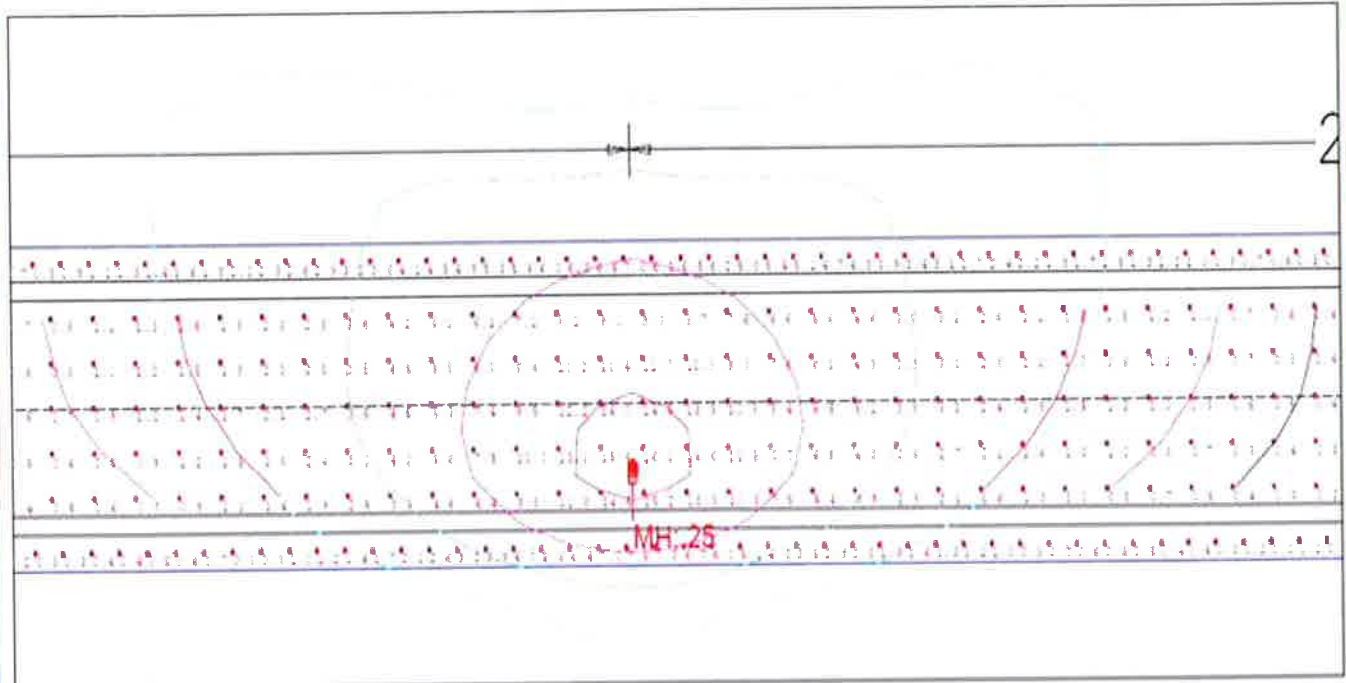


34"x36"

## New 35W LED Cobrahead on a Local Street




Scale: 1 inch= 20 Ft



Scale: 1 inch= 6 Ft

| Calculation Summary |             |       |      |      |     |         |
|---------------------|-------------|-------|------|------|-----|---------|
| Label               | CalcType    | Units | Avg  | Max  | Min | Max/Avg |
| Lane                | Illuminance | Lux   | 4.24 | 16.3 | 0.2 | 3.33    |
| Sidewalk 1          | Illuminance | Lux   | 3.09 | 7.0  | 0.2 | 1.86    |
| Sidewalk 2          | Illuminance | Lux   | 2.22 | 7.5  | 0.1 | 3.03    |

| Luminaire Schedule  |     |                      |            |             |       |       |       |       |            |
|---|-----|----------------------|------------|-------------|-------|-------|-------|-------|------------|
| Symbol  | Qty | Label                | Lum. Watts | Lum. Lumens | LLF   | LLD   | LOD   | LATF  | BUG Rating |
|  | 3   | RFS-35W16LED4K-T-R3M | 38         | 4030        | 0.903 | 0.950 | 0.950 | 1.000 | B1-08-G1   |

100%



## **AGREEMENT FOR PROFESSIONAL SERVICES**

### **REGIONAL STREETLIGHT DESIGN AND PROJECT MANAGEMENT**

THIS AGREEMENT, made this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between Montgomery Township, with offices at 1001 Stump Road, Montgomeryville, PA 18936, and Keystone Lighting Solutions, with offices at 224 Rimmey Road, Centre Hall, PA 16828, agree as follows:

#### **RECITALS**

WHEREAS, the Delaware Valley Regional Planning Commission (“DVRPC”) has undertaken the Regional Streetlight Procurement Program, or RSLPP (the “Program”) as a professional service to municipalities that choose to participate, and

WHEREAS, participation in the Program allows regional municipalities to improve the performance of municipal street lighting, and specifically to design, procure, install, and finance the transition to light-emitting-diode (LED) street lighting and other street light improvements, and to maintain those improvements, and

WHEREAS, the Program will provide comprehensive technical design assistance and project management support to participating municipalities, and

WHEREAS, pursuant to the Program, DVRPC solicited proposals using a request-for-proposal (RFP), appearing here as Attachment A to this Agreement, in order to identify and select a design services professional (“DSP”), to provide technical design solutions tailored to the needs of each participating municipality, and

WHEREAS, in response to the RFP, Keystone Lighting Solutions (“KLS”) submitted a Proposal, dated October 12, 2018 (the “Proposal”) and appearing here as Attachment B to this Agreement, and

WHEREAS, as a part of its interview, KLS provided a PowerPoint presentation, entitled, “RSLPP Round II Design Services Professional, Selection Interview, October 22, 2018 (the “Presentation,” and

WHEREAS, in accordance with the RFP, the Proposal, and the Presentation, DVRPC selected KLS to provide technical design solutions for the participating municipalities, and

WHEREAS, participating municipalities including Montgomery Township, are able to utilize cooperative contracts entered into by DVRPC for design services, equipment acquisition, and

installation, in accordance with Chapter 19 of the Commonwealth Procurement Code, 62 Pa.C.S. § 1901 et seq., and

WHEREAS, KLS is providing to DVRPC a Preliminary Feasibility Study that will benefit Montgomery Township, and

WHEREAS, DVRPC will prepare formal agreements and model agreements to be utilized by the participating municipalities with manufacturers, distributors, and installers, and

WHEREAS, Montgomery Township has agreed to participate in the Program on the terms and conditions hereinafter set forth.

NOW THEREFORE, and intending to be legally bound hereby, the parties agree as follows:

## **Article I**

### **Statement of the Services**

1. **Professional Services.** KLS will provide professional services to enable Montgomery Township to improve the performance of municipal street lighting, and specifically to design, procure, install, and finance the transition to light-emitting-diode (LED) street lighting and other street light improvements, and to maintain those improvements, all as more completely described in the RFP and the Proposal (the “Services”). To the extent that there is inconsistency between the RFP and the Proposal, the provisions found in the Proposal shall govern.
2. **Phases 1 through 4 of the Services.** The Services will be furnished in four phases. Phase 1 shall be performed under the direction of DVRPC pursuant to a DVRPC-KLS contract and will result in a Preliminary Feasibility Study of improvements proposed to be made to Montgomery Township’s streetlights. Certain services provided by KLS at DVRPC’s direction and expense during Phase 1 will inure to the benefit of Montgomery Township. KLS will undertake in Phase 2 project development and will produce an investment grade audit for the benefit of Montgomery Township in accordance with this Agreement. Thereafter and at the election of Montgomery Township, in Phase 3 KLS will provide project management Services and in Phase 4, post-construction/installation Services.
3. **Phase 2.** KLS shall provide to Montgomery Township project development Services, as more fully described in the RFP and the Proposal. The resolution adopted by Montgomery Township approving this Agreement shall constitute the direction to KLS to proceed with Phase 2.
4. **Phase 3.** Should Montgomery Township elect to proceed with this Phase by resolution, KLS shall provide to Montgomery Township project management Services, as more fully described in the RFP and the Proposal.
5. **Phase 4.** Should Montgomery Township elect to proceed with this Phase by issuance of written direction, KLS shall provide to Montgomery Township post-installation Services, as more fully described in the RFP and the Proposal.
6. **Professional Standard of Performance.** KLS accepts the relationship of trust and confidence established by this Agreement and covenants with Montgomery Township to furnish the best knowledge, skill, care, and professional judgment, and to cooperate with

Montgomery Township in furthering its interests. In no event shall the knowledge, skill, care and professional judgment rendered by KLS be less than that ordinarily and customarily accepted within the industry.

7. **Design Professional Compliance.** KLS' professional activities regarding streetlight improvements shall comply with any applicable permits, laws, regulations and ordinances of all federal, state, and local government in force at the time of design. KLS shall make or cause to be made by the contractor/installers all required submittals to, and shall make their best efforts to obtain all required approvals from, the applicable agencies in a timely manner. Any fees and costs for permits and approvals incurred by KLS shall be reimbursed by Montgomery Township within thirty (30) days from the date of any properly rendered and documented invoice.

## **Article II**

### **Time of Performance**

8. Time shall be of the essence in relation to KLS's performance under this Agreement. Reasonable extensions given in writing shall be granted at the written request of KLS, provided the justifying circumstances are documented by and are beyond the reasonable control of KLS and without fault of KLS. In the event of such an extension, all other terms and conditions of this Agreement shall remain in full force and effect.

## **Article III**

### **Revisions in the Work to be Performed**

9. If during the term of this Agreement, Montgomery Township requires revisions or other changes to be made in the Statement of Services, or the furnishing of additional Services, Montgomery Township will promptly notify KLS. For any changes or additions to the Services necessitated by circumstances or requested for the convenience of Montgomery Township, KLS shall notify Montgomery Township of the associated costs in writing. KLS shall make the necessary changes or additions to the Services only upon receipt of a written acceptance of the costs from Montgomery Township.
10. Montgomery Township will neither unreasonably request revisions or additions to the Services nor unreasonably withhold final acceptance of work by KLS. Any revisions or changes requested by Montgomery Township will not unreasonably depart from the current understanding of the nature of the Services being provided.

## **Article IV**

### **Payment for Services**

11. Montgomery Township's payment to KLS under this Agreement shall be based upon unit prices, as set forth in the Unit Price Schedule and Payment Milestones, appearing here as Attachment C to this Agreement.
12. Payments are due in thirty (30) days from the date of any properly rendered and documented invoice.

**Article V**  
**Ownership and Confidentiality of Material, Work Products**

13. KLS shall afford Montgomery Township reasonable access to any work product, including but not limited to all work papers, data, reports, questionnaires and other material prepared, produced or collected by KLS under this Agreement.
14. Montgomery Township reserves a royalty-free, nonexclusive, and irrevocable right to reproduce, publish, and otherwise use, and authorize others to use specifically for the benefit of the municipality, the copyright in any work developed under this Agreement, and any rights of copyright acquired with funds provided under this Agreement.
15. Montgomery Township, KLS and DVRPC shall all have full rights to the data, information, and instruments of service produced or delivered under this Agreement.
16. Upon completion of this project or termination for or without cause, KLS shall return any documents, models, tools, plans or items whatsoever belonging to or supplied by Montgomery Township.

**Article VI**  
**Duties of Municipality**

17. Montgomery Township shall provide all available information regarding requirements for the Program, including Montgomery Township's objectives, requirements for completion, budgetary constraints and criteria, and schedule for availability of the existing facilities.
18. Montgomery Township shall designate a representative who shall be the point of contact, who is authorized to act on Montgomery Township's behalf with respect to the Project and who will have the authority to render decisions promptly consistent with the schedule and to furnish information with reasonable promptness.
19. Upon written request, Montgomery Township shall provide acknowledgements, approvals, comments, and acceptances of submissions from KLS with reasonable promptness. To the extent that Montgomery Township has comments and objections to the KLS request, those comments and objections should be communicated promptly and with reasonable specificity.

**Article VII**  
**Indemnification**

20. The KLS shall indemnify, defend and hold harmless Montgomery Township and all of its officers, agents and employees, against all suits, claims, demands and liabilities of every name and nature, both at law and in equity and by a third-party, based upon or arising out of any negligent action taken or negligent failure to act by the KLS in its performance of this Agreement

**Article VIII**  
**Insurance**

21. The KLS shall secure, and maintain in effect throughout the term of this Agreement, insurance in the amounts set forth in this Article and shall provide Montgomery Township

- with certification of such, if requested.
22. Unless otherwise agreed in writing, KLS shall maintain (1) general liability coverage in the amount of \$1,000,000 single occurrence and \$2,000,000 in the aggregate, (2) workman's compensation in the amount of \$1,000,000, (3) automobile coverage in the amount of \$500,000, and professional liability coverage in the amount of \$1,000,000. A certificate of insurance appears here as Attachment D to this Agreement.
23. For coverages (1) and (3), KLS shall name Montgomery Township and DVRPC as additional insureds.

#### **Article IX** **Assignment**

24. The parties shall neither assign nor transfer their respective interests in this Agreement, in part or in whole, without the prior written consent of the other.

#### **Article X** **Severability**

25. In the event any provision of this Agreement is found by a court of appropriate jurisdiction to be unlawful or invalid, the remainder of the Agreement shall remain and continue in full force and effect.

#### **Article XI** **Termination of Agreement**

26. KLS or Montgomery Township may terminate this Agreement upon immediate written notice should the other party fail to perform substantially in accordance with the terms of the Agreement, with no fault attributable to the other, provided that the party which has failed to perform shall be provided fourteen (14) days to cure or to make substantial efforts to commence to cure. Written notice should specifically list and explain performance issues or deficiencies, referencing contract requirements. KLS shall be compensated for work product and Services performed that was not deemed deficient and for work product that has value and is usable.
27. Notwithstanding any language to the contrary within this Agreement, KLS or Montgomery Township may terminate this agreement without cause at any time, effective sixty (60) days from the date of the written notice of termination. In the event of termination, KLS shall be compensated for Services performed prior to the date of termination.

#### **Article XII** **Adjustment of Compensation**

28. Montgomery Township and KLS shall attempt to resolve all claims and disputes between them arising out of this Agreement. Should the KLS not be satisfied with Montgomery Township's decision regarding a claim or dispute, KLS may request an administrative determination. Montgomery Township shall, within thirty (30) days of a demand for an administrative determination or on its own initiative, designate an individual to serve as

Claims Administrator. The parties shall attend administrative conferences at the call of the Claims Administrator. Montgomery Township and KLS shall cooperate fully in the administrative investigation conducted by the Claims Administrator at the administrative conference and at such other times as the Claims Administrator shall determine, and shall furnish documents and other information required by the Claims Administrator. Within thirty (30) days of the completion of the administrative investigation, the Claims Administrator will render a decision and recommendation to the parties. The decision and the recommendation shall not be binding on any party and will not be admissible in any proceeding. Unless the decision and recommendation is accepted, KLS may submit a claim to a state court within the Commonwealth of Pennsylvania of competent jurisdiction.

**Article XIII**  
**Governing Law and Jurisdiction**

29. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the Commonwealth of Pennsylvania, without regard to its conflicts of laws provisions.

**Article XIV**  
**Complete Agreement**

30. This Agreement, and the Exhibits attached hereto and incorporated herein constitute a total agreement of the parties and supersede all prior agreements and understandings between the parties, and may not be changed unless agreed upon in writing by both parties.

*[Signatures on following page]*



IN WITNESS WHEREOF, the Parties hereto have executed, or caused to be executed by their duly authorized Representatives, this Agreement as of the date first written above.

THE TOWNSHIP OF MONTGOMERY

|                                     |  |
|-------------------------------------|--|
| Attest: _____                       | By: _____  |
| <i>Lawrence J. Gegan, Secretary</i> | <i>Michael J. Fox, Chairman</i><br><b>Montgomery Township Board of Supervisors</b> |

KEYSTONE LIGHTING SOLUTIONS

|                |                |
|----------------|----------------|
| Attest: _____  | By: _____      |
| _____          |                |
| Printed: _____ | Printed: _____ |
| _____          |                |
| Its: _____     | Its: _____     |

- Attachment A – Request for Proposal
- Attachment B – Proposal
- Attachment C – Unit Price Schedule
- Attachment D – Certificate of Insurance



# CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)  
10/12/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|   |   |  |
|---|---|--|
| <b>PRODUCER</b><br><br>Insureon<br>Insureon (BIN Insurance Holdings LLC.)<br>30 N. LaSalle, 25th Floor, Chicago, IL 60602 | <b>CONTACT NAME:</b><br>PHONE (A/C, No. Ext.): (800) 888-1984 FAX (A/C, No.): 877-826-9087<br>E-MAIL ADDRESS: |  |
|   | <b>INSURER(S) AFFORDING COVERAGE</b>  |  |
| <b>INSURED</b><br><br>Keystone Lighting Solutions<br>1362 S Atherton St., State College, PA, 16801                        | <b>INSURER A:</b> Travelers NAIC # 25874  |  |
|   | <b>INSURER B:</b> Sentinel Insurance Company, Limited 11000   |  |
|   | <b>INSURER C:</b> The Hartford 30104  |  |
|   | <b>INSURER D:</b>   |  |
|   | <b>INSURER E:</b>   |  |
|   | <b>INSURER F:</b>   |  |

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSUR LTR | TYPE OF INSURANCE   | ADDL INSD   | INSUR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS  |
|-----------|---|-------------|-----------|---------------|-------------------------|-------------------------|---|
| C         | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br>GENL AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC<br>OTHER: |             |           | 4688ARM6455   | 6/19/2018               | 6/19/2019               | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000<br>MED EXP (Any one person) \$ 10,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMPIOP AGG \$ 2,000,000 |
|           | AUTOMOBILE LIABILITY<br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS   |             |           |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$   |
|           | UMBRELLA LIAB<br>EXCESS LIAB<br><input type="checkbox"/> OCCUR<br><input type="checkbox"/> CLAIMS-MADE<br><input type="checkbox"/> CED <input type="checkbox"/> RETENTION \$  |             |           |               |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$  |
|           | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below  | Y / N<br>No | N / A     | 46WECAE0524   | 12/23/2017              | 12/23/2019              | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER<br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000                                    |
| A         | Professional Liability (Errors and Omissions)   |             |           | 105275266     | 4/3/2017                | 4/3/2019                | Occurrence/Aggregate \$1,000,000 / \$2,000,000  |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

|   |  |
|---|--|
| Keystone Lighting Solutions<br>224 Rimney Road Centre Hall, PA 16828<br>Attn: Michael Fuller, President | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. |
|   | AUTHORIZED REPRESENTATIVE<br>  |

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# CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)  
1/4/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| <b>PRODUCER</b><br>Insureon<br>Insureon (BIN Insurance Holdings LLC.)<br>30 N. LaSalle, 25th Floor, Chicago, IL 60602 |        | <b>CONTACT</b><br>NAME:<br>PHONE (A/C, No, Ext): (800) 688-1984<br>FAX (A/C, No): 877-826-9067<br>E-MAIL:<br>ADDRESS:   |  |                               |        |                      |       |                         |       |  |       |            |  |            |  |            |  |
|---|--------|---|--|-------------------------------|--------|----------------------|-------|-------------------------|-------|--|-------|------------|--|------------|--|------------|--|
| <b>INSURED</b><br>Keystone Lighting Solutions<br>1362 S Atherton St, State College, PA, 16801                         |        | <table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Travelers</td> <td>25674</td> </tr> <tr> <td>INSURER B: The Hartford</td> <td>30104</td> </tr> <tr> <td>INSURER C: Sentinel Insurance Company, Limited</td> <td>11000</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table> |  | INSURER(S) AFFORDING COVERAGE | NAIC # | INSURER A: Travelers | 25674 | INSURER B: The Hartford | 30104 | INSURER C: Sentinel Insurance Company, Limited | 11000 | INSURER D: |  | INSURER E: |  | INSURER F: |  |
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| INSURER A: Travelers  | 25674  |   |  |                               |        |                      |       |                         |       |  |       |            |  |            |  |            |  |
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| INSURER D:  |        |   |  |                               |        |                      |       |                         |       |  |       |            |  |            |  |            |  |
| INSURER E:  |        |   |  |                               |        |                      |       |                         |       |  |       |            |  |            |  |            |  |
| INSURER F:  |        |   |  |                               |        |                      |       |                         |       |  |       |            |  |            |  |            |  |

**COVERAGES**
**CERTIFICATE NUMBER:**
**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE  | ADDL SUBR INSD WVD   | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS  |
|----------|--|--|---------------|-------------------------|-------------------------|---|
| B        | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC<br><input type="checkbox"/> OTHER: |  | 46SBARM6455   | 6/19/2018               | 6/19/2019               | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000<br>MED EXP (Any one person) \$ 10,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ 2,000,000<br>\$ |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS   |  |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$   |
|          | <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br><input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$   |  |               |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$  |
| C        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below  | Y / N<br><input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | 46WECAE0624   | 12/23/2018              | 12/23/2019              | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000   |
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**CERTIFICATE HOLDER**
**CANCELLATION**

|  |   |
|--|---|
| Keystone Lighting Solutions<br>224 Rimmey Road Centre Hall, PA 16828 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br> |
|--|---|

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MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Award of Contracts for the Annual Highway Materials and Services

MEETING DATE: March 11, 2019

ITEM NUMBER: #11

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Kevin A. Costello  
Director of Public Works

BOARD LIAISON: Michael J. Fox,  
Board of Supervisors Chairman

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BACKGROUND:

Annually, the Public Works Department requests bids for materials and services which are utilized throughout the year for operations. The bids were opened on February 28, 2019 at 10:00 am by staff for Asphalt and Lawn Care Treatments. The bid tabs with unit costs are attached.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

PREVIOUS BOARD ACTION: The Board authorized the advertisement of the bids on February 11, 2019.

ALTERNATIVES/OPTIONS:

BUDGET IMPACT: The Public Works Annual Materials and Services are budgeted for in the Approved 2019 Budget.

RECOMMENDATION: Award the bids as recommended by staff to the lowest responsible bidder.

MOTION/RESOLUTION: BE IT RESOLVED by the Board of Supervisors that we hereby award the contracts for the Public Works Department Annual Materials and Services to the lowest responsible bidders:

- |                        |                      |                      |
|------------------------|----------------------|----------------------|
| • Asphalt / Bituminous | Glasgow Inc.         | Various Unit Pricing |
| • Lawn Care Treatments | Moyer Indoor Outdoor | \$17,310.00 Annually |

BE IT FURTHER RESOLVED that the contracts are awarded on the condition that the necessary bonds are received within twenty (20) days of notification of the awarding of the contracts.


MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |

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

# Memo

**To:** Larry Gregan, Township Manager  
**From:** Stacey A. Rymkiewicz, Public Works Department   
**Re:** 2019 Bid Tabulations  
**Date:** March 7, 2019

---

Below please find our recommendations for awarding the following bids:

- Asphalt/Bituminous Concrete – Glasgow, Inc.
- Lawn Care Treatments – Moyer & Son, Inc.

If you have any questions or need any additional information, please feel free to give me a call. Thanks.

cc: Deb Rivas, Administrative Supervisor  
Kevin A. Costello, Public Works Director

# **ASPHALT/BITUMINOUS CONCRETE BID TABULATIONS – 2019**

|   | <b>GLASGOW, INC.</b>  |                                     |                      |
|---|-----------------------|-------------------------------------|----------------------|
|   | Billable Pickup Price | Plant Pickup w/Transport Unit/Total | Delivered Unit/Total |
| Superpave Asphalt Mixture Design*                                   |                       |                                     |                      |
| HMA Fine Course, PG 64 - 22, 9.5 mm, SRL H - 100 +/- tons           | 52.75                 | 53.00 / 5,300                       | N/A                  |
| HMA Wearing Course, PG 64 - 22, 9.5 mm, 1 1/2" Depth, SLR H-1000+/- | 49.95                 | <u>50.20 / 50,200</u>               |                      |
| HMA Binder Course, PG 64, 19 mm, 2-3" Depth - 100+/- tons           | 48.25                 | 48.50 / 4,850                       |                      |
| HMA Binder Course, PG 64, 25 mm, 3-4" Depth - 100+/- tons           | 42.10                 | 42.35 / 4,235                       |                      |
| HMA Base Course, PG 64, 25mm 3" Depth - 100+/- tons                 | 42.10                 | 42.35 / 4,235                       |                      |

Total Picked Up PG64-22, 9.5mm: \$50,200  
 One-Way Trip Distance: 1 miles x .25 = \$0.25



**LAWN CARE TREATMENTS TABULATION - 2019**

|                                      | <b>MOYER &amp; SON</b> |
|--------------------------------------|------------------------|
| <b>Boom Spraying Price/acre</b>      | <b>\$190.00</b>        |
| <b>Hand Spraying Price/acre</b>      | <b>\$211.00</b>        |
| <b>Price</b>                         | <b>\$17,310</b>        |
| <b>Net Price</b>                     | <b>\$17,310</b>        |
| <b>Bid Bond Supplied as Required</b> | <b>Bid Bond - 10%</b>  |

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

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SUBJECT: Consider Request to Approve Out of State Training – Public Works Department

MEETING DATE: March 11, 2019

ITEM NUMBER: #12

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Kevin A. Costello  
Director of Public Works

BOARD LIAISON: Michael J. Fox,  
Chairman

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**BACKGROUND:**

The International Municipal Signal Association (IMSA) offers educational and certification programs for Public Works employees in Maintenance and Repairs of Traffic Signals, Roadway Signs and Markings and Work Zone Traffic Control / Flagging. Public Works Employee, Dave Fulton, is being trained in all aspects of Traffic Signal maintenance and repairs. I am recommending Dave to take the IMSA Traffic Signal Field Technician Level II Certification Course to be held on March 25<sup>th</sup> and 26<sup>th</sup> 2019.

The Level II Field certification gives the technician additional training in traffic signal control system troubleshooting, on-site repairs and maintenance methods, and equipment. Areas of training will include worksite safety, maintenance of traffic, traffic signal system equipment standards and operation, installation inspection, trouble shooting, equipment repair, replacement and programming, test equipment, signal phasing and timing, detection, system communications, preventive maintenance, and documentation. Level II provides a certification, upon successful completion of an exam.

The training will be held at the Rutgers Eco Complex in Bordentown, New Jersey and is close enough to commute with a Township vehicle.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:** None

**PREVIOUS BOARD ACTION:** None

**ALTERNATIVES/OPTIONS:** None.

**BUDGET IMPACT:** Funding for the training is included in the 2019 Final Approved Budget.

**RECOMMENDATION:** It is recommended that authorization be given for Dave Fulton to attend "out of state" training hosted by the New Jersey Chapter of the International Municipal Signal Association (IMSA) for the IMSA Traffic Signal Field Technician Level II Certification.

**MOTION/RESOLUTION:**

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize Dave Fulton to attend the out of state training hosted by the New Jersey Chapter of the International Municipal Signal Association (IMSA) for Traffic Signal Technician Level II Certification.

**MOTION:** \_\_\_\_\_  
**ROLL CALL:**

**SECOND:** \_\_\_\_\_

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |
| Jeffery W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Mathew W. Quigg        | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |

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



IMSA NJ PA Section Presents  
The Central New Jersey  
Trade Show and Certification  
Conference March 25<sup>th</sup> thru 29<sup>th</sup> 2019



## CERTIFICATION REGISTRATION FORM

### Second Annual Carmine Guagenti Certification Week and Trade Show

Rutgers Eco Center 200 Florence Columbus Rd, Bordentown, NJ 08505

\*\*\*\*\* Course Manuals must be purchased through the International Office \*\*\*\*\*

\*\*\* Please Call 1-800-723-4672 or Visit their web site <http://www.imsasafety.org> \*\*\*

Please allow 4 weeks for delivery, order your manual by February 16th 2019 for guaranteed delivery from the International Office.

**REGISTRATION INFORMATION** – Registration cutoff date is March 16th 2019 – You must have your Manual  
To register after March 16<sup>th</sup> you must contact George or Guy

Name David Fulton, Jr.  
Address 1001 Stump Road  
City Montgomeryville State Pa Zip 18936  
Organization Montgomery Township  
Phone (215) 855-0510  
E-mail dfulton@montgomerytwp.org  
IMSA Membership # 120535 Non-Member IMSA Identification # \_\_\_\_\_

#### START TIME

Certification Classes will start promptly at 8:00 AM and end about 4:00 PM

#### ADDITIONAL INSTRUCTIONS

Certification registration includes Lunch and Exam, it is the responsibility of the registrant to purchase the course manual and bring it to class, and no one will be permitted to attend certification class without a manual. Lodging is not included. Please allow 4 weeks for delivery, order your manual by February 21<sup>st</sup> 2019 for guaranteed delivery from the National Office.

#### REFUND POLICY

A refund will be given minus a \$75.00 administration fee if cancellation notice is received 5 days prior to date of certification class. No refund will be given for no shows and notice less than 5 days prior to class.

**Payment Information Page 2 – Course Schedule Page 3**



IMSA NJ PA Section Presents  
The Central New Jersey  
Trade Show and Certification  
Conference March 25<sup>th</sup> thru 29<sup>th</sup> 2019



## PAYMENT INFORMATION - IMSA NEW JERSEY SECTION

### PAYING BY CREDIT CARD

E Mail this form to: [register@newjersey.imsasafety.org](mailto:register@newjersey.imsasafety.org)

Please type "CC Bordentown" In the SUBJECT line of your email

Credit Card by Secure payment link ( Check this box ) ☐

We will email you an Invoice with a secure payment link and you can add your own CC information

Amount Charged \_\_\_\_\_

CREDIT CARD *Special Assistance Required - we will call you:* ( Please Check This Box ) ☐

Contacts Name: \_\_\_\_\_ Phone Number \_\_\_\_\_

### PAYING BY CHECK:

Mail your Check and a copy of the completed registration form by February 22<sup>nd</sup> 2019

IMSA New Jersey Section

126 A South 6th Ave. Manville. NJ 08835

Make all checks payable to: IMSA New Jersey Section

E Mail this form to: [register@newjersey.imsasafety.org](mailto:register@newjersey.imsasafety.org)

Please type "CK Bordentown" In the SUBJECT line of your email

Can take check  
to the class on 3/25/19  
Per George  
@ 3/8/19

Please Email confirmation email to: [dfulton@montgomerytwp.org](mailto:dfulton@montgomerytwp.org)

If you need to talk to someone about payment procedures, please use the following email address

[ap@newjersey.imsasafety.org](mailto:ap@newjersey.imsasafety.org)

We will call you back as soon as we are available

Please Email conformation email to: \_\_\_\_\_

**Wednesday March 27<sup>th</sup> @ 4 PM**

**IMSA NJ-PA is proud to announce a Comedy Event by Souls Joel Productions**  
**This Event is Free to all Sign up on page 3**

**Course Sign Up and Schedule on Page 3**



Your Partner In PUBLIC SAFETY

IMSA NJ PA Section Presents  
The Central New Jersey  
Trade Show and Certification Conference  
March 25<sup>th</sup> thru 29<sup>th</sup> 2018



## CERTIFICATION COURSES OFFERED

|   |   | Member<br>Price                              | Non-<br>Member<br>Price                      |
|---|---|--|--|
| <b>March 25th and 26th 2019</b>               |   |  |  |
| Mon, Tues                                     | Work Zone Temporary Traffic Control Tech        | <input type="checkbox"/> \$375.00            | <input type="checkbox"/> \$475.00            |
| Mon, Tues                                     | Traffic Signal Field Technician Level II        | <input checked="" type="checkbox"/> \$375.00 | <input checked="" type="checkbox"/> \$475.00 |
| Mon, Tues                                     | Traffic Signal Design/Engineering Tech Level II | <input type="checkbox"/> \$375.00            | <input type="checkbox"/> \$475.00            |
| Mon, Tues                                     | Traffic Signal Construction Technician Level II | <input type="checkbox"/> \$375.00            | <input type="checkbox"/> \$475.00            |
| Mon Tues                                      | Roadway Lighting Technician Level II            | <input type="checkbox"/> \$375.00            | <input type="checkbox"/> \$475.00            |
| Mon 25th                                      | 4 Hr CEC Specify Course                         | <input type="checkbox"/> \$150.00            | <input type="checkbox"/> \$250.00            |
| Mon 25th                                      | 8 Hr CEC Specify Course                         | <input type="checkbox"/> \$275.00            | <input type="checkbox"/> \$375.00            |
| Tues 26th                                     | Retake Exam Starts at 1:15                      | <input checked="" type="checkbox"/> \$125.00 | <input type="checkbox"/> \$175.00            |
| Tues 26th                                     | Challenge Exam Starts at 1:15                   | <input type="checkbox"/> \$275.00            | <input type="checkbox"/> \$375.00            |
| <b>March 27th 2019 Held During Vendor Day</b> |   |  |  |
| Wed   | Retake Exam Starts at 9 am                      | <input type="checkbox"/> \$125.00            | <input checked="" type="checkbox"/> \$175.00 |
| Wed   | Challenge Exam Starts at 9 am                   | <input type="checkbox"/> \$275.00            | <input type="checkbox"/> \$375.00            |
| <b>March 28th and 29th 2019</b>               |   |  |  |
| Thur, Fri                                     | NEMA Troubleshooting TS1                        | <input type="checkbox"/> \$500.00            | <input type="checkbox"/> \$600.00            |
| Thur, Fri                                     | Roadway Lighting Technician Level I             | <input type="checkbox"/> \$375.00            | <input type="checkbox"/> \$475.00            |
| Thur, Fri                                     | Traffic Signal Technician Level I               | <input type="checkbox"/> \$375.00            | <input type="checkbox"/> \$475.00            |
| Thur, Fri                                     | Signs and Markings Level 1                      | <input type="checkbox"/> \$375.00            | <input type="checkbox"/> \$475.00            |
| Thur, Fri                                     | Traffic Signal Inspector                        | <input type="checkbox"/> \$375.00            | <input type="checkbox"/> \$475.00            |
| Thur 28th                                     | 4 Hr CEC Specify Course                         | <input type="checkbox"/> \$150.00            | <input type="checkbox"/> \$250.00            |
| Thur 28th                                     | 8 Hr CEC Specify Course                         | <input type="checkbox"/> \$275.00            | <input type="checkbox"/> \$375.00            |
| Thur 28th                                     | Retake Exam Starts at 1:15                      | <input type="checkbox"/> \$125.00            | <input type="checkbox"/> \$175.00            |
| Thur 28th                                     | Challenge Exam Starts at 1:15                   | <input type="checkbox"/> \$275.00            | <input type="checkbox"/> \$375.00            |

Specify Retake Course:

Specify Challenge Exam:

Specify CEC Course:



I am Attending Wednesday's Trade Show - **Free Event**

I am Attending Wednesday Evenings Comedy Event – **Free Event**

### EXAM RETAKE POLICY

If retaking an exam you **MUST** bring your failure letter you received from the IMSA.

**Additional Event Information on Page 4**



IMSA NJ PA Section Presents  
The Central New Jersey  
Trade Show and Certification Conference  
March 25<sup>th</sup> thru 29<sup>th</sup> 2018



### **Certification Class Cancellation Policy**

If we cancel a certification class we will give you notice 14 days in advance of scheduled date and a full refund and first rights to join next scheduled certification class.

#### **Hotels in the Area**

1. Best Western
2. Days Inn
3. Ramada Inn

Any Questions Please Call Guy Petinga at 609-705-5842 or Email him at [guy.imsanjpa@gmail.com](mailto:guy.imsanjpa@gmail.com)

Any Questions Please Call George at 732-718-9144 or Email him at [imsanjpa@aol.com](mailto:imsanjpa@aol.com)



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Request to Consider Out-of-State Training – Department of Fire Services

MEETING DATE: March 11, 2019

ITEM NUMBER: #13

MEETING/AGENDA:

ACTION

NONE

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

INITIATED BY: Richard M. Lesniak  
Director of Fire Services

BOARD LIAISON: Tanya Bamford, Liaison to the  
Public Safety Committee

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BACKGROUND:

In 1999, Pennsylvania adopted legislation that enacted the Uniform Construction Code (UCC). One aspect of the UCC is the requirement for inspectors to receive and maintain certification based on the type of work performed. Inspectors are required to complete 15 credit hours of continuing education credits in courses relating to the professional competency of code administration. An applicant with multiple certification areas must complete a minimum of 15 credit hours of continuing education credits for each certification but not more than 45 credit hours during each three year certification cycle.

Continuing education credit hours are offered through a variety of means including the attendance at meetings and courses. Most commonly, inspectors attend courses presented by the Pennsylvania Construction Codes Academy. The courses, ranging from one to five days, are held across the state and cost between \$25.00 and \$325.00.

Firefighter Robert Hedden currently holds three certifications in the State of Pennsylvania and has recently submitted an application for renewal of those certifications for a new three year cycle (2016 - 2019). He is requesting approval to take a course titled "Violation Notices and Enforcement" and "Duct Inspection" courses to satisfy 32 of his required 45 Continuing Education credits. These courses are being offered on April 17, 2018 and June 18, 2018, respectively, through the New Jersey Department of Community Affairs at the Foundation for Educational Administration, Monroe, NJ and The Inn at Lambertville Station, Lambertville, NJ. Courses offered through the Center for Government Services are offered free of charge.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

There is no charge for courses taken through the New Jersey Department of Community Affairs.

RECOMMENDATION:

It is recommended that authorization be given to allow Firefighter Hedden to attend the ""Violation Notices and Enforcement" on April 17, 2019 and "Duct Inspection" on April 18, 2019 at The Inn at Lambertville Station, Lambertville, NJ.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize Firefighter Hedden to attend the ""Violation Notices and Enforcement" on April 17, 2019 and "Duct Inspection" on April 18, 2019 at The Inn at Lambertville Station, Lambertville, NJ.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |

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



## TRAINING AND DEVELOPMENT REQUEST

This application and other required documentation must be submitted prior to training seminar/course registration. Attach and submit seminar/course description(s) and/or degree curriculum with this form. Upon approval, the Township shall pay up to the maximum reimbursement for seminar/course and registration fees, tuition, and books in accordance with the Training and Development policy.

### SECTION A: EMPLOYEE REQUEST (Complete Sections A, B, C, as applicable)

Name (Print) Robert Hedden Date 2-27-19  
Current Position Fire Fighter Supervisor R. Lesniak

Check one: ☒ Seminar ☐ College Course ☐ Workshop ☐ Conference ☐ Other: \_\_\_\_\_

Seminar/Course Title Duct Inspection

School or Organization NSDCA

Date(s) of attendance 4-18-19 Total Hours Training 8 Cost: \$ 0.00

Reason: ☒ License ☒ Certification ☒ Performance Goal ☒ Skill

Describe applicable license/certification/performance goal/skill training will affect?

See Attached.

Employee Signature \_\_\_\_\_

### SECTION B: APPROVALS based on appropriateness, cost, scheduling, and training quality.

Supervisor \_\_\_\_\_ Date \_\_\_\_\_

Department Head Robert Hedden Date 2/25/19

Human Resources \_\_\_\_\_ Date \_\_\_\_\_

Township Manager \_\_\_\_\_ Date \_\_\_\_\_

MONTGOMERY TOWNSHIP

File 2.1 WCD

Department of Fire Services  
Received By \_\_\_\_\_

Upon approval, Human Resources will return this request for employee retention and registration. If payment is to be made in advance, approve below; otherwise, if reimbursement is to be made to employee (e.g., tuition reimbursement), employee must submit official grade of C or higher, plus original receipts.

### SECTION C: PAYMENT (Check (✓) method of payment – either method needs approval signatures below)

- ☐ Make check payable to employee (for reimbursement) or to training facility: \_\_\_\_\_ (Name)  
☐ Charge Township Credit Card (authorized below)

#### ITEMIZED FEES FOR PAYMENT:

REGISTRATION \$ \_\_\_\_\_  
COURSE FEE/TUITION \$ \_\_\_\_\_  
BOOKS \$ \_\_\_\_\_  
OTHER: \$ \_\_\_\_\_  
= \_\_\_\_\_  
TOTAL \$\$ PAYABLE \$ \_\_\_\_\_

ACCOUNT #: \$ \_\_\_\_\_  
PRICE CHECK \$ \_\_\_\_\_  
AUTH. BY: \$ \_\_\_\_\_  
MGR. APP. \$ \_\_\_\_\_  
DATE PD. \_\_\_\_\_  
AMT.: \$ \_\_\_\_\_ CK # \_\_\_\_\_

## **HVAC DUCT SYSTEM INSPECTIONS**

**Instructor: Sheet Metal Workers Local 22, David Castner**

**This seminar utilizes materials developed by the International Training Institute and SMACNA Standards for the fabrication and installation of HVAC system components. The purpose of the presentation is to familiarize building inspectors with proper methods of inspecting HVAC systems, which is critical to the safety, health and comfort of the general public. The basic science of heating, ventilating and air conditioning systems is covered, including the principals of airflow as it relates to duct design.**

**Thurs, Apr 18 - The Inn at Lambertville Station, Lambertville**



## TRAINING AND DEVELOPMENT REQUEST

This application and other required documentation must be submitted prior to training seminar/course registration. Attach and submit seminar/course description(s) and/or degree curriculum with this form. Upon approval, the Township shall pay up to the maximum reimbursement for seminar/course and registration fees, tuition, and books in accordance with the Training and Development policy.

### SECTION A: EMPLOYEE REQUEST (Complete Sections A, B, C, as applicable)

Name (Print) Robert Hedden Date 2-27-19

Current Position Fire Fighter Supervisor R. Lesniak

Check one: ☒ Seminar ☐ College Course ☐ Workshop ☐ Conference ☐ Other: \_\_\_\_\_

Seminar/Course Title Violation Notices and Enforcement

School or Organization NJDCA

Date(s) of attendance 4-17-19 Total Hours Training 8 Cost: \$ 0.00

Reason: ☒ License ☒ Certification ☒ Performance Goal ☒ Skill

Describe applicable license/certification/performance goal/skill training will affect?

See Attached

Employee Signature \_\_\_\_\_

MONTGOMERY TOWNSHIP

### SECTION B: APPROVALS based on appropriateness, cost, scheduling, and training quality.

Supervisor \_\_\_\_\_ Date 2/25/19

Department Head Richard [Signature] Date \_\_\_\_\_ Department of Fire Services  
Received By \_\_\_\_\_

Human Resources \_\_\_\_\_ Date \_\_\_\_\_

Township Manager \_\_\_\_\_ Date \_\_\_\_\_

Upon approval, Human Resources will return this request for employee retention and registration. If payment is to be made in advance, approve below; otherwise, if reimbursement is to be made to employee (e.g., tuition reimbursement), employee must submit official grade of C or higher, plus original receipts.

### SECTION C: PAYMENT (Check (✓) method of payment – either method needs approval signatures below)

☐ Make check payable to employee (for reimbursement) or to training facility: \_\_\_\_\_ (Name)

☐ Charge Township Credit Card (authorized below)

#### ITEMIZED FEES FOR PAYMENT:

REGISTRATION \$ \_\_\_\_\_

COURSE FEE/TUITION \$ \_\_\_\_\_

BOOKS \$ \_\_\_\_\_

OTHER: \$ \_\_\_\_\_

=

TOTAL \$\$ PAYABLE \$ \_\_\_\_\_

ACCOUNT #: \$ \_\_\_\_\_

PRICE CHECK \$ \_\_\_\_\_

AUTH. BY: \$ \_\_\_\_\_

MGR. APP. \$ \_\_\_\_\_

DATE PD: \_\_\_\_\_

AMT.: \$ \_\_\_\_\_ CK # \_\_\_\_\_

## **VIOLATION NOTICES - THE ENFORCEMENT PROCESS**

**Instructor: Valerie Waricka**

**Attendees will gain an understanding of the various violation notices and the proper way to process them. Participants will also discuss specific situations and different ways to handle them using the UCC to gain compliance. 0.5 CEU**

**Wed. Apr 17- The Inn at Lambertville Station, Lambertville**



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

SUBJECT: Consider Construction Escrow Release 4, LDS 694 – Higher Rock Partners – Phase1

MEETING DATE: March 11, 2019

ITEM NUMBER: *14a*

MEETING/AGENDA:      WORK SESSION      ACTION XX      NONE

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

INITIATED BY: Bruce Shoupe      *[Signature]*      BOARD LIAISON: Candyce Fluehr Chimera  
Director of Planning and Zoning      Chairman

BACKGROUND:

Attached is a construction escrow release requested by Higher Rock Partners, LP for Phase 1 as recommended by the Township Engineer.

The original amount of the escrow for Phase 1 was \$1,821,622.83, held as a LOC with Beneficial Bank. This letter of credit was replaced by a new LOC from Fulton Bank in the amount of \$1,441,965.53 after escrow Release #1. This is the fourth release for Phase 1 and is in the amount of \$263,914.70. The new balance would be \$513,277.28.

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 \$263,914.70 for Phase 1 as recommended by the Township Engineer for the Higher Rock Partners, LP.

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

March 5, 2019

File No. 2016-07014-01

Lawrence J. Gregan, Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Higher Rock Partners, LP - Grading Permit (Phase 1) – LDS#694  
Escrow Release 4

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 \$263,914.70 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.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/SW/sl

Enclosure: Release of Escrow Form (March 5, 2019)  
Summary of Improvement Escrow Account (March 5, 2019)

cc: Bruce S. Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator - Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
John Antonucci – Higher Rock Partners, LP  
Jim Kahn, President – Higher Rock Partners, LP  
James M. DeNave, P.E., Director of Operations - PH&C, LLC  
George Hartman, P.E. – Bohler Engineering  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
Brian Dusault, Construction Services Manager Gilmore & Associates, Inc.

**RELEASE OF ESCROW FORM**

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901  
215-345-4330

Date: 03/01/2019

Development: Higher Rock - Grading Permit - LDS-694

G&A Project #: 2016-07014-01

Release #: 4

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$263,914.70. 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: 03/05/2019

Dear Mr. Gegan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$263,914.70 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.

 3/5/19  
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from Higher Rock Partners, LP for Higher Rock - Grading Permit - LDS-694, in the amount of \$263,914.70, 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 \$263,914.70; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$263,914.70; 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 \$1,821,622.83 pursuant to a signed Land Development Agreement and that \$1,044,430.85 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$513,277.28 in escrow.

MOTION BY \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

DATED: \_\_\_\_\_

RELEASED BY: \_\_\_\_\_

Department Director



# ESCROW RELEASE NO. 4

DATE PREPARED: 5-Mar-2019

PROJECT NAME: Higher Rock - Grading Permit  
 DEVELOPER: Higher Rock Partners, LP  
 ESCROW AGENT: Fulton Bank  
 TYPE OF SECURITY: Letter of Credit

TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 40,000.00  
 TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00  
 MAINTENANCE BOND AMOUNT (15%): \$ 248,403.11

MONTGOMERY TOWNSHIP  
 TOWNSHIP NO.: LDS-694  
 G&A PROJECT NO.: 2016-07014-01  
 AGREEMENT DATE:

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT | TOTAL COST             | RELEASE REQUESTS     |                        |                        | BALANCE              |
|---------------------------------------|------------------------|----------------------|------------------------|------------------------|----------------------|
|                                       |                        | CURRENT              | PRIOR                  | TOTAL                  |                      |
| CONSTRUCTION                          | \$1,656,020.75         | \$ 263,914.70        | \$ 1,044,430.85        | \$ 1,308,345.55        | \$347,675.20         |
| CONTINGENCY (10%)                     | \$ 165,602.08          | \$ -                 | \$ -                   | \$ -                   | \$ 165,602.08        |
| <b>TOTAL</b>                          | <b>\$ 1,821,622.83</b> | <b>\$ 263,914.70</b> | <b>\$ 1,044,430.85</b> | <b>\$ 1,308,345.55</b> | <b>\$ 513,277.28</b> |

| CONSTRUCTION ITEMS  |  |    |         |    | UNIT       | QUANTITY | UNIT COST  | TOTAL COST | CURRENT REQUEST |      | PRIOR REQUESTS |          | TOTAL REQUESTS<br>(Incl. current release) |            | AVAILABLE FOR RELEASE<br>(Incl. current release) |            |            |           |            |            |
|---|--|----|---------|----|------------|----------|------------|------------|-----------------|------|----------------|----------|---|------------|--|------------|------------|-----------|------------|------------|
|   |  |    |         |    |            |          |            |            | QTY             | COST | QTY            | COST     | QTY                                       | COST       | QTY  | COST       |            |           |            |            |
| PHASE I (GRADING PERMIT)  |  |    |         |    |            |          |            |            |                 |      |                |          |   |            |  |            |            |           |            |            |
| 1.A. <u>SOIL EROSION AND SEDIMENT CONTROL</u>                               |  |    |         |    |            |          |            |            |                 |      |                |          |   |            |  |            |            |           |            |            |
| <u>Stage 1</u>  |  |    |         |    |            |          |            |            |                 |      |                |          |   |            |  |            |            |           |            |            |
| 1.  | Construction Entrance  | EA | 2       | \$ | 7,600.00   | \$       | 15,200.00  |            | 1.00            | \$   | 7,600.00       | 1.00     | \$  | 7,600.00   | 2.00   | \$         | 15,200.00  | \$        | -          |            |
| 2.  | 12 inch Filter Sock  | LF | 380     | \$ | 3.75       | \$       | 1,425.00   |            | \$              | -    | 380.00         | \$       | 1,425.00                                  | 380.00     | \$   | 1,425.00   | \$         | -         |            |            |
| 3.  | 18 inch Filter Sock  | LF | 2,490   | \$ | 5.75       | \$       | 14,317.50  |            | \$              | -    | 2,490.00       | \$       | 14,317.50                                 | 2,490.00   | \$   | 14,317.50  | \$         | -         |            |            |
| 4.  | 32 inch Filter Sock  | LF | 600     | \$ | 12.75      | \$       | 7,650.00   |            | \$              | -    | 600.00         | \$       | 7,650.00                                  | 600.00     | \$   | 7,650.00   | \$         | -         |            |            |
| 5.  | Silt Fence   | LF | 1,000   | \$ | 1.75       | \$       | 1,750.00   |            | \$              | -    | 1,000.00       | \$       | 1,750.00                                  | 1,000.00   | \$   | 1,750.00   | \$         | -         |            |            |
| 6.  | NAG SC-150 BN  | SF | 77,200  | \$ | 0.24       | \$       | 18,528.00  |            | \$              | -    | 77,200.00      | \$       | 18,528.00                                 | 77,200.00  | \$   | 18,528.00  | \$         | -         |            |            |
| 7.  | Temporary Vegetation Stockpiles                                | SF | 100,000 | \$ | 0.04       | \$       | 4,000.00   |            | \$              | -    | 100,000.00     | \$       | 4,000.00                                  | 100,000.00 | \$   | 4,000.00   | \$         | -         |            |            |
| 8.  | Tree Protection Fence (2,200 LF installed prior to agreements) | LF |         | \$ | 1.75       | \$       | -          |            | \$              | -    | \$             | -        | \$  | -          | \$   | -          | \$         | -         |            |            |
| 1.B. <u>EARTHWORK</u>   |  |    |         |    |            |          |            |            |                 |      |                |          |   |            |  |            |            |           |            |            |
| 1.  | Site Grading   | LS | 1       | \$ | 424,574.00 | \$       | 424,574.00 |            | 0.05            | \$   | 21,228.70      | 0.90     | \$  | 382,116.60 | 0.95   | \$         | 403,345.30 | 0.05      | \$         | 21,228.70  |
| 2.  | Rock Blasting  | LS | 1       | \$ | 516,000.00 | \$       | 516,000.00 |            | \$              | -    | 1.00           | \$       | 516,000.00                                | 1.00       | \$   | 516,000.00 | \$         | -         |            |            |
| 3.  | Retaining Wall   | SF | 25,745  | \$ | 22.25      | \$       | 572,826.25 |            | 10,296.00       | \$   | 229,086.00     | 2,575.00 | \$  | 57,293.75  | 12,871.00  | \$         | 286,379.75 | 12,874.00 | \$         | 286,446.50 |
| 4.  | Fall Protection Fence  | LF | 1,200   | \$ | 25.00      | \$       | 30,000.00  |            | \$              | -    | \$             | -        | \$  | -          | \$   | -          | 1,200.00   | \$        | 30,000.00  |            |
| 1.C. <u>STORM SEWER</u>   |  |    |         |    |            |          |            |            |                 |      |                |          |   |            |  |            |            |           |            |            |
| 1.  | IN49   | EA | 1       | \$ | 20,000.00  | \$       | 20,000.00  |            | \$              | -    | 0.50           | \$       | 10,000.00                                 | 0.50       | \$   | 10,000.00  | 0.50       | \$        | 10,000.00  |            |
| 2.  | 24 inch Class V RCP  | LF | 50      | \$ | 125.00     | \$       | 6,250.00   |            | \$              | -    | 50.00          | \$       | 6,250.00                                  | 50.00      | \$   | 6,250.00   | \$         | -         |            |            |
| 3.  | Rip Rap Outlet Protection                                      | EA | 1       | \$ | 3,500.00   | \$       | 3,500.00   |            | \$              | -    | 1.00           | \$       | 3,500.00                                  | 1.00       | \$   | 3,500.00   | \$         | -         |            |            |
| 1.D. <u>MISCELLANEOUS</u>   |  |    |         |    |            |          |            |            |                 |      |                |          |   |            |  |            |            |           |            |            |
| 1.  | Construction Stakeout  | LS | 1       | \$ | 20,000.00  | \$       | 20,000.00  |            | 0.30            | \$   | 6,000.00       | 0.70     | \$  | 14,000.00  | 1.00   | \$         | 20,000.00  | \$        | -          |            |
| 1.E. <u>CONTINGENCY</u>   |  |    |         |    |            |          |            |            |                 |      |                |          |   |            |  |            |            |           |            |            |
| 1.  | 10% Contingency  | LS | 1       | \$ | 165,602.08 | \$       | 165,602.08 |            | \$              | -    | \$             | -        | \$  | -          | \$   | -          | 1.00       | \$        | 165,602.08 |            |
| (Released upon certification of completion and receipt of Maintenance Bond) |  |    |         |    |            |          |            |            |                 |      |                |          |   |            |  |            |            |           |            |            |

## NOTES:

- These construction items include only the scope of work approved under the grading permit (i.e. Construction Sequence Phase 1, Items 1 through 9 (reference Sheet 39 of B1, last revised August 3, 2018).
- The remainder of the improvements will be tabulated separately for recording with the land development plans and agreements.
- Revised 9/28/18 to remove items completed in advance of agreements (removed: demolition, clear & grub, and TPF).

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

**SUBJECT:** Consider Construction Escrow Release 3 - LDS 694 - Higher Rock Partners - Phase 2

**MEETING DATE:** March 11, 2019

**ITEM NUMBER:** #146

**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:** Candyce Fluehr Chimera  
Chairman

**BACKGROUND:**

Attached is a construction escrow release requested by Higher Rock Partners, LP for Phase 2, as recommended by the Township Engineer.

The original amount of the escrow for Phase 2 was \$4,849,153.36, held as a LOC with Fulton Bank. This is the third release for Phase 2 and is in the amount of \$139,953.05. The new balance would be \$ 4,265,945.31.

**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 \$139,953.05 for Phase 2, as recommended by the Township Engineer for the Higher Rock Partners, LP.

**MOTION** \_\_\_\_\_ **SECOND** \_\_\_\_\_ **VOTE** \_\_\_\_\_

**ROLL CALL:**

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

March 5, 2019

File No. 2016-07014-01

Lawrence J. Gregan, Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Higher Rock Partners, LP – Land Development (Phase 2) – LDS#694  
Escrow Release 3

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 \$139,953.05 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.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/SW/sl

Enclosure: Release of Escrow Form (March 5, 2019)  
Summary of Improvement Escrow Account (March 5, 2019)

cc: Bruce S. Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator - Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
John Antonucci – Higher Rock Partners, LP  
Jim Kahn, President – Higher Rock Partners, LP  
James M. DeNave, P.E., Director of Operations - PH&C, LLC  
George Hartman, P.E. – Bohler Engineering  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
Brian Dusault, Construction Services Manager - Gilmore & Associates, Inc.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606



**RELEASE OF ESCROW FORM**

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901  
215-345-4330

Date: 03/01/2019

Development: Higher Rock - Land Development - LDS-694

G&A Project #: 2016-07014-01

Release #: 3

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$139,953.05. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

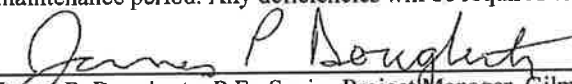
**ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.**

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

Date: 03/05/2019

Dear Mr. Gegan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$139,953.05 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.

 3/5/19  
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from Higher Rock Partners, LP for Higher Rock - Land Development - LDS-694, in the amount of \$139,953.05, 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 \$139,953.05; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$139,953.05; 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 \$4,849,153.36 pursuant to a signed Land Development Agreement and that \$443,255.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$4,265,945.31 in escrow.

MOTION BY \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

DATED: \_\_\_\_\_

RELEASED BY: \_\_\_\_\_

Department Director



**ESCROW RELEASE NO. 3**  
DATE PREPARED: 5-Mar-2019

PROJECT NAME: Higher Rock - Land Development  
DEVELOPER: Higher Rock Partners, LP  
ESCROW AGENT: Fulton Bank  
TYPE OF SECURITY: Letter of Credit

TOTAL ENGINEERING (CASH ESCROW): \$ 40,000.00  
TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00  
MAINTENANCE BOND AMOUNT (15%): \$ 661,248.19

MONTGOMERY TOWNSHIP  
TOWNSHIP NO.: LDS-694  
G&A PROJECT NO.: 2016-07014-01  
AGREEMENT DATE:

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT | TOTAL COST             | RELEASE REQUESTS     |                      |                      | BALANCE               |
|---------------------------------------|------------------------|----------------------|----------------------|----------------------|-----------------------|
|                                       |                        | CURRENT              | PRIOR                | TOTAL                |                       |
| CONSTRUCTION                          | \$ 4,406,321.24        | \$ 139,953.05        | \$ 443,255.00        | \$ 583,208.05        | \$3,825,113.19        |
| CONTINGENCY (10%)                     | \$ 440,832.12          | \$ -                 | \$ -                 | \$ -                 | \$ 440,832.12         |
| <b>TOTAL</b>                          | <b>\$ 4,847,153.36</b> | <b>\$ 139,953.05</b> | <b>\$ 443,255.00</b> | <b>\$ 583,208.05</b> | <b>\$4,263,945.31</b> |

| CONSTRUCTION ITEMS                            |             |        |    |            | UNIT | QUANTITY   | UNIT COST | TOTAL COST | CURRENT REQUEST |          | PRIOR REQUESTS |           | TOTAL REQUESTS<br>(incl. current release) |        | AVAILABLE FOR RELEASE<br>(incl. current release) |            |           |           |            |
|---|-------------|--------|----|------------|------|------------|-----------|------------|-----------------|----------|----------------|-----------|---|--------|--|------------|-----------|-----------|------------|
|   |             |        |    |            |      |            |           |            | QTY             | COST     | QTY            | COST      | QTY                                       | COST   | QTY  | COST       |           |           |            |
| PHASE 2 - LAND DEVELOPMENT                    |             |        |    |            |      |            |           |            |                 |          |                |           |   |        |  |            |           |           |            |
| 2.A. <u>SOIL EROSION AND SEDIMENT CONTROL</u> |             |        |    |            |      |            |           |            |                 |          |                |           |   |        |  |            |           |           |            |
| <u>Stage 2</u>                                |             |        |    |            |      |            |           |            |                 |          |                |           |   |        |  |            |           |           |            |
| 1. Inlet Protection                           | EA          | 50     | \$ | 255.00     | \$   | 12,750.00  |           |            | \$              | -        | 40.00          | \$        | 10,200.00                                 | 40.00  | \$   | 10,200.00  | 10.00     | \$        | 2,550.00   |
| 2. 18" Filter Sock                            | LF          | 540    | \$ | 5.75       | \$   | 3,105.00   |           |            | \$              | -        | 540.00         | \$        | 3,105.00                                  | 540.00 | \$   | 3,105.00   |           | \$        | -          |
| 3. 24" Filter Sock                            | LF          | 200    | \$ | 9.25       | \$   | 1,850.00   |           |            | \$              | -        | 200.00         | \$        | 1,850.00                                  | 200.00 | \$   | 1,850.00   |           | \$        | -          |
| 4. NAG SC-150                                 | SF          | 19,600 | \$ | 0.24       | \$   | 4,704.00   |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 19,600.00 | \$        | 4,704.00   |
| 5. Remove E&S Measures                        | LS          | 1      | \$ | 8,500.00   | \$   | 8,500.00   |           |            | \$              | -        | 0.15           | \$        | 1,275.00                                  | 0.15   | \$   | 1,275.00   | 0.85      | \$        | 7,225.00   |
| 2.B. <u>STORMWATER</u>                        |             |        |    |            |      |            |           |            |                 |          |                |           |   |        |  |            |           |           |            |
| 1. 4 in. PVC                                  | LF          | 672    | \$ | 25.00      | \$   | 16,800.00  |           |            | \$              | -        | 170.00         | \$        | 4,250.00                                  | 170.00 | \$   | 4,250.00   | 502.00    | \$        | 12,550.00  |
| 2. 6 in. PVC                                  | LF          | 300    | \$ | 28.00      | \$   | 8,400.00   |           |            | \$              | -        | 150.00         | \$        | 4,200.00                                  | 150.00 | \$   | 4,200.00   | 150.00    | \$        | 4,200.00   |
| 3. 15 in. HDPE                                | LF          | 2,948  | \$ | 38.00      | \$   | 112,024.00 | 716.00    | \$         | 27,208.00       | 1,200.00 | \$             | 45,600.00 | 1,916.00                                  | \$     | 72,808.00  | 1,032.00   | \$        | 39,216.00 |            |
| 4. 18 in. HDPE                                | LF          | 316    | \$ | 43.00      | \$   | 13,588.00  | 200.00    | \$         | 8,600.00        | 40.00    | \$             | 1,720.00  | 240.00                                    | \$     | 10,320.00  | 76.00      | \$        | 3,268.00  |            |
| 5. 24 in. HDPE                                | LF          | 1,322  | \$ | 49.00      | \$   | 64,778.00  | 250.00    | \$         | 12,250.00       | 700.00   | \$             | 34,300.00 | 950.00                                    | \$     | 46,550.00  | 372.00     | \$        | 18,228.00 |            |
| 6. Inlet                                      | EA          | 50     | \$ | 2,550.00   | \$   | 127,500.00 |           |            | \$              | -        | 40.00          | \$        | 102,000.00                                | 40.00  | \$   | 102,000.00 | 10.00     | \$        | 25,500.00  |
| 7. Yard Drain                                 | EA          | 3      | \$ | 1,595.00   | \$   | 4,785.00   |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 3.00      | \$        | 4,785.00   |
| 8. 15 in. DW Endwall                          | EA          | 1      | \$ | 1,350.00   | \$   | 1,350.00   |           |            | \$              | -        | 1.00           | \$        | 1,350.00                                  | 1.00   | \$   | 1,350.00   |           | \$        | -          |
| 9. 24 in. DW Endwall                          | EA          | 1      | \$ | 1,800.00   | \$   | 1,800.00   |           |            | \$              | -        | 1.00           | \$        | 1,800.00                                  | 1.00   | \$   | 1,800.00   |           | \$        | -          |
| 10. Manhole                                   | EA          | 32     | \$ | 2,665.00   | \$   | 85,280.00  | 8.00      | \$         | 21,320.00       | 7.00     | \$             | 18,655.00 | 15.00                                     | \$     | 39,975.00  | 17.00      | \$        | 45,305.00 |            |
| 11. StormTech Basin UGB1                      | 13209 CY LS | 1      | \$ | 103,000.00 | \$   | 103,000.00 |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 1.00      | \$        | 103,000.00 |
| 12. StormTech Basin UGB2A                     | 16483 CY LS | 1      | \$ | 105,300.00 | \$   | 105,300.00 |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 1.00      | \$        | 105,300.00 |
| 13. StormTech Basin UGB2B                     | 6342 CY LS  | 1      | \$ | 40,500.00  | \$   | 40,500.00  |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 1.00      | \$        | 40,500.00  |
| 14. StormTech Basin UGB2C                     | 10369 CY LS | 1      | \$ | 66,200.00  | \$   | 66,200.00  |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 1.00      | \$        | 66,200.00  |
| 15. StormTech Basin UGB3                      | 15274 CY LS | 1      | \$ | 99,000.00  | \$   | 99,000.00  |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 1.00      | \$        | 99,000.00  |
| 16. StormTech Basin UGB4A                     | 14754 CY LS | 1      | \$ | 92,000.00  | \$   | 92,000.00  |           |            | \$              | -        | 1.00           | \$        | 92,000.00                                 | 1.00   | \$   | 92,000.00  |           | \$        | -          |
| 17. StormTech Basin UGB4B                     | 16067 CY LS | 1      | \$ | 114,000.00 | \$   | 114,000.00 |           |            | \$              | -        | 1.00           | \$        | 114,000.00                                | 1.00   | \$   | 114,000.00 |           | \$        | -          |
| 18. StormTech Basin UGB5                      | 17125 CY LS | 1      | \$ | 111,000.00 | \$   | 111,000.00 |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 1.00      | \$        | 111,000.00 |
| 19. Contact Unit                              | EA          | 3      | \$ | 60,000.00  | \$   | 180,000.00 |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 3.00      | \$        | 180,000.00 |
| 20. Outlet Structure                          | EA          | 5      | \$ | 5,400.00   | \$   | 27,000.00  |           |            | \$              | -        | 1.00           | \$        | 5,400.00                                  | 1.00   | \$   | 5,400.00   | 4.00      | \$        | 21,600.00  |
| 21. Rip Rap                                   | EA          | 2      | \$ | 775.00     | \$   | 1,550.00   |           |            | \$              | -        | 2.00           | \$        | 1,550.00                                  | 2.00   | \$   | 1,550.00   |           | \$        | -          |
| 22. Snout                                     | EA          | 2      | \$ | 250.00     | \$   | 500.00     |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 2.00      | \$        | 500.00     |
| 23. Fabco Inlet Filters                       | EA          | 15     | \$ | 900.00     | \$   | 13,500.00  |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 15.00     | \$        | 13,500.00  |
| 2.C. <u>SITE IMPROVEMENTS</u>                 |             |        |    |            |      |            |           |            |                 |          |                |           |   |        |  |            |           |           |            |
| 1. Concrete Curb, inc. curb line sealing      | LF          | 10,154 | \$ | 17.00      | \$   | 172,618.00 |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 10,154.00 | \$        | 172,618.00 |
| 2. Std. Paving 1.5 in. 9.5mm Wearing Course   | SY          | 15,000 | \$ | 7.00       | \$   | 105,000.00 |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 15,000.00 | \$        | 105,000.00 |
| 3. Std. Paving 2.5 in. 25mm Binder Course     | SY          | 15,000 | \$ | 9.00       | \$   | 135,000.00 |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 15,000.00 | \$        | 135,000.00 |
| 4. Std. Paving 8 in. 2A Stone                 | SY          | 15,000 | \$ | 8.00       | \$   | 120,000.00 |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 15,000.00 | \$        | 120,000.00 |
| 5. HD Paving 2.0 in. 9.5mm Wearing Course     | SY          | 2,946  | \$ | 8.50       | \$   | 25,041.00  |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 2,946.00  | \$        | 25,041.00  |
| 6. HD Paving 3.0 in. 25mm Binder Course       | SY          | 2,946  | \$ | 9.50       | \$   | 27,987.00  |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 2,946.00  | \$        | 27,987.00  |
| 7. HD Paving 10 in. 2A Stone                  | SY          | 2,946  | \$ | 10.00      | \$   | 29,460.00  |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 2,946.00  | \$        | 29,460.00  |
| 8. Witchwood 1.5 in. 9.5mm Wearing Course     | SY          | 5,000  | \$ | 7.75       | \$   | 38,750.00  |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 5,000.00  | \$        | 38,750.00  |
| 9. Witchwood 2.5 in. 19mm Binder Course       | SY          | 5,000  | \$ | 17.50      | \$   | 87,500.00  |           |            | \$              | -        |                | \$        | -   |        | \$   | -          | 5,000.00  | \$        | 87,500.00  |

**ESCROW RELEASE NO. 3**

DATE PREPARED: 5-Mar-2019

|  |   |                                |
|--|---|--------------------------------|
| PROJECT NAME: Higher Rock - Land Development | TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 40,000.00 | MONTGOMERY TOWNSHIP            |
| DEVELOPER: Higher Rock Partners, LP          | TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00     | TOWNSHIP NO.: LDS-694          |
| ESCROW AGENT: Fulton Bank                    |   | G&A PROJECT NO.: 2016-07014-01 |
| TYPE OF SECURITY: Letter of Credit           | MAINTENANCE BOND AMOUNT (15%): \$ 661,248.19        | AGREEMENT DATE:                |
| <b>SUMMARY OF IMPROVEMENT ESCROW ACCOUNT</b> |   |                                |
|  | <b>TOTAL COST</b>                                   | <b>RELEASE REQUESTS</b>        |
|  |   | <b>CURRENT</b>                 |
| CONSTRUCTION                                 | \$ 4,408,321.24                                     | \$ 139,953.05                  |
| CONTINGENCY (10%)                            | \$ 440,832.12                                       | \$ -                           |
| <b>TOTAL</b>                                 | <b>\$ 4,849,153.36</b>                              | <b>\$ 139,953.05</b>           |
|  |   | <b>PRIOR</b>                   |
|  |   | \$ 443,255.00                  |
|  |   | \$ -                           |
|  |   | \$ -                           |
|  |   | \$ 583,208.05                  |
|  |   | \$ -                           |
|  |   | \$ -                           |
|  |   | \$ 443,255.00                  |
|  |   | \$ 583,208.05                  |
|  |   | \$ 440,832.12                  |
|  |   | \$ 4,265,945.31                |

| CONSTRUCTION ITEMS   |          |           |              |               | CURRENT REQUEST |              | PRIOR REQUESTS |      | TOTAL REQUESTS<br>(Incl. current release) |              | AVAILABLE FOR RELEASE<br>(Incl. current release) |               |
|--|----------|-----------|--------------|---------------|-----------------|--------------|----------------|------|---|--------------|--|---------------|
| UNIT   | QUANTITY | UNIT COST | TOTAL COST   |               | QTY             | COST         | QTY            | COST | QTY                                       | COST         | QTY  | COST          |
| <b>2.C. SITE IMPROVEMENTS (continued)</b>                        |          |           |              |               |                 |              |                |      |   |              |  |               |
| 10. Witchwood 7 in. 25mm Binder Course                           | SY       | 5,000     | \$ 39.00     | \$ 195,000.00 |                 | \$ -         |                | \$ - |   | \$ -         | 5,000.00   | \$ 195,000.00 |
| 11. Witchwood 6 in. 2A Stone                                     | SY       | 5,000     | \$ 12.00     | \$ 60,000.00  |                 | \$ -         |                | \$ - |   | \$ -         | 5,000.00   | \$ 60,000.00  |
| 12. Wawa 2.0 in. 9.5mm Wearing Course                            | SY       | 6,100     | \$ 8.50      | \$ 51,850.00  |                 | \$ -         |                | \$ - |   | \$ -         | 6,100.00   | \$ 51,850.00  |
| 13. Wawa 4 in. 25mm BCBC   | SY       | 6,100     | \$ 10.00     | \$ 61,000.00  |                 | \$ -         |                | \$ - |   | \$ -         | 6,100.00   | \$ 61,000.00  |
| 14. Wawa 8 in. 2A Stone  | SY       | 6,100     | \$ 8.00      | \$ 48,800.00  |                 | \$ -         |                | \$ - |   | \$ -         | 6,100.00   | \$ 48,800.00  |
| 15. Heavy Duty Concrete (4,000 psi w/ fiber), inc. 6 inch 2A     | SF       | 25,325    | \$ 13.00     | \$ 329,225.00 |                 | \$ -         |                | \$ - |   | \$ -         | 25,325.00  | \$ 329,225.00 |
| 16. Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A       | SF       | 20,277    | \$ 7.50      | \$ 152,077.50 |                 | \$ -         |                | \$ - |   | \$ -         | 20,277.00  | \$ 152,077.50 |
| 17. ADA/PennDOT Compliant Ramp, inc. DWS                         | EA       | 28        | \$ 3,000.00  | \$ 84,000.00  |                 | \$ -         |                | \$ - |   | \$ -         | 28.00  | \$ 84,000.00  |
| 18. Retaining Wall - Pump Station                                | SF       | 413       | \$ 22.55     | \$ 9,313.15   |                 | \$ -         |                | \$ - |   | \$ -         | 413.00   | \$ 9,313.15   |
| 19. Retaining Wall - Wendy's                                     | SF       | 2,948     | \$ 22.55     | \$ 66,477.40  |                 | \$ -         |                | \$ - |   | \$ -         | 2,948.00   | \$ 66,477.40  |
| 20. Retaining Wall - Wawa  | SF       | 3,051     | \$ 22.55     | \$ 68,800.05  | 3,051.00        | \$ 68,800.05 |                | \$ - | 3,051.00                                  | \$ 68,800.05 |  | \$ -          |
| 21. Retaining Wall - North Retail                                | SF       | 2,412     | \$ 22.55     | \$ 54,390.60  |                 | \$ -         |                | \$ - |   | \$ -         | 2,412.00   | \$ 54,390.60  |
| 22. Retaining Wall - Garden Center North                         | SF       | 692       | \$ 22.55     | \$ 15,604.60  |                 | \$ -         |                | \$ - |   | \$ -         | 692.00   | \$ 15,604.60  |
| 23. Retaining Wall - Garden Center South                         | SF       | 596       | \$ 22.55     | \$ 13,439.80  |                 | \$ -         |                | \$ - |   | \$ -         | 596.00   | \$ 13,439.80  |
| 24. Retaining Wall - Office Building                             | SF       | 3,304     | \$ 22.55     | \$ 74,505.20  |                 | \$ -         |                | \$ - |   | \$ -         | 3,304.00   | \$ 74,505.20  |
| 25. Sleeve-Its for Fence, 6 ft. on Center                        | LS       | 1         | \$ 16,500.00 | \$ 16,500.00  |                 | \$ -         |                | \$ - |   | \$ -         | 1.00   | \$ 16,500.00  |
| 26. Sleeve-Its for Guiderail, Walls 1, 2, 3, & 6                 | LS       | 1         | \$ 7,100.00  | \$ 7,100.00   | 0.25            | \$ 1,775.00  |                | \$ - | 0.25                                      | \$ 1,775.00  | 0.75   | \$ 5,325.00   |
| 27. Traffic Control Signs Mounted on Poles                       | EA       | 36        | \$ 250.00    | \$ 9,000.00   |                 | \$ -         |                | \$ - |   | \$ -         | 36.00  | \$ 9,000.00   |
| 28. Concrete Bollards  | EA       | 63        | \$ 600.00    | \$ 37,800.00  |                 | \$ -         |                | \$ - |   | \$ -         | 63.00  | \$ 37,800.00  |
| <b>2.D. LIGHTING</b>   |          |           |              |               |                 |              |                |      |   |              |  |               |
| 1. Single LED, 6 inch exposed foundation, 20.5 ft. mounting ht.  | EA       | 10        | \$ 3,200.00  | \$ 32,000.00  |                 | \$ -         |                | \$ - |   | \$ -         | 10.00  | \$ 32,000.00  |
| 2. Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.  | EA       | 4         | \$ 3,800.00  | \$ 15,200.00  |                 | \$ -         |                | \$ - |   | \$ -         | 4.00   | \$ 15,200.00  |
| 3. Single LED, 30 inch exposed foundation, 20.5 ft. mounting ht. | EA       | 41        | \$ 3,500.00  | \$ 143,500.00 |                 | \$ -         |                | \$ - |   | \$ -         | 41.00  | \$ 143,500.00 |
| 4. Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.  | EA       | 19        | \$ 4,100.00  | \$ 77,900.00  |                 | \$ -         |                | \$ - |   | \$ -         | 19.00  | \$ 77,900.00  |
| <b>2.E. LANDSCAPING</b>  |          |           |              |               |                 |              |                |      |   |              |  |               |
| <b>Shade Trees</b>   |          |           |              |               |                 |              |                |      |   |              |  |               |
| 1. Acer rubrum 'Autumn Flame' (3" cal. min.)                     | EA       | 22        | \$ 600.00    | \$ 13,200.00  |                 | \$ -         |                | \$ - |   | \$ -         | 22.00  | \$ 13,200.00  |
| 2. Acer rubrum 'Red Sunset' (3" cal. min.)                       | EA       | 18        | \$ 600.00    | \$ 10,800.00  |                 | \$ -         |                | \$ - |   | \$ -         | 18.00  | \$ 10,800.00  |
| 3. Carpinus caroliniana (3" cal. min.)                           | EA       | 17        | \$ 600.00    | \$ 10,200.00  |                 | \$ -         |                | \$ - |   | \$ -         | 17.00  | \$ 10,200.00  |
| 4. Catalpa speciosa (3" cal. min.)                               | EA       | 15        | \$ 600.00    | \$ 9,000.00   |                 | \$ -         |                | \$ - |   | \$ -         | 15.00  | \$ 9,000.00   |
| 5. Ginkgo biloba (3" cal. min.)                                  | EA       | 27        | \$ 600.00    | \$ 16,200.00  |                 | \$ -         |                | \$ - |   | \$ -         | 27.00  | \$ 16,200.00  |
| 6. Gleditsia triacanthos intermis 'Skycole' (3" cal. min.)       | EA       | 15        | \$ 600.00    | \$ 9,000.00   |                 | \$ -         |                | \$ - |   | \$ -         | 15.00  | \$ 9,000.00   |
| 7. Liquidambar styraciflua 'Slender Silhouette' (3" cal. min.)   | EA       | 12        | \$ 600.00    | \$ 7,200.00   |                 | \$ -         |                | \$ - |   | \$ -         | 12.00  | \$ 7,200.00   |
| 8. Liquidambar styraciflua 'Rotundiloba' (3" cal. min.)          | EA       | 33        | \$ 600.00    | \$ 19,800.00  |                 | \$ -         |                | \$ - |   | \$ -         | 33.00  | \$ 19,800.00  |
| 9. Nyssa sylvatica (3" cal. min.)                                | EA       | 26        | \$ 600.00    | \$ 15,600.00  |                 | \$ -         |                | \$ - |   | \$ -         | 26.00  | \$ 15,600.00  |
| 10. Parrotia persica (3" cal. min.)                              | EA       | 28        | \$ 600.00    | \$ 16,800.00  |                 | \$ -         |                | \$ - |   | \$ -         | 28.00  | \$ 16,800.00  |
| 11. Platanus x acerifolia 'Bloodgood' (3" cal. min.)             | EA       | 12        | \$ 600.00    | \$ 7,200.00   |                 | \$ -         |                | \$ - |   | \$ -         | 12.00  | \$ 7,200.00   |
| 12. Salix x elegantissima (3" cal. min.)                         | EA       | 3         | \$ 600.00    | \$ 1,800.00   |                 | \$ -         |                | \$ - |   | \$ -         | 3.00   | \$ 1,800.00   |
| 13. Stewartia pseudocamellia (3" cal. min.)                      | EA       | 11        | \$ 600.00    | \$ 6,600.00   |                 | \$ -         |                | \$ - |   | \$ -         | 11.00  | \$ 6,600.00   |
| 14. Zelkova serrata 'Village Green' (3" cal. min.)               | EA       | 35        | \$ 600.00    | \$ 21,000.00  |                 | \$ -         |                | \$ - |   | \$ -         | 35.00  | \$ 21,000.00  |
| <b>Ornamental Trees</b>  |          |           |              |               |                 |              |                |      |   |              |  |               |

**ESCROW RELEASE NO. 3**

DATE PREPARED: 5-Mar-2019

PROJECT NAME: Higher Rock - Land Development  
DEVELOPER: Higher Rock Partners, LP  
ESCROW AGENT: Fulton Bank  
TYPE OF SECURITY: Letter of Credit

TOTAL ENGINEERING (CASH ESCROW): \$ 40,000.00  
TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00  
MAINTENANCE BOND AMOUNT (15%): \$ 661,248.19

MONTGOMERY TOWNSHIP  
TOWNSHIP NO.: LDS-694  
G&A PROJECT NO.: 2016-07014-01  
AGREEMENT DATE:

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT | TOTAL COST      | RELEASE REQUESTS |               |               | BALANCE         |
|---------------------------------------|-----------------|------------------|---------------|---------------|-----------------|
|                                       |                 | CURRENT          | PRIOR         | TOTAL         |                 |
| CONSTRUCTION                          | \$ 4,408,321.24 | \$ 139,953.05    | \$ 443,255.00 | \$ 583,208.05 | \$ 3,825,113.19 |
| CONTINGENCY (10%)                     | \$ 440,832.12   | \$ -             | \$ -          | \$ -          | \$ 440,832.12   |
| TOTAL                                 | \$ 4,849,153.36 | \$ 139,953.05    | \$ 443,255.00 | \$ 583,208.05 | \$ 4,265,945.31 |

| CONSTRUCTION ITEMS  |    |         |    | UNIT   | QUANTITY | UNIT COST | TOTAL COST | CURRENT REQUEST |      | PRIOR REQUESTS |      | TOTAL REQUESTS<br>(Incl. current release) |      | AVAILABLE FOR RELEASE<br>(Incl. current release) |            |              |
|---|----|---------|----|--------|----------|-----------|------------|-----------------|------|----------------|------|---|------|--|------------|--------------|
|   |    |         |    |        |          |           |            | QTY             | COST | QTY            | COST | QTY                                       | COST | QTY  | COST       |              |
| 2.E. LANDSCAPING (continued)                                    |    |         |    |        |          |           |            |                 |      |                |      |   |      |  |            |              |
| 15. Cercis canadensis (2-2 1/2 ft. cal. min.)                   | EA | 15      | \$ | 400.00 | \$       | 6,000.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 15.00      | \$ 6,000.00  |
| 16. Magnolia virginiana (3" cal. Min.)                          | EA | 21      | \$ | 400.00 | \$       | 8,400.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 21.00      | \$ 8,400.00  |
| Evergreen Trees   |    |         |    |        |          |           |            |                 |      |                |      |   |      |  |            |              |
| 17. Picea abies (8 - 10 ft. ht.)                                | EA | 12      | \$ | 600.00 | \$       | 7,200.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 12.00      | \$ 7,200.00  |
| 18. Picea pungens 'glauca' (8 - 10 ft. ht.)                     | EA | 9       | \$ | 600.00 | \$       | 5,400.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 9.00       | \$ 5,400.00  |
| 19. Picea pungens (8 - 10 ft. ht.)                              | EA | 7       | \$ | 600.00 | \$       | 4,200.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 7.00       | \$ 4,200.00  |
| 20. Pinus strobus (8 - 10 ft. ht.)                              | EA | 10      | \$ | 600.00 | \$       | 6,000.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 10.00      | \$ 6,000.00  |
| Evergreen Shrubs  |    |         |    |        |          |           |            |                 |      |                |      |   |      |  |            |              |
| 21. Ilex x meserveae 'Blue Boy' (30 - 36 in. ht.)               | EA | 7       | \$ | 90.00  | \$       | 630.00    |            | \$              | -    |                | \$   | -   | \$   | -  | 7.00       | \$ 630.00    |
| 22. Ilex crenata 'Compacta' (30 in. min.)                       | EA | 64      | \$ | 90.00  | \$       | 5,760.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 64.00      | \$ 5,760.00  |
| 23. Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)              | EA | 32      | \$ | 90.00  | \$       | 2,880.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 32.00      | \$ 2,880.00  |
| 24. Ilex crenata 'Soft Touch' (30 - 36 in. ht.)                 | EA | 26      | \$ | 90.00  | \$       | 2,340.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 26.00      | \$ 2,340.00  |
| 25. Ilex glabra Compacta (30 in. min.)                          | EA | 149     | \$ | 90.00  | \$       | 13,410.00 |            | \$              | -    |                | \$   | -   | \$   | -  | 149.00     | \$ 13,410.00 |
| 26. Juniperus chinensis 'Hetzl Columnaris' (4 - 5 ft. ht.)      | EA | 41      | \$ | 105.00 | \$       | 4,305.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 41.00      | \$ 4,305.00  |
| 27. Rhododendron caroliniana x PJM (24 - 30 in. ht.)            | EA | 13      | \$ | 90.00  | \$       | 1,170.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 13.00      | \$ 1,170.00  |
| 28. Thuja occidentalis 'Elegantissima' (5 - 6' ht.)             | EA | 14      | \$ | 105.00 | \$       | 1,470.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 14.00      | \$ 1,470.00  |
| Deciduous Shrubs  |    |         |    |        |          |           |            |                 |      |                |      |   |      |  |            |              |
| 29. Clethra alnifolia (30 in. min.)                             | EA | 27      | \$ | 90.00  | \$       | 2,430.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 27.00      | \$ 2,430.00  |
| 30. Cornus sericea (30 in. min.)                                | EA | 27      | \$ | 90.00  | \$       | 2,430.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 27.00      | \$ 2,430.00  |
| 31. Halesia carolina (4 - 5 ft. ht.)                            | EA | 7       | \$ | 105.00 | \$       | 735.00    |            | \$              | -    |                | \$   | -   | \$   | -  | 7.00       | \$ 735.00    |
| 32. Hydrangea quercifolia 'Snow Queen' (30 in. min.)            | EA | 12      | \$ | 90.00  | \$       | 1,080.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 12.00      | \$ 1,080.00  |
| 33. Itea virginica 'Henry's Garnet' (30 in. min.)               | EA | 83      | \$ | 90.00  | \$       | 7,470.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 83.00      | \$ 7,470.00  |
| 34. Ilex verticillata 'Jim Dandy Winterberry' (30 - 36 in. ht.) | EA | 5       | \$ | 90.00  | \$       | 450.00    |            | \$              | -    |                | \$   | -   | \$   | -  | 5.00       | \$ 450.00    |
| 35. Ilex verticillata 'Winter Red' (30 - 36 in. ht.)            | EA | 12      | \$ | 90.00  | \$       | 1,080.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 12.00      | \$ 1,080.00  |
| 36. Myrica pensylvanica (30 - 36 in. ht.)                       | EA | 22      | \$ | 90.00  | \$       | 1,980.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 22.00      | \$ 1,980.00  |
| 37. Physocarpus opulifolius 'Seward' (2 - 3 ft. ht.)            | EA | 14      | \$ | 90.00  | \$       | 1,260.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 14.00      | \$ 1,260.00  |
| 38. Spiraea x bumalda 'Anthony Waterer' (30 in. min.)           | EA | 56      | \$ | 90.00  | \$       | 5,040.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 56.00      | \$ 5,040.00  |
| 39. Spiraea japonica 'Goldmound' (30 in. min.)                  | EA | 42      | \$ | 90.00  | \$       | 3,780.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 42.00      | \$ 3,780.00  |
| 40. Viburnum dentatum (30 - 36 in. ht.)                         | EA | 18      | \$ | 90.00  | \$       | 1,620.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 18.00      | \$ 1,620.00  |
| 41. Viburnum dentatum 'Christom' (3 - 4 ft. ht.)                | EA | 22      | \$ | 90.00  | \$       | 1,980.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 22.00      | \$ 1,980.00  |
| 42. Viburnum dentatum 'Synnesved' (3 - 4 ft. ht.)               | EA | 37      | \$ | 90.00  | \$       | 3,330.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 37.00      | \$ 3,330.00  |
| 43. Weigela florida 'Bokraspiw' (30 in. min.)                   | EA | 33      | \$ | 90.00  | \$       | 2,970.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 33.00      | \$ 2,970.00  |
| Ground Cover  |    |         |    |        |          |           |            |                 |      |                |      |   |      |  |            |              |
| 44. Rhus aromatica 'Gro-Low' (15 - 18 in. spd.)                 | EA | 90      | \$ | 35.00  | \$       | 3,150.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 90.00      | \$ 3,150.00  |
| Perennials  |    |         |    |        |          |           |            |                 |      |                |      |   |      |  |            |              |
| 45. Liriope spicata (4 in. pot.)                                | EA | 250     | \$ | 9.00   | \$       | 2,250.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 250.00     | \$ 2,250.00  |
| 46. Salvia nemerosa 'Blue Hill' (1 gal.)                        | EA | 73      | \$ | 9.00   | \$       | 657.00    |            | \$              | -    |                | \$   | -   | \$   | -  | 73.00      | \$ 657.00    |
| Ornamental Grasses  |    |         |    |        |          |           |            |                 |      |                |      |   |      |  |            |              |
| 47. Pennisetum alopecuroides 'Hameln' (1 gal.)                  | EA | 74      | \$ | 12.00  | \$       | 888.00    |            | \$              | -    |                | \$   | -   | \$   | -  | 74.00      | \$ 888.00    |
| 48. Panicum virgatum 'Heavy Metal' (1 gal.)                     | EA | 39      | \$ | 12.00  | \$       | 468.00    |            | \$              | -    |                | \$   | -   | \$   | -  | 39.00      | \$ 468.00    |
| Other   |    |         |    |        |          |           |            |                 |      |                |      |   |      |  |            |              |
| 49. Mulch   | SF | 18,979  | \$ | 0.50   | \$       | 9,489.50  |            | \$              | -    |                | \$   | -   | \$   | -  | 18,979.00  | \$ 9,489.50  |
| 50. Permanent Vegetation  | SF | 166,193 | \$ | 0.08   | \$       | 13,295.44 |            | \$              | -    |                | \$   | -   | \$   | -  | 166,193.00 | \$ 13,295.44 |



# ESCROW RELEASE NO. 3

DATE PREPARED: 5-Mar-2019

PROJECT NAME: Higher Rock - Land Development  
 DEVELOPER: Higher Rock Partners, LP  
 ESCROW AGENT: Fulton Bank  
 TYPE OF SECURITY: Letter of Credit

TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 40,000.00  
 TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00  
 MAINTENANCE BOND AMOUNT (15%): \$ 661,248.19

MONTGOMERY TOWNSHIP  
 TOWNSHIP NO.: LDS-694  
 G&A PROJECT NO.: 2016-07014-01  
 AGREEMENT DATE:

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT | TOTAL COST             | RELEASE REQUESTS     |                      |                      | BALANCE               |
|---------------------------------------|------------------------|----------------------|----------------------|----------------------|-----------------------|
|                                       |                        | CURRENT              | PRIOR                | TOTAL                |                       |
| CONSTRUCTION                          | \$ 4,408,321.24        | \$ 139,953.05        | \$ 443,255.00        | \$ 583,208.05        | \$3,825,113.19        |
| CONTINGENCY (10%)                     | \$ 440,832.12          | \$ -                 | \$ -                 | \$ -                 | \$ 440,832.12         |
| <b>TOTAL</b>                          | <b>\$ 4,849,153.36</b> | <b>\$ 139,953.05</b> | <b>\$ 443,255.00</b> | <b>\$ 583,208.05</b> | <b>\$4,265,945.31</b> |

| CONSTRUCTION ITEMS                           | UNIT | QUANTITY | UNIT COST     | TOTAL COST    | CURRENT REQUEST |      | PRIOR REQUESTS |      | TOTAL REQUESTS (Incl. current release) |      | AVAILABLE FOR RELEASE (Incl. current release) |               |
|--|------|----------|---------------|---------------|-----------------|------|----------------|------|--|------|---|---------------|
|  |      |          |               |               | QTY             | COST | QTY            | COST | QTY                                    | COST | QTY   | COST          |
| <b>2.E. LANDSCAPING (continued)</b>          |      |          |               |               |                 |      |                |      |  |      |   |               |
| 51. Sod                                      | SF   | 27,655   | \$ 1.00       | \$ 27,655.00  |                 | \$ - |                | \$ - |  | \$ - | 27,655.00                                     | \$ 27,655.00  |
| <b>2.F. STUMP ROAD WIDENING &amp; PAVING</b> |      |          |               |               |                 |      |                |      |  |      |   |               |
| 1. Grade Widening                            | SY   | 1,255    | \$ 4.00       | \$ 5,020.00   |                 | \$ - |                | \$ - |  | \$ - | 1,255.00                                      | \$ 5,020.00   |
| 2. Traffic Control                           | LS   | 1        | \$ 7,575.00   | \$ 7,575.00   |                 | \$ - |                | \$ - |  | \$ - | 1.00  | \$ 7,575.00   |
| 3. Striping                                  | LS   | 1        | \$ 15,600.00  | \$ 15,600.00  |                 | \$ - |                | \$ - |  | \$ - | 1.00  | \$ 15,600.00  |
| 4. Stump Rd 1.5 in. 9.5mm Wearing Course     | SY   | 8,480    | \$ 7.75       | \$ 65,720.00  |                 | \$ - |                | \$ - |  | \$ - | 8,480.00                                      | \$ 65,720.00  |
| 5. Stump Rd 2.5 in. 19mm Binder Course       | SY   | 1,255    | \$ 17.50      | \$ 21,962.50  |                 | \$ - |                | \$ - |  | \$ - | 1,255.00                                      | \$ 21,962.50  |
| 6. Stump Rd 7 in. 25mm Binder Course         | SY   | 1,255    | \$ 39.00      | \$ 48,945.00  |                 | \$ - |                | \$ - |  | \$ - | 1,255.00                                      | \$ 48,945.00  |
| 7. Stump Rd 6 in. 2A Stone                   | SY   | 1,255    | \$ 12.00      | \$ 15,060.00  |                 | \$ - |                | \$ - |  | \$ - | 1,255.00                                      | \$ 15,060.00  |
| 8. Stump Rd 1.5 in. Mill                     | SY   | 7,225    | \$ 2.50       | \$ 18,062.50  |                 | \$ - |                | \$ - |  | \$ - | 7,225.00                                      | \$ 18,062.50  |
| <b>2.G. MISCELLANEOUS</b>                    |      |          |               |               |                 |      |                |      |  |      |   |               |
| 1. Trash Enclosure                           | EA   | 6        | \$ 2,000.00   | \$ 12,000.00  |                 | \$ - |                | \$ - |  | \$ - | 6.00  | \$ 12,000.00  |
| 2. Regulatory/Warning Signs                  | EA   | 36       | \$ 250.00     | \$ 9,000.00   |                 | \$ - |                | \$ - |  | \$ - | 36.00   | \$ 9,000.00   |
| 3. Striping                                  | LS   | 1        | \$ 24,720.00  | \$ 24,720.00  |                 | \$ - |                | \$ - |  | \$ - | 1.00  | \$ 24,720.00  |
| 4. Construction Stakeout                     | LS   | 1        | \$ 20,000.00  | \$ 20,000.00  |                 | \$ - |                | \$ - |  | \$ - | 1.00  | \$ 20,000.00  |
| 5. As-Built Plans                            | LS   | 1        | \$ 30,000.00  | \$ 30,000.00  |                 | \$ - |                | \$ - |  | \$ - | 1.00  | \$ 30,000.00  |
| <b>1.E. CONTINGENCY</b>                      |      |          |               |               |                 |      |                |      |  |      |   |               |
| 1. 10% Contingency                           | LS   | 1        | \$ 440,832.12 | \$ 440,832.12 |                 | \$ - |                | \$ - |  | \$ - | 1.00  | \$ 440,832.12 |

## NOTES:

- These construction items include only the balance of work not included under the grading permit (i.e. Construction Sequence Phase 1, items 1 through 9 (reference Sheet 39 of 81, last revised August 3, 2018)).

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

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**SUBJECT:** Authorize Township Manager to Obtain Bids for Phase VI Forestry Management Program Ash Tree Removal

**MEETING DATE:** March 11, 2019

**ITEM NUMBER:** #15

**MEETING/AGENDA:** WORK SESSION

**ACTION**    XX

**NONE**

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

**INITIATED BY:** Bruce Shoupe  
Director of Planning and Zoning

**BOARD LIAISON:** Michael J. Fox, Township Supervisor  
Liaison to Shade Tree Commission

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**BACKGROUND:**

The Public Works Department has been very active cutting down Ash trees throughout the Township's parks and open space areas that have been infested with the Emerald Ash Borer. These trees are or have died and pose a potential threat of falling and causing property damage and/or injury.

With the assistance of Curt Eshleman, Certified Forester Society of American Forester's, the Township has identified high risk trees on Township properties along property lines, trails, roads and sidewalks for removal. Since 2016, the Township has awarded contracts providing for felling of approximately 2900 +/- diseased Ash trees, and the Township's Public Works Department has felled an additional 264 trees Ash Trees.

The work under the Forestry Management Phase VI contract will involve the furnishing of all labor, materials and equipment necessary and incidental for the falling of 550 trees to within 12 inches or less of ground level and no material is to be left in any watercourse. The tree locates are on the Wiseman Tract, Chaps Way Open Space, Montgomery Leas Open Space, Gordon Lane Basin Open Space and Baker Place Opens Space.

This tree removal project contract requires obtaining bids through the formal bid process. Bid documents have been prepared and reviewed by the Township's Solicitor, Landscape Consultant, Curt Eshleman, and DVIT.

**PREVIOUS BOARD ACTION:**

Since 2016, contracts have been awarded for the following Ash tree removal work:

- December 2017 - Phase I Removal of 237 +/- trees at Spring Valley Park at a cost of \$29,600.
- February 2018 - Phase II Removal of 403 +/- trees at Autumn Woods/Winner Circle Open Space areas at a cost of \$135,000.
- September 2018 - Phase III Removal of 420 +/- trees at the Zehr Section of Windlestrea Park, Friendship Park and Gwynedd Lea Open Space at a cost of \$73,500.00.
- November 2018 - Phase IV Removal of 950 +/- trees in the main section Windlestreae Park, Rose Twig Park and Memorial Grove Open Space at a cost of \$223,248.
- December 2018 – Phase V(A) Removal of 460 +/- trees in the open space areas behind the Township Building, Montgomery Oaks/Crossing and the open space next to the Orchards development at a cost of \$79,580.
- January 2018 – Phase V(B) removal of of 510 +/- trees at Fellowship Park, Addison Lane Open Space, Applewood Lane Open Space and Nature Area Open Space Knapp Road – Rambo Tree Service \$ 63,750.

**ALTERNATIVES/OPTIONS:**

None



BUDGET IMPACT:

The Estimate cost for the Forestry Management Phase VI project is \$80,000.

RECOMMENDATION:

It is recommended that the Board of Supervisors authorize the Township Manager to advertise and solicit bids for Forestry Management Program Phase VI involving the removal of diseased or dead Ash Trees from the Wiseman Tract, Chaps Way Open Space, Montgomery Lea Open Space, Gordon Lane Basin, and Baker Place Open Space.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the Township Manager to advertise and solicit bids for Forestry Management Program Phase VI involving the removal of diseased or dead Ash Trees from the Wiseman Tract, Chaps Way Open Space, Montgomery Lea Open Space, Gordon Lane Basin, and Baker Place Open Space.

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE: \_\_\_\_\_

ROLL CALL:

|                      |     |         |         |        |
|----------------------|-----|---------|---------|--------|
| Tanya Bamford        | Aye | Opposed | Abstain | Absent |
| Candyce Chimera      | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell | Aye | Opposed | Abstain | Absent |
| Matthew Quigg        | Aye | Opposed | Abstain | Absent |
| Michael J. Fox       | Aye | Opposed | Abstain | Absent |

DISTRIBUTION: Board of Supervisors, Frank Bartle, Esq.

## **ADVERTISEMENT FOR BIDS**

Sealed bids will be received by the **Montgomery Township** located at 1001 Stump Road, Montgomeryville, PA 18936, until **10:00 A.M.**, prevailing time on **March 28, 2019** at which time and place the bids shall be publicly opened and read aloud for:

### **ASH TREE FORESTRY MANAGEMENT BID Wiseman Tract, Chaps Way Open Space, Montgomery Lea Open Space, Gordon Lane Basin, and Baker Place Open Space**

This project involves the felling of approximately **550 +/-** Dead and Diseased Trees in the above noted properties owned by Montgomery Township.

Bidding Documents may be obtained at the **Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA 18936**, free of charge if picked up and a cost of \$10.00 per set for postage and handling if mailing is requested. Checks should be made payable to Montgomery Township. Amounts paid for bidding documents are non-refundable. Bidding Documents may be examined at the Township Administration Building, between the hours of 9:00 A.M. to 4:00 P.M., Monday through Friday. Each bid shall be submitted in accordance with the Instructions to Bidders and must be accompanied by a original Bid Bond or Certified Check for not less than ten percent (10%) of the Bid amount payable to the **Township of Montgomery**.

Each bid must be enclosed in a securely sealed opaque envelope and endorsed: **"Ash Tree Forestry Management Program – Phase VI"** with the name and address of the Bidder clearly marked on the envelope and delivered to the Township Manager, Montgomery Township 1001 Stump Road, Montgomeryville, PA 18936. Bids will not be accepted at the Police Department.

The successful Bidder shall be required to furnish proof of insurance and bonds for Performance, Payment, and Maintenance in such form as meets the approval of the Township of Montgomery and having as security thereon such Surety company or companies as are approved by the Township of Montgomery. This project is subject to applicable provisions of Act 127 Pennsylvania Public Works Employment Verification as amended.

A Bid may be modified or withdrawn by an appropriate document duly executed in the manner that a Bid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids. Bids may be withdrawn within two (2) business days after the opening of Bids only by the withdrawing Bidder's strict compliance with 73 P.S. §1602 and any subsequent amendments.

The Bid will remain subject to acceptance for sixty (60) days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

A **Mandatory Pre-Bid** conference shall be held at the Montgomery Township Municipal Building at **10:00 A.M. on March 21, 2019** for all interested Bidders. Please reserve two hours for field visit of site after meeting.

The Township of Montgomery reserves the right to reject any and all bids or parts thereof or to waive any informalities or irregularity as deemed in the best interest of Montgomery Township.

By order of:

Owner: Montgomery Township

Dated: March 2019

## Bid Tabulation Sheet - Phase VI

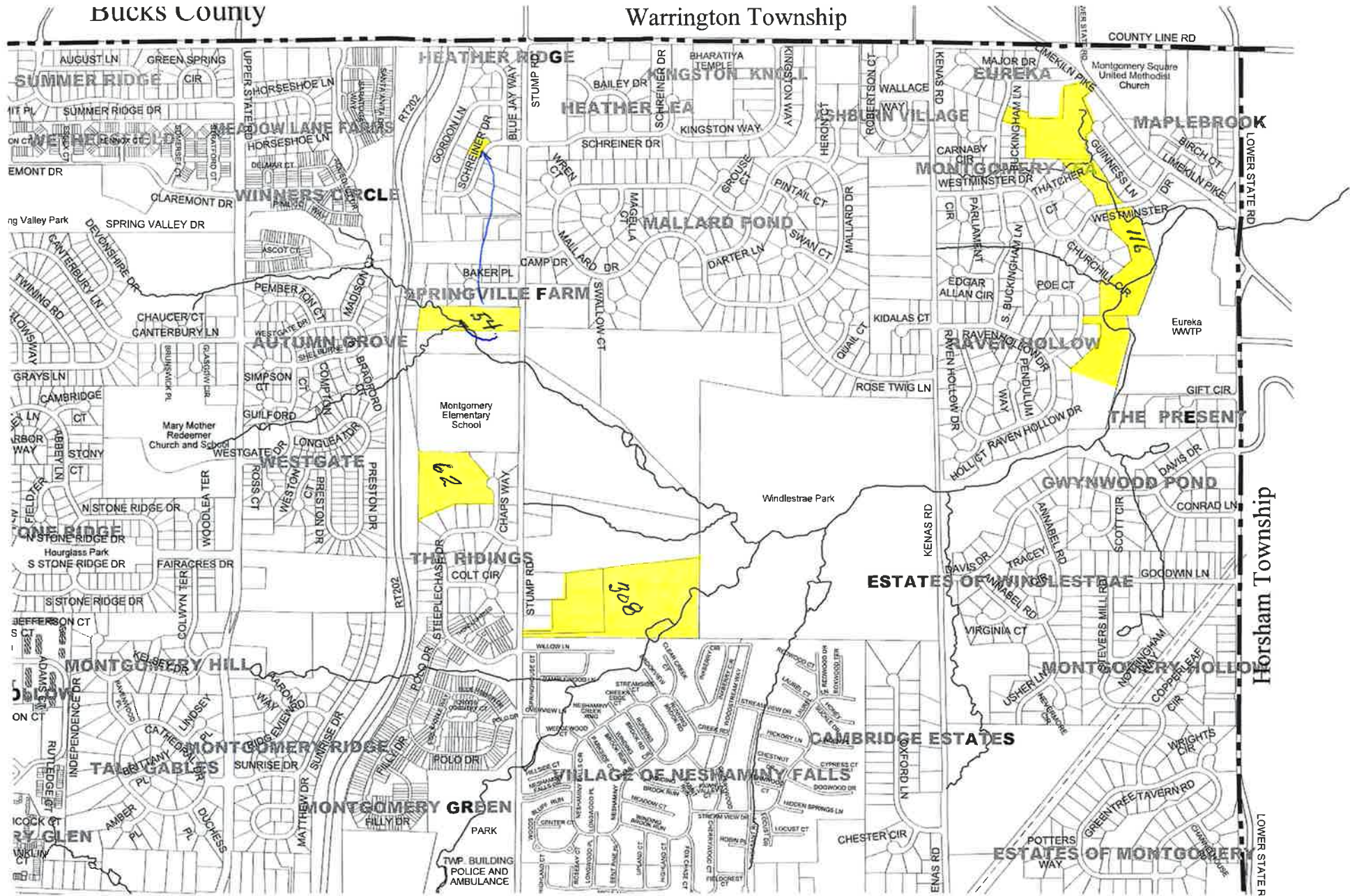
| Chaps Way<br>Open Space                        | QTY       | est cost for<br>removal | Wiseman Tract<br>(Stump Road)              | QTY        | est cost for<br>removal | Montgomery Lea<br>Open Space                      | QTY        | est cost for<br>removal | Gordon Lane Basin<br>and Baker Place<br>Open Space | QTY       | est cost for<br>removal |
|--|-----------|-------------------------|--|------------|-------------------------|---|------------|-------------------------|--|-----------|-------------------------|
| Next to 110 Chaps Way                          | 19        |                         | behind 510 Willow Ln<br>to 494 Willow Ln   | 70         |                         | 104 Limekiln Pike to 218 &<br>214 Buckingham Lane | 31         |                         | Gordon Lane Basin                                  | 18        |                         |
| Next to Montgomery<br>Elementary               | 26        |                         | Trail 1 (at<br>Neshaminy Falls)            | 21         |                         | behind 110 Guinness Lane                          | 9          |                         | Baker Place ( behind 105<br>and 111 Baker Pl)      | 36        |                         |
| 202 Bypass                                     | 14        |                         | Trail 2 (Callery<br>Pear field)            | 39         |                         | Guinness Lane cul-de-sac                          | 9          |                         |  |           |                         |
| behind 215 Steeplechase Dr<br>to 101 Chaps Way | 3         |                         | Trail 3 (Footbridge to<br>Neshaminy Falls) | 88         |                         | behind 109 Guinness Lane                          | 4          |                         |  |           |                         |
|  |           |                         | Disc Golf #12                              | 50         |                         | behind 107 Guinness Lane                          | 4          |                         |  |           |                         |
|  |           |                         | Disc Golf #6                               | 14         |                         | behind 105 Guinness Lane                          | 3          |                         |  |           |                         |
|  |           |                         | Disc Golf #5                               | 26         |                         | behind 103 Guinness Lane                          | 18         |                         |  |           |                         |
|  |           |                         |  |            |                         | behind 105 Churchill Cir                          | 10         |                         |  |           |                         |
|  |           |                         |  |            |                         | behind 107 Churchill Cir                          | 11         |                         |  |           |                         |
|  |           |                         |  |            |                         | behind 106 Churchill Cir                          | 2          |                         |  |           |                         |
|  |           |                         |  |            |                         | behind 110 Poe Court                              | 3          |                         |  |           |                         |
|  |           |                         |  |            |                         | behind 108 Poe Court                              | 2          |                         |  |           |                         |
|  |           |                         |  |            |                         | behind 104 Poe Court                              | 5          |                         |  |           |                         |
|  |           |                         |  |            |                         | behind 102 Poe Court                              | 5          |                         |  |           |                         |
| <b>Total # trees marked</b>                    | <b>62</b> |                         | <b>Total # trees marked</b>                | <b>308</b> |                         | <b>Total # trees marked</b>                       | <b>116</b> |                         | <b>Total # trees marked</b>                        | <b>54</b> |                         |
|  |           |                         |  |            |                         |   |            |                         |  |           |                         |

**TOTAL BID 550+/- trees \$\_\_\_\_\_**

**540 trees to be felled marked in BLUE (actual count)**

Bucks County

Warrington Township



Horsham Township



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

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SUBJECT: Consideration - Preliminary/Final Land Development Plan – Meadows at Parkview  
Subdivision – Toll Mid-Atlantic L.P. equitable owner – LDS#679

MEETING DATE: March 11, 2019

ITEM NUMBER: **#16**

MEETING/AGENDA:            WORK SESSION            ACTION XX            NONE

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

INITIATED BY: Bruce Shoupe                        BOARD LIAISON: Michael J. Fox  
Director of Planning and Zoning            Chairman

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BACKGROUND:

This development is the remaining undeveloped 8.7 acres of the 113.6 acre Enclave at Montgomery development. The site is located at the intersection of Enclave Boulevard and Bethlehem Pike and is within the R3B Age Qualified Residential Zoning District. This proposal includes 42 single family dwellings, (16 attached, 26 detached,) along with improvements such as storm sewers, sanitary sewer, water, sidewalks and private roads. Access to the development is proposed from Enclave Boulevard and Destiny Way. This is a revision to their original proposal for this site to be developed as commercial. A text amendment to the R3B zoning district regulations was adopted by the Board on February 9, 2015, which allows for this development.

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:

The Board approved a text amendment to the R3B zoning district to allow for this development at their meeting of February 9, 2015.

ALTERNATIVES/OPTIONS:

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

BUDGET IMPACT:

None.

RECOMMENDATION:

The resolution be adopted by the Board of Supervisors.

MOTION/RESOLUTION:

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

MOTION \_\_\_\_\_

SECOND \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |

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



## MONTGOMERY TOWNSHIP

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### **A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF TOLL MID-ATLANTIC L.P.'S APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT FOR THE MEADOWS AT PARKVIEW**

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**BE IT RESOVLED** that the Board of Supervisors grants Conditional Preliminary/Final Subdivision and Land Development Approval ("Approval") to Toll Mid-Atlantic L.P. ("Toll")<sup>1</sup> for the Meadows at Parkview (LDS #679), to create 42 lots, improved with 26 single-family dwellings and 16 townhouses, respectively, on the approximately 8.59 acre property located at Bethlehem Pike/Enclave Boulevard ("Property") as more fully detailed on the plans listed on Exhibit "A", attached and incorporated in this Approval ("Project").

This Approval is conditioned upon the following being satisfied by Toll prior to the recording of Project's associated Land Development Documentation and Plans:

1. Fulfilling all obligations and requirements of the Project's Review Letters, as amended, including: Gilmore & Associates, Inc. letters dated October 13, 2016, April 27, 2016, February 26, 2015; Chambers Associates, Inc. letter dated February 4, 2015; Boucher & James, Inc. letters dated September 21, 2016, March 24, 2016, January 30, 2015; Montgomery Township Planning Commission comments dated April 20, 2017; Montgomery County Planning Commission comments dated March 21, 2016, March 27, 2015; Traffic Planning and Design, Inc. letters dated April 11, 2016, March 13, 2015; Montgomery Township Fire Marshal's Office email dated March 23, 2018 and review letters April 6, 2016, February 18, 2015; Montgomery Township Police Department comments dated January 28, 2015; Montgomery Township Zoning Review dated February 25, 2015; and Kenneth Amey's review letter dated March 16, 2015.
2. Entering into a Land Development Agreement with the Township and posting financial security in the amount of 110% of the total cost for all the Project's public improvements to the satisfaction of the Township Engineer and Township Solicitor. As used herein, the term "public

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<sup>1</sup> Toll is the Property's equitable owner.

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 Project’s Plans shall indicate phasing if required.

3. Posting financial security for Post Construction Maintenance of Public Improvements in the amount of 15% of the Project’s 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 and certification. If the end of maintenance period for trees and other plantings ends outside the time period specified in Section 205-49 of the Township Subdivision and Land Development Ordinance, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the Township Solicitor’s satisfaction.
4. Paying all Township fees related to this Project, as well as outstanding Park and Recreation, Engineering, and Solicitor fees in the amount of \$760,000.
5. Satisfying all applicable requirements of the Township Codes, Township Municipal Sewer Authority (“MTMSA”), and North Wales Water Authority. A copy of the Authorities’ permits and/or agreements from the above must be provided to the Township.
6. Obtaining all other Regulatory Authority Permits having jurisdiction over this Project. Building permits cannot be issued until PADEP Sewage Planning Module has been issued and MTMSA has issued a connection permit.
7. Identifying all storm water inlets and outfall structures in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
8. Furnishing and installing all required street signage in accordance with PennDOT’s regulations, as amended, upon construction of the first unit.
9. Placing a note on the Project’s Plans that the maintenance and upkeep of all Project entry signs shall be the responsibility of the Homeowners Association and not placed within the Township’s public right-of-way.
10. Reserving in the Declaration of Covenants, Easements and Restrictions creating the Homeowner’s Association, for the benefit of the Township, its successors and assigns, an easement of access, ingress and egress over

such portion of the area designated for detention basin and rain garden maintenance easement on the Project's Plans. This easement shall be for the purpose of permitting Township inspection, maintenance, and repair of the Project's approved Storm System.

11. Supplying a copy of the Declaration of Covenants, Restrictions and Easements creating the Homeowner's Association to the Township and its Solicitor for review and approval prior to recording of Project's Plans.
12. Executing the required Storm Water Management Facilities Maintenance and Monitoring Agreement with the Township for the Township's benefit and its successors and assigns, which will include the requirement that the Stormwater Bio-Retention, as part of the Project NPDES construction sequence, to the Township Solicitor's satisfaction.
13. Executing the required Landscaping Declaration of Covenants and Restriction, with the Township for the Township's benefit and its successors and assigns, to the satisfaction of the Township Solicitor.
14. Planting 89 replacement trees within the Project to the Township Landscape Consultant's satisfaction or payment of associated fee in-lieu in the amount of \$53,400 ( $\$600 \times 89 = \$53,400$ ).
15. Building permits will not be accepted for review until all conditions of approval have been complied with and plans and agreements have been recorded. Building permits shall not be issued until the roadways are paved with all-weather pavement and operable fire hydrant(s) have been installed and approved by the Director of Fire Services. Upon issuance of first building permit, street signs shall be installed by the Developer and the lot/house numbers shall be posted during the term of this development. All sidewalk and handicap ramps shall be in full compliance with ADA requirements. All driveways must be paved prior to issuance of a Certificate of Occupancy.
16. Ensuring emergency services have access by limiting parking of contractor equipment, vehicles, and the storing of construction materials to one side of the street at all times.
17. Amending the Project's Plans to provide for construction of an 8-foot wide bituminous trail to Bethlehem Pike from Primrose Court, as an alternative to constructing sidewalk across the frontage of Bethlehem Pike, to the Board of Supervisors' satisfaction.
18. Limiting construction access to Enclave Blvd. The use of Destiny Way and Harley Court for construction access shall be prohibited.

19. Posting a performance bond in the amount of \$17,918.75 to guarantee the cost of milling/overlay of any damaged portion of Enclave Blvd between Bethlehem Pike and Destiny Way to the Township Engineer's satisfaction.
20. Providing the Township with a copy of financial security posted with PennDOT for the Project's associated HOP permit (#06092948-01), expiring July 11, 2019 prior to recording of the Project's Plans. If security is not secured with PennDOT then it must be posted with the Township in an amount to the Township Engineer's satisfaction for this work before recording of the Project's associated Land Development documentation and Plan.
21. Designating snow easement areas on the Project's Plans at the end of the new roadways to be constructed to the Township Engineer's satisfaction.

**BE IT FURTHER RESOLVED** that the following 11 waivers are granted to the extent that they concur with the Township consultants' recommendations:

1. **Section 205-10.B(1):** a waiver is requested from the requirement that the minimum radius at the center line for curves on local residential roads shall be 150-feet. The Applicant proposes a 75-foot center-line radii. Vehicle turning templates have been provided. *(The consultants have no objection to this waiver provided emergency access is acceptable to the Township Fire Marshal.)*
2. **Section 205-10.H(2):** a waiver is requested from the requirement that angled or perpendicular parking shall not be permitted along public or private streets. The Applicant is proposing perpendicular parking as is approved in previous phases of this development. *(The consultants have no objection to this waiver.)*
3. **Section 205-17.D:** a waiver is requested from the requirement that all curbs shall be straight concrete with an 8-inch curb reveal. The Applicant proposes Belgian Block curbing with a 7-inch reveal which has been approved in previous phases of this development. *(The consultants have no objection to this waiver.)*
4. **Section 205-22:** a waiver is requested to permit installation of sidewalk only on one side of the street, as noted on the plan submitted, last revised June 28, 2016.
5. **Section 205-24.A:** a waiver is requested from the requirement for street lighting along Bethlehem Pike. *(The consultants have no objection to this waiver for Bethlehem Pike,)*

6. **Section 205-52.A(2)(a):** a waiver is requested from the requirement for street trees to be planted no less than 40-feet on center nor farther than 50-feet on center. This waiver is requested to allow street trees to be placed closer than 40-feet on center in certain instances due to limited space. *(The consultants have no objection to this waiver.)*
7. **Section 205-52.B:** a waiver is requested from the requirement for a softening buffer. This waiver is requested to not provide the softening buffer along Route 309 where there is currently a berm, 13 street trees and 89 replacement trees proposed. *(The consultants have no objection to the waiver requested, provided the required plant material is planted appropriately on the berm to the satisfaction of the Township Landscape Consultant or the associated fee-in-lieu is provided in the amount of \$19,410 (with 608.05 LF of frontage along Route 309, twenty-five (25) shade trees and forty-nine (49) shrubs would be required. 25 shade trees x \$600 = \$15,000; 49 shrubs x \$90 = \$4,410 TOTAL \$ 19,410).*
8. **Section 205-52.B(2)(d):** a waiver is requested from the requirement for slopes no steeper than one foot in height for each four feet in width (slope of 25%) within the buffer area. This waiver is being requested to allow slopes steeper than 25% along the berm provided to buffer the rear yards of Lots 29 through 42 from Route 309. *(The consultants have no objection to this waiver as the berm is already in place and stabilized.)*
9. **Section 205-78.B(1):** a waiver is requested from the requirement to show existing features within 400-feet of the site. The Applicant has shown existing features within 50-feet of the site. *(The consultants have no objection to this waiver.)*
10. **Montgomery Township Street Lighting Specifications** (establishing lighting requirements and values for street lighting): a waiver is requested so that the Applicant can continue to install the same lighting in the same manner as has been installed in all previous phases of the Enclave at Montgomery and keep the entire community consistent with regard to street lighting. *(The consultants have no objection to this waiver since the lighting methodology and details will be similar to those installed as part of previous phases of this development.)*
11. **Section 206-11.k:** a waiver is requested from the requirement for storage facilities to drain the facilities over a period of time not less than +24-hours and not more than 72-hours from the end of the design storm. *(The consultants have no objection to this waiver as Pennsylvania erosion control requirements allow for dewatering time between 2 and 7 days.)*

\*\*\*



This Approval 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 10-days from this Resolution's date, then this Approval granted herein shall become null and void, the waivers requested shall be deemed denied, and the Project shall be denied for failure to comply with Sections of the Township Zoning Ordinance and/or Township Subdivision and Land Development Ordinance for the reasons cited herein or as set forth in the letters referenced herein.

\*\*\*

**DULY PRESENTED AND ADOPTED** by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this \_\_\_\_\_ day of 2019.

MOTION BY:

SECOND BY:

VOTE:

---

**APPLICANT'S ACCEPTANCE OF APPROVAL CONDITIONS**

The above conditions are agreed to by Toll Mid-Atlantic L.P., in their entirety, this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

Toll Mid-Atlantic L.P.

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Title:



Copies sent to: Applicant; F. Bartle; R. Iannozzi Jr.; R. Dunlevy; J. Dougherty; B. Shoupe; M. Gambino; K. Johnson; J. Stern-Goldstein; MCPC; Minute Book; Resolution File; File

DRAFT

## EXHIBIT "A"

### Plan List

| <u>DESCRIPTION</u>   | <u>ORIGINAL DATE</u> | <u>REVISED DATE</u> |
|--|----------------------|---------------------|
| 1. Subdivision Plan  | 10/30/14             | 6/28/16             |
| 2. Existing Features Plan                                      | 10/30/14             | 6/28/16             |
| 3. Construction Improvement Plan<br>(Grading and Storm Sewer)  | 10/30/14             | 6/28/16             |
| 4. Construction Improvement Plan<br>(Sanitary Sewer and Water) | 10/30/14             | 6/28/16             |
| 5. Landscape and Lighting Plan                                 | 10/30/14             | 6/28/16             |
| 6. Construction Detail Plan<br>(Landscape and Lighting)        | 10/30/14             | 6/28/16             |
| 7. Erosion and Sediment Control Plan                           | 10/30/14             | 6/28/16             |
| 8. Construction Detail Plan<br>(Erosion and Sediment Control)  | 10/30/14             | 3/28/16             |
| 9. Post Construction Stormwater<br>Management Plan             | 10/30/14             | 3/28/16             |
| 10. PCSM Detail Sheet  | 10/30/14             | 3/28/16             |
| 11. Plan and Profile of Primrose Ct                            | 10/30/14             | 6/28/16             |
| 12. Plan and Profile of Primrose Ct                            | 10/30/14             | 6/28/16             |
| 13. Plan and Profile of Lily Way                               | 10/30/14             | 6/28/16             |
| 14. Profiles - Off-Road Storm Sewer                            | 10/30/14             | 6/28/16             |
| 15. Construction Detail Plan<br>Site Improvements              | 10/30/14             | 6/28/16             |
| 16. Construction Detail Plan<br>Storm Sewer                    | 10/30/14             | 6/28/16             |
| 17. Construction Detail Plan<br>Water and Sanitary Sewer       | 10/30/14             | 6/28/16             |
| 18. Montgomery Township Fire Truck<br>Turnpath Plan            | 10/30/14             | 6/28/16             |



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

October 13, 2016

File No. 2015-01173

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

Reference: Preliminary/Final Land Development Application Review LD/S#679  
The Meadows at Parkview at the Enclave at Montgomery  
Tax Parcel #46-00-00076-01-3; Block 018G, Unit 034  
Tax Parcel #46-00-00076-33-6; Block 018G, Unit 035

Dear Bruce:

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

**I. SUBMISSION**

- A. STA Engineering, Inc. response letter dated September 14, 2016.
- B. Preliminary and Final Subdivision Plans of Parkview at Montgomery at the Enclave at Montgomery (19 Sheets), prepared by STA Engineering, Inc., prepared for The Cutler Group, Inc. dated October 30, 2014, and last revised June 28, 2016.
- C. Post Construction Stormwater Management Plan Narrative of Parkview at Montgomery at the Enclave at Montgomery, prepared by STA Engineering, Inc., prepared for The Cutler Group, Inc. dated October 30, 2014 and last revised June 9, 2016.

**II. GENERAL**

The subject development, Parkview at Montgomery, is the remaining undeveloped 8.7 acres of the 113.6 acre Enclave at Montgomery development. The site is located at the intersection of Enclave Boulevard and Bethlehem Pike (S.R. 0309) and is within the R-3B Age Qualified Residential Zoning District. The proposal includes 42 single-family dwelling units (16 attached, 26 detached) along with appurtenant improvements such as storm sewers, sanitary sewer, water service, sidewalks and private roads. Access to the development is proposed from Enclave Boulevard and Destiny Way. Development of the site is proposed in three phases (including 13, 11 and 18 dwelling units, respectively). The site is proposed to be developed under the comprehensive development alternative (§230-53.11).

**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. **§230-53.9** – At the time of subdivision and land development, as a prerequisite to the recording of any final plan, the developer shall record a declaration of age restriction against the lands proposed

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for development, in a form acceptable to the Township. *The Applicant has indicated this information will be provided.*

2. §230-53.10, §230-38.B & §230-39.D(15) – At the time of subdivision and land development, as a prerequisite to the recording of any final plan, the developer shall record a declaration, in a form satisfactory to the Township Solicitor, addressing the homeowner's association details. Provision shall be made for the ownership and maintenance responsibility of all property contained in the development, and the development plan shall indicate areas to be held in single ownership and in common ownership. *The Applicant has indicated this information will be provided.*
3. §230-38.G & §230-39.D(16) – Documentation shall be provided that water and sewer capacity is available and will be provided. The Applicant has indicated the plans are under review by the respective authorities. The Applicant shall provide documentation to the Township upon approval.
4. §230-122 – We defer review of all proposed signs and signage to the Township Zoning Officer.

B. Waiver Requests

The Applicant is requesting the following waivers from the Township Subdivision and Land Development Ordinance.

1. §205-10.B(1) – The minimum radius at the center line for curves on local residential roads shall be 150 feet. The Applicant has proposed 75 foot centerline radii. Vehicle turning templates have been included with plans. We are not opposed to this waiver request provided emergency access is acceptable to the Township Fire Marshal. Any correspondence with the Township Fire Marshal should be submitted to this office.
2. §205-10.H(2) – Angled or perpendicular parking shall not be permitted along public or private streets. The applicant is proposing perpendicular parking. We note the proposed parking configuration has been approved in previous phases of this development and are located along residential streets that are intended to remain in private ownership. We are not opposed to this waiver request.
3. §205-17.D – All curbs shall be straight concrete with 8 inch curb reveal. Belgian block curb with 7 inch curb reveal is proposed. All proposed Belgian block curb is along private roads and has been approved in previous phases of this development. We are not opposed to this waiver request.
4. §205-24.A – Requires street lighting along Bethlehem Pike. Waiver is requested because Bethlehem Pike is a highly traveled arterial road where streetlights do not currently exist. We defer recommendation regarding this waiver request to the Township Lighting Consultant.
5. §205-52.A(2)(a) – Requirement that street trees are to be planted no less than forty feet on center nor farther than fifty feet on center. Waiver is requested to allow street trees to be placed as close as 17 feet. We defer recommendation regarding this waiver request to the Township Landscape Consultant.
6. §205-52.B – The ordinance requires a softening buffer. A waiver is requested to not provide the softening buffer along Route 309 as there is currently a berm, 13 street trees and 89 replacement trees proposed. We defer recommendation regarding this waiver request to the Township Landscape Consultant.
7. §205-52.B(2)(d) – No slopes greater than one (1) foot in height to four (4) feet in width are permitted in the buffer area. An existing berm along S.R. 309 right-of-way has slope greater than 25%. We defer recommendation regarding this waiver request to the Township Landscape Consultant.
8. §205-78.B(1) – Existing features within 400 feet of the subject property are to be shown on the plans. The applicant has provided features within 50 feet of the site. We are not opposed to this waiver request contingent upon the applicant providing any additional information requested to complete our review.
9. From Montgomery Township Streetlighting Specification of March 2011: Establishes lighting requirements and values for street lighting. This waiver is requested so that the developer can

continue to install the same lighting in the same patterns as the rest of the Enclave at Montgomery has. We defer recommendation regarding this waiver request to the Township Lighting Consultant.

The Applicant is requesting the following waiver from the Township Stormwater Management Ordinance:

10. 206-11.K – Storage facilities are required to drain over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm. This waiver is requested to allow BIO2, BIO3, BIO4, BIO7 and BIO9 to exceed the maximum dewatering time of 3 days as follows: BIO2-4.6 days, BIO3-3.4 days, BIO4-4.5 days, BIO7-3.6 days, and BIO9-5.0 days. We are not opposed to this waiver request. Pennsylvania erosion control requirements (Chapter 102) allow for dewatering time between 2 and 7 days.

C. Subdivision and Land Development Ordinance

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. §205-19 – We defer the review of the sanitary sewer design and details to the Montgomery Township Municipal Sewer Authority. The Applicant has indicated the sanitary sewer plans have been approved by MTMSA. A copy of the letter confirming approval should be provided to the Township.
2. §205-20 – We defer the review of the waterline relocations, installations and details to the North Wales Water Authority. The Applicant has indicated that the plans are under review by NWWA.
3. §205-21 – We defer review of the location and number of fire hydrants to the Township Fire Marshal. The Applicant has indicated that the Fire Marshal is satisfied with the proposed hydrant locations. Any correspondence with the Township Fire Marshal should be submitted to this office.
4. §205-22.A – Sidewalks shall be required at any location where the Supervisors determine sidewalks are necessary for public safety or convenience. Sidewalk is proposed along one side of Primrose Court and Lily Way. Sidewalk should be considered along both sides of these roads. We note sidewalk is provided along both sides of Primrose Court from Destiny Way. As depicted on the plan, existing sidewalk on the east side of Primrose Court dead-ends and is not proposed to be connected to future sidewalk.
5. §205-24 – We defer the review of the Lighting Plans to the Montgomery Township Lighting Consultant.
6. §205-51 – We defer the review of the Landscape Plans to the Montgomery Township Landscaping Consultant.
7. §205-79.B.(2)(b) – Legal descriptions should be provided for all proposed lots, easements and any lands to be dedicated to the Township for review and approval prior to the recording of plans. The Applicant has indicated these will be provided with a future submission. The legal descriptions are required to verify agreement with the record plan and to verify closure within 1 in 2500.
8. §205-100 – We defer review of any Traffic Management Study to the Montgomery Township Traffic Engineer.
9. A retaining wall is proposed within the buffer along SR. 309. A conceptual detail is provided on Sheet 3 of 19. It appears the wall will be greater than 4 feet in height. The plans shall be revised to include approximate top and bottom of wall spot elevations. Prior to construction of the wall, plans, details and supporting calculations, prepared by an engineer registered in Pennsylvania, shall be provided for review and approval. A fence may be required at the top of the wall. These requirement shall be noted on the plans.

D. 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 – Approval of the Erosion and Sedimentation Control Plan is required by the Township and the Montgomery County Conservation District (MCCD). The Applicant has obtained an NPDES permit from MCCD. Review of the Township Grading Permit is underway and will be provided under separate cover.
2. §205-18.1.D.(1)(e) & §206-32 – 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. *The Applicant has indicated the agreement will be provided.*
3. §206-33 – The owner must provide the Township an easement to perform inspections and maintenance for the preservation of stormwater management facilities. *The Applicant has indicated the required easement will be provided.*

E. General


1. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, MTMSA, NWWA, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.

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 Manager  
Township Engineers

JPD/sl

cc: Lawrence J. Gegan, Manager – Montgomery Township  
Marita A. Stoerrle, Development Coordinator – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Ken Amey, AICP  
Richard P. McBride, Esq. – Law Office of Richard P. McBride  
Susan A. Rice, P.E. – S.T.A. Engineering, Inc.





**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

April 27, 2016

File No. 2015-01173

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

Reference: Preliminary/Final Land Development Application Review LD/S#679  
The Meadows at Parkview at The Enclave at Montgomery  
Tax Parcel #46-00-00076-01-3; Block 018G, Unit 034  
Tax Parcel #46-00-00076-33-6; Block 018G, Unit 035

Dear Bruce:

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

**I. SUBMISSION**

- A. STA Engineering, Inc. response letter dated March 1, 2016.
- B. STA Engineering, Inc. waiver request letter dated March 1, 2016.
- C. Preliminary and Final Subdivision Plans of Parkview at Montgomery at the Enclave at Montgomery (19 Sheets), prepared by STA Engineering, Inc., prepared for The Cutler Group, Inc. revised February 8, 2016.
- D. Post Construction Stormwater Management Plan Narrative of Parkview at Montgomery at the Enclave at Montgomery, prepared by STA Engineering, Inc., prepared for The Cutler Group, Inc. revised February 8, 2016.

**II. GENERAL**

The subject development, Parkview at Montgomery, is the remaining undeveloped 8.7 acres of the 113.6 acre Enclave at Montgomery development. The site is located at the intersection of Enclave Boulevard and Bethlehem Pike (S.R. 0309) and is within the R-3B Age Qualified Residential Zoning District. The proposal includes 42 single-family dwelling units (16 attached, 26 detached) along with appurtenant improvements such as storm sewers, sanitary sewer, water service, sidewalks and private roads. Access to the development is proposed from Enclave Boulevard and Destiny Way. Development of the site is proposed in three phases (I, II & III; including 13, 11 and 18 dwelling units, respectively). The site is proposed to be developed under the comprehensive development alternative (§230-53.11).

**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.

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1. §230-53.11.D & §230-53.11.E(3)(b) – The Development Mix Calculation on Sheet 1 shall be revised to include the percentage of proposed age qualified units of the entire Enclave development, the percentages of non-aged qualified attached and detached units of the total non-aged qualified units. The calculation should also include the allowable development mix percentages as required by the Township Ordinance.
2. §230-53.3.A – The proposed maximum impervious material coverage, including building coverage (maximum percentage of gross site area), shall be documented on the plan. The Applicant has indicated this will be provided under separate cover.
3. §230-53.3.C1 – The minimum side yard and minimum spacing between dwelling units are 20 feet. The building envelop(s) of units 18 and/or 19 (Sheet 1), currently depicted at separation of 17 feet, shall be revised to provide the minimum side yard and spacing of 20 feet. The building footprints on Sheet 3 provide the required minimums.
4. §230-53.3.E – The required number of parking spaces shall be documented on the plan. It appears that 105 parking spaces are required (2.5 spaces/DU) and only 98 parking spaces are proposed.
5. §230-53.9 – At the time of subdivision and land development, as a prerequisite to the recording of any final plan, the developer shall record a declaration of age restriction against the lands proposed for development, in a form acceptable to the Township. The Applicant has indicated this information will be provided.
6. §230-53.10, §230-38.B & §230-39.D(15) – At the time of subdivision and land development, as a prerequisite to the recording of any final plan, the developer shall record a declaration, in a form satisfactory to the Township Solicitor, addressing the homeowner's association details. Provision shall be made for the ownership and maintenance responsibility of all property contained in the development, and the development plan shall indicate areas to be held in single ownership and in common ownership. The Applicant has indicated this information will be provided.
7. §230-38.G & §230-39.D(16) – Documentation shall be provided that water and sewer capacity is available and will be provided. The Applicant has indicated this information will be provided.
8. §230-38.O – The method of removing snow, including storage areas located such that they will not interfere with vehicular or pedestrian movement or visibility shall be indicated.
9. §230-122 – We defer review of all proposed signs and signage to the Township Zoning Officer.

B. Subdivision and Land Development Ordinance

The Applicant is requesting the following waivers from the Township Subdivision and Land Development Ordinance.

1. §205-10.B(1) – The minimum radius at the center line for curves on local residential roads shall be 150 feet. The Applicant has proposed 75 foot centerline radii. Vehicle turning templates have been included with plans. We are not opposed to this waiver request provided emergency access is acceptable to the Township Fire Marshal.
2. §205-10.H(2) – Angled or perpendicular parking shall not be permitted along public or private streets. The applicant is proposing perpendicular parking. We note the proposed parking configuration has been approved in previous phases of this development and are located along residential streets that are intended to remain in private ownership. We are not opposed to this waiver request.

3. §205-17.D – All curbs shall be straight concrete with 8 inch curb reveal. Belgian block curb with 7 inch curb reveal is proposed. All proposed belgian block curb is along private roads and has been approved in previous phases of this development. We are not opposed to this waiver request.
4. §205-24.A – Requires street lighting along Bethlehem Pike. Waiver is requested because Bethlehem Pike is a highly traveled arterial road where streetlights do not currently exist. We defer recommendation regarding this waiver request to the Township Lighting Consultant.
5. §205-52.A(2)(a) – Requirement that street trees are to be planted no less than forty feet on center nor farther than fifty feet on center. Waiver is requested to allow street trees to be places as close as 17 feet. We defer recommendation regarding this waiver request to the Township Landscape Consultant.
6. §205-52.B – The ordinance requires a softening buffer. A waiver is requested to not provide the softening buffer along Route 309 as there is currently a berm, 13 street trees and 89 replacement trees proposed. We defer recommendation regarding this waiver request to the Township Landscape Consultant.
7. §205-52.B(2)(d) – Requirement that existing features within 400 feet of the site boundary be shown on the plans. This waiver requests that the existing features currently shown are sufficient. Previous plans for the Montgomery Walk portion have been granted this waiver. We are not opposed to this waiver request contingent upon the applicant providing any additional information requested to complete our review.
8. §205-78.B(1) – Existing features within 400 feet of the subject property are to be shown on the plans. The applicant has provided features within 50 feet of the site. We are not opposed to this waiver request contingent upon the applicant providing any additional information requested to complete our review.
9. From Montgomery Township Streetlighting Specification of March 2011: Establishes lighting requirements and values for street lighting. This waiver is requested so that the developer can continue to install the same lighting in the same patterns as the rest of the Enclave at Montgomery has. We defer recommendation regarding this waiver request to the Township Lighting 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. §205-10.D(3) – A temporary stone turnaround is provided for Phase II. A temporary turn around shall be provided for Phase I, assuming phases are constructed sequentially. The temporary turn around areas shall be paved rather than stone on prepared subgrade. Temporary "No Outlet" signs should be considered.
2. §205-19 – We defer the review of the sanitary sewer design and details to the Montgomery Township Municipal Sewer Authority. A copy of the letter confirming available sewer capacity should be provided to the Township. The Applicant has indicated the sanitary sewer plans are under review by MTMSA and that confirmation of sewer capacity will be provided under separate cover.
3. §205-20 – We defer the review of the waterline relocations, installations and details to the North Wales Water Authority. The Applicant has indicated that the plans are under review by NWWA.

4. §205-21 – We defer review of the location and number of fire hydrants to the Township Fire Marshal. The Applicant has indicated that the Fire Marshal is satisfied with the proposed hydrant locations.
5. §205-22.A – Sidewalks shall be required at any location where the Supervisors determine sidewalks are necessary for public safety or convenience. Sidewalk is proposed along one side of Primrose Court and Lily Way. Sidewalk should be considered along both sides of these roads. We note sidewalk is provided along both sides of Primrose Ct from Destiny Way. Also, the 8 ft wide pedestrian trail connecting Destiny Way with Friendship Park should be provided with this phase if it was not included with previously approved phases of the Enclave Development.
6. §205-24 – We defer the review of the Lighting Plans to the Montgomery Township Lighting Consultant.
7. §205-51 – We defer the review of the Landscape Plans to the Montgomery Township Landscaping Consultant.
8. §205-79.B.(2)(b) – Legal descriptions should be provided for all proposed lots, easements and any lands to be dedicated to the Township for review and approval prior to the recording of plans. The Applicant has indicated these will be provided with a future submission.
9. §205-100 – We defer review of any Traffic Management Study to the Montgomery Township Traffic Engineer.

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.A(6) – Inlet spacing and type should be arranged so that 95% of the gutter flow is captured. Currently several inlets do not meet this requirement.
2. §205-18.1.C & §205-29 – An Erosion and Sedimentation Control Plan shall be submitted to the Montgomery County Conservation District (MCCD) for review and approval. A NPDES permit must be obtained or documentation of an existing permit provided. The Applicant has indicated that submission has been made to MCCD for review.
3. §205-18.1.D.(1)(d)[1] – An underdrain system should be included within each infiltration BMP in order to ensure that the basin will drain properly. Several proposed BMPs do not include an underdrain.
4. §205-18.1.D.(1)(e) & §206-32 – 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. The Applicant has indicated the agreement will be provided.
5. §206-11.K – Storage facilities should be completely drain both the volume control and rate control capacities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm. Dewatering time calculations indicate dewatering times in excess of 72 hours. The BMPs should be redesigned or a waiver obtained.

6. §206-15 – The site is within the Neshaminy Watershed District A. The summary section of the PCSM Report mentions a pre- vs. post-development analysis. However, only the post development analysis is provided with the report. The report should document that the peak rate control is provided. The post-development analysis provided is dated 2006. It should be demonstrated that analysis is consistent with the current and proposed site configuration.
7. §206-33 – The owner must provide the Township an easement to perform inspections and maintenance for the preservation of stormwater management facilities.
8. A variable width stormwater easement shall be provided for BMP#4 (BIO2).


D. General

1. Phase III shall be correctly identified on the Subdivision Plan (Sheet 1 of 19). Phase II appears twice.
2. The Zoning Data Table note (Sheet 1 of 19) regarding projections into setbacks should be revised to include "exterior access structures for basements" per amendment by Ordinance #14-284-Z.
3. Bio-Infiltration Area 6 should be identified in the Tables on Sheet 11. System No. BIO5 appears twice.
4. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, MTMSA, NWWA, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.

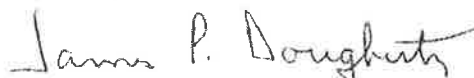
Please note that due to the nature and amount of revisions that will be made to the plans and calculations, additional comments may be forthcoming during future plan reviews.

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

Sincerely,



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



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

JPD/sl

cc: Lawrence J. Gegan, Manager – Montgomery Township  
Marita A. Stoerrle, 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  
Richard P. McBride, Esq. – Law Office of Richard P. McBride  
Susan A. Rice, P.E. – S.T.A. Engineering, Inc.



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

February 26, 2015

File No. 2015-01173

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

Reference: Preliminary/Final Land Development Application Review LD/S#679  
Parkview at The Enclave at Montgomery  
Tax Parcel #46-00-00076-01-3; Block 018G, Unit 034  
Tax Parcel #46-00-00076-33-6; Block 018G, Unit 035

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the preliminary/final application 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 December 3, 2014.
- B. Preliminary and Final Subdivision Plans of Parkview at Montgomery at the Enclave at Montgomery (18 Sheets), prepared by STA Engineering, Inc., prepared for The Cutler Group, Inc. dated October 30, 2014.
- C. Post Construction Stormwater Management Plan Narrative of Parkview at Montgomery at the Enclave at Montgomery, prepared by STA Engineering, Inc., prepared for The Cutler Group, Inc. dated October 30, 2014.

**II. GENERAL**

The subject development, Parkview at Montgomery, is the remaining undeveloped 8.7 acres of the 113.6 acre Enclave at Montgomery development. The site is located at the intersection of Enclave Boulevard and Bethlehem Pike (S.R. 0309) and is within the R-3B Age Qualified Residential Zoning District. The proposal includes 42 single-family dwelling units (16 attached, 28 detached) along with appurtenant improvements such as storm sewers, sanitary sewer, water service, sidewalks and private roads. Access to the development is proposed from Enclave Boulevard and Destiny Way. Development of the site is proposed in two phases. Phase 1 includes 26 dwelling units. Phase 2 is the remaining 18 units.

**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  
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1. §230-53.2 – It appears the site will be developed under the comprehensive development alternative in accordance with §230-53.11. Our review is based on the comprehensive development alternative criteria. Development as other permitted uses may require additional review and comment.
2. §230-53.11.C & §230-53.11.E(3)(b) – The density of development shall be documented on the plan.
3. §230-53.11.D – The development mix criteria of the development shall be documented on the plan.
4. §230-53.11.E(1) – Age-qualified residential uses are permitted by right in accordance with height, area and bulk regulations of §230-53.3.
5. §230-53.3.A – Compliance with the following zoning requirements associated with age-qualified residential uses shall be documented and/or depicted on the plan:
  - a. the side (50 ft) and/or rear(50 ft) building setbacks from perimeter boundaries of the tract,
  - b. the 60 ft minimum building setback from the S.R. 309 ultimate right-of-way,
  - c. the required percentage of common open space or note previous dedication of parkland (§230-53.7), and
  - d. the 50% maximum impervious material coverage, including building coverage (gross site area).
6. §230-53.3.E – The proposed number of parking spaces shall be documented and depicted on the plan.
7. §230-53.9 – At the time of subdivision and land development, as a prerequisite to the recording of any final plan, the developer shall record a declaration of age restriction against the lands proposed for development, in a form acceptable to the Township.
8. §230-53.10, §230-38.B & §230-39.D(15) – At the time of subdivision and land development, as a prerequisite to the recording of any final plan, the developer shall record a declaration, in a form satisfactory to the Township Solicitor, addressing the homeowner's association details. Provision shall be made for the ownership and maintenance responsibility of all property contained in the development, and the development plan shall indicate areas to be held in single ownership and in common ownership.
9. §230-38.G & §230-39.D(16) – Documentation shall be provided that water and sewer capacity is available and will be provided.
10. §230-38.O – The method of removing snow, including storage areas located such that they will not interfere with vehicular or pedestrian movement or visibility shall be indicated.
11. §230-122 – We defer review of all proposed signs and signage to the Township Zoning Officer.
12. §230-134 – The off-street parking spaces, together with the driveways, should be large enough to permit the circulation or turning around of vehicles on the lot so that egress to the street can be made frontways to avoid backing in or onto the street.

B. Subdivision and Land Development Ordinance

The Applicant is requesting the following waivers from the Subdivision and Land Development Ordinance (SALDO). A Waiver Request Letter should be submitted to the Township and our Office which includes all requested waivers with explanation of undue hardship.

1. §205-10.B(1) – The minimum radius at the center line for curves on local residential roads shall be 150 feet. The Applicant has proposed 75 foot centerline radii. Vehicle turning templates have been included with plans. The Fire Marshal should review.

2. §205-10.H(2) – Angled or perpendicular parking shall not be permitted along public or private streets. The applicant is proposing perpendicular parking. We note the proposed parking configuration has been approved in previous phases of this development and are located along residential streets that are intended to remain in private ownership. We support this waiver request.
3. §205-17.D – All curbs shall be straight concrete with 8 inch curb reveal. Belgian block curb with 7 inch curb reveal is proposed. All proposed belgian block curb is along private roads and has been approved in previous phases of this development. We support this waiver request.
4. §205-78.B(1) – Existing features within 400 feet of the subject property are to be shown on the plans. The applicant has provided features within 50 feet of the site. We support this waiver contingent upon the applicant providing any additional information requested to complete our review.

This application satisfies all requirements and provisions of the current Montgomery Township Subdivision and Land Development Ordinance, with the following exceptions. Upon further development of the plans additional items may become apparent.

1. §205-15.B – Lot pins shall be provided at all lot corners as required.
2. §205-19 – We defer the review of the sanitary sewer design and details to the Montgomery Township Sewer Authority Engineer. A copy of the letter confirming available sewer capacity should be provided to the Township.
3. §205-20 – We defer the review of the waterline relocations, installations and details to the North Wales Water Authority.
4. §205-21 – We defer review of the location and number of fire hydrants to the Township Fire Marshal.
5. §205-22.A – Sidewalks shall be required at any location where the Supervisors determine that sidewalks are necessary for public safety or convenience. Sidewalks should be considered along Bethlehem Pike and Enclave Blvd.
6. §205-22 – Curb ramps should be proposed at all intersections and designed in accordance with PennDOT RC-67 standards. Notes are provided on the plan stating general curb ramp locations. However, locations of all curb ramps shall be shown on the plans. Also, crosswalks should be included at these locations.
7. §205-22.A – Details for concrete sidewalks and driveway aprons shall include the application of Aquaron 2000, or approved equal, immediately upon the removal of formwork.
8. §205-23 – All street names shall be approved by the Board of Supervisors.
9. §205-24 – We defer the review of the Lighting Plans to the Montgomery Township Lighting Consultant.
10. §205-28.A – No person shall commence or perform any grading, excavation, fill, topsoil removal or removal of vegetative cover without first having obtained a grading permit from the Township Zoning Officer upon the recommendation of the Township Engineer. A grading permit shall be obtained prior to construction.
11. §205-29.A(2) – Existing soil types and locations are indicated on the plans. A table listing the soils, properties and hydrologic soil group shall be added to the plans and the PCSW narrative.

12. §205-29.C(1)&(2) – All lots should be graded to provide proper drainage away from buildings. We recommend proposed grading between units 6 & 15 be revised to better direct flow away from unit 15.
13. §205-28.D(1) – Notes on the plans (site, improvement, grading, E&S, PCSW, etc.) regarding the replacement of topsoil shall state that there shall be no release of excess topsoil permitted until each lot shall be graded with a minimum of 8 inches of topsoil after examination by the Township Engineer.
14. §205-32.F – At the time the Applicant applies for a building permit, a review of the plan shall be conducted by the Township Engineer to verify conformance with the approved plans.
15. §205-51 – We defer the review of the Landscape Plans to the Montgomery Township Landscaping Consultant.
16. §205-79.B.(2)(b) – Legal descriptions should be provided for all proposed lots, easements and any lands to be dedicated to the Township for review and approval prior to the recording of plans.
17. §205-79.B(2)(h) – Any restrictions in the deeds affecting the subdivision of the property shall be identified.
18. §205-100 – We defer review of any Traffic Management Study to the Montgomery Township Traffic Engineer.

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.A.(3)(b) – Any closed conduit, when flowing full, should have a maximum velocity of 15 feet per second. Pipe run G76.2 to G76.1 has a velocity greater than 15 fps as indicated by the storm sewer analysis in the Post-Construction Stormwater Management Narrative. The pipe run should be revised accordingly or a waiver obtained.
2. §205-18.A(6) – An inlet efficiency analysis shall be provided to verify that inlet spacing is such that 95% of the gutter flow is captured.
3. §205-18.A(8) & (9) – Roof drains and sump pump discharges are not shown on the plan. For the purpose of this review, it was assumed these will be to ground surface near the proposed dwellings. A note shall be included on the plan regarding roof drains and sump pumps.
4. §205-18.D(4)(b) – Stormwater from the proposed site is conveyed to an existing basin off-site within the Enclave at Montgomery development. The applicant shall verify that the necessary easements, agreements, etc. are in place to permit the discharge of stormwater to the existing basin and that responsibility for operation and maintenance of the existing basin is secured.
5. §205-18.1.C & §205-29 – An Erosion and Sedimentation Control Plan shall be submitted to the Montgomery County Conservation District (MCCD) for review and approval. If a plan has already been approved by MCCD; documentation shall be provided. No permit shall be approved unless there has been a plan approved by the MCCD. The area of disturbance is greater than 1 acre. A NPDES permit must be obtained or documentation of an existing permit provided.

6. §205-18.1.D.(1)(d)[1] – An underdrain system should be considered within the bio-retention areas in order to ensure that the basin will drain properly in case the soils are not as permeable as indicated in any test data. The underdrain system should include a valve at the outlet structure which will remain closed except when the basin soils indicate excessive saturation. A detail of this system should be added to the plans.
7. §205-18.1.D.(1)(e) – The Applicant should enter into a maintenance agreement with the Township pertaining to the long-term operations and maintenance of proposed BMPs.
8. §206-11.K – Storage facilities should be completely drain both the volume control and rate control capacities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm. Dewatering time calculations shall be provided for each proposed BMP.
9. §206-14.C(6) – A soils evaluation of each proposed BMP location shall be required to determine the suitability of infiltration facilities.
10. §206-14 – The PCSW report narrative should include a summary of the required volume controls and the requirements of the Township Stormwater Management Ordinance.
11. §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.
12. §206-32 – The PCSM narrative states the BMPs will be maintained by the individual lot owners. However, note 17 on Sheet 1 of 18 states the maintenance responsibility will be determined prior to recording the plan. The responsible party shall be identified and the plan and report shall be made consistent. We note that 11 bio-retention areas, landscape restoration and site wide amended soils are proposed as BMPs. Continued maintenance of all proposed BMPs must be secured.
13. §206-32 – 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.
14. §206-32 – The maintenance associated with the proposed soil amendments shall include repeating the procedure over time to account for compaction of the material per PA BMP Manual.
15. §206-33 – The owner must provide the Township an easement to perform inspections and maintenance for the preservation of stormwater management facilities.
16. The stormwater management features should be designed based on the maximum impervious cover permitted in the Zoning District. The Applicant shall verify the existing basin is designed to handle runoff from the maximum amount of impervious cover for this development.
17. The construction sequence shall be revised to specifically address the procedures and requirements regarding the proper placement and vegetation of the amended soils.
18. Construction notes shall be included on Sheet 3 of 18.

D. General

1. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, Montgomery County Conservation District, Montgomery Township Municipal Sewer Authority, North Wales Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.


Please note that due to the nature and amount of revisions that will be made to the plans and calculations, additional comments may be forthcoming during future plan reviews.

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

Sincerely,



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



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

JPD/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  
Richard P. McBride, Esq. – McBride & Murphy  
Susan A. Rice, P.E. – S.T.A. Engineering, Inc.



**Chambers Associates, Inc.**

Civil Engineers & Surveyors  
2962 Skippack Pike  
P.O. Box 678  
Worcester, PA 19490  
484-991-8187  
staff@chambersassoc.com

February 4, 2015

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

**Subject:**     ***Parkview at Montgomery/Enclave at Montgomery***  
                  ***C.A. Job #105-510.J***  
                  ***Twp. Ref. #LD/S-679***  
                  ***S.T.A. #E4809***

Dear Members of the Board:

As per the S.T.A. Engineering Inc., December 3, 2014 transmittal to Bruce Shoupe, we have reviewed the following Plans and information prepared by S.T.A. Engineering, Inc. for Parkview at Montgomery/Enclave at Montgomery, dated October 30, 2014:

- Cover Sheet
- Land Development Plan of Parkview at Montgomery, Sheet 1 of 18
- Existing Features Plan of Parkview at Montgomery, Sheet 2 of 18
- Construction Improvement Plan (Grading and Storm sewer) of Parkview at Montgomery, Sheet 3 of 18
- Construction Improvement Plan (Sanitary Sewer and Water Facilities) of Parkview at Montgomery, Sheet 4 of 18
- Landscape and Lighting Plan of Parkview at Montgomery, Sheet 5 of 18
- Construction Detail Plan Landscaping & Lighting of Parkview at Montgomery, Sheet 6 of 18
- Erosion & Sediment Control Plan of Parkview at Montgomery, Sheet 7 of 18
- Construction Detail Plan, Erosion and Sediment Control of Parkview at Montgomery, Sheet 8 of 18
- Post Construction Stormwater Management Plan of Parkview at Montgomery, Sheet 9 of 18
- PCSM Detail Sheet of Parkview at Montgomery, Sheet 10 of 18
- Plan and Profile of Harley Court as part of Parkview at Montgomery, Sheet 11 of 18
- Plan and Profile of Harley Court as part of Parkview at Montgomery, Sheet 12 of 18
- Plan and Profile of Road A as part of Parkview at Montgomery, Sheet 13 of 18
- Profiles of Off-Road Storm Sewer as part of Parkview at Montgomery, Sheet 14 of 18
- Construction Detail Plan – Site Improvements of Parkview at Montgomery, Sheet 15 of 18



- Construction Detail Plan – Storm Sewer of Parkview at Montgomery, Sheet 16 of 18
- Construction Detail Plan – Water & Sanitary Sewer of Parkview at Montgomery, Sheet 17 of 18
- Montgomery Township Fire Truck Turnpath Plan of Parkview at Montgomery, Sheet 18 of 18
- Post Construction Stormwater Management Plan Narrative of Parkview at Montgomery as part of the Enclave at Montgomery
- Erosion & Sediment Control Plan Narrative of Parkview at Montgomery, as part of the Enclave at Montgomery, dated October 30, 2014.

#### **INTRODUCTION:**

The Cutler Group, Inc. has submitted Subdivision Plans for Parkview at Montgomery/Enclave at Montgomery for the area between Bethlehem Pike, Route 309 and Montgomery Knoll, which consists of 42 Lots, including a mixture of 26 single family detached dwelling and 16 single family attached dwellings.

We offer the following comments for your consideration:

1. All storm sewer and parking easements should be described with courses and distances prior to recording the Final Plan.
2. The front yard setback dimension shall be shown for the lots that are greater than the 22 foot minimum setback for the 60 foot minimum lot width compliance. S.O. Section 205-13.E
3. Belgian block curb is proposed for Harley Court and Road "A" in lieu of concrete curb. S.O. Section 205-17.D The applicant should submit a waiver request.
4. The Land Development Plan shall show existing features within 400 feet of the site boundary. S.O. Section 205-78.B.(1). The applicant should submit a waiver request.
5. The minimum centerline radius on local residential streets is 150 feet. S.O. Section 205-10.B(1). The applicant should submit a request to reduce the radius to 75 feet for Harley Court.
6. No perpendicular parking is permitted along public or private streets. S.O. Section 205-10.H(2). The applicant should submit a waiver request for the proposed perpendicular parking along Harley Court and Road "A".
7. The construction sequence project start and completion dates shown on Sheet 8 of 18, should be updated to be consistent with the project start and completion dates identified in the Erosion Control Narrative page ES-3. S.O. Section 205-29.A

Montgomery Township Board of Supervisors  
Re: Parkview at Montgomery  
C.A. Job #105-510.J/ Twp. Ref. #LD/S-679/S.T.A. #E4809  
February 5, 2015  
Page 3 of 3

8. The storm manhole rim elevation G77.1 on Profile Sheet 14 of 18, should be corrected for consistency with the Post Construction Stormwater Management Narrative and drainage calculations, Sheet B-38. S.O. Section 205-79.A(2)(b){4}
9. Inlet G77 invert shown on Sheet 14 of 18, should be consistent with the invert shown in the stormwater calculations page B-39. S.O. Section 205-79.A(2)(b){4}
10. Silt fence should be shown and labeled for the stockpile areas on Sheet 7 of 18, in accordance with the detail provided on Sheet 8 of 18. S.O. Section 205-29.A
11. Location of curb ramps and crosswalks should be shown on the Construction Improvement Plan, Sheet 3 of 18. S.O. Section 205-79.A

The following Permits and/or approvals shall be required prior to Final Land Development Approval:

1. Approval of the Sewer Authority;
2. Approval of the Water Company;
3. Approval of the Montgomery County Conservation District;
4. A NPDES Permit Major Revision.

Very truly yours,



Joseph P. Hanna, P.E.  
/jvr

C via e-mail: Lawrence Gregan, Montgomery Township  
Bruce Shoupe, Montgomery Township  
Marita Stoerrle, Montgomery Township  
Michael E. Tacconelli, S.T.A. Engineering, Inc.  
Susan A. Rice, S.T.A. Engineering, Inc.  
David Cutler, The Cutler Group  
Chip Reeves, The Cutler Group  
Richard McBride, Esq.



**Boucher & James, Inc.**  
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[www.bjengineers.com](http://www.bjengineers.com)

September 21, 2016

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

**SUBJECT: PARKVIEW AT MONTGOMERY  
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
TOWNSHIP LD/S NO. 679  
PROJECT NO. 1555289R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary/Final Land Development Plans for Parkview at Montgomery, prepared by S.T.A. Engineering, Inc. dated October 30, 2014, last revised June 28, 2016. The site is located at the intersection of Route 309 and Enclave Boulevard within the R-3B Age Qualified Residential District.

The site is currently vacant, with berm constructed along Route 309. The applicant proposes to construct 42 single-family dwelling units (26 detached, 16 attached), access roads, nine (9) bioretention areas, and associated utility infrastructure. Vehicular traffic will access the site from Enclave Boulevard and access to the proposed development from Enclave Boulevard and an extension of Primrose Ct.

We offer the following comments for your consideration.

1. General Requirements

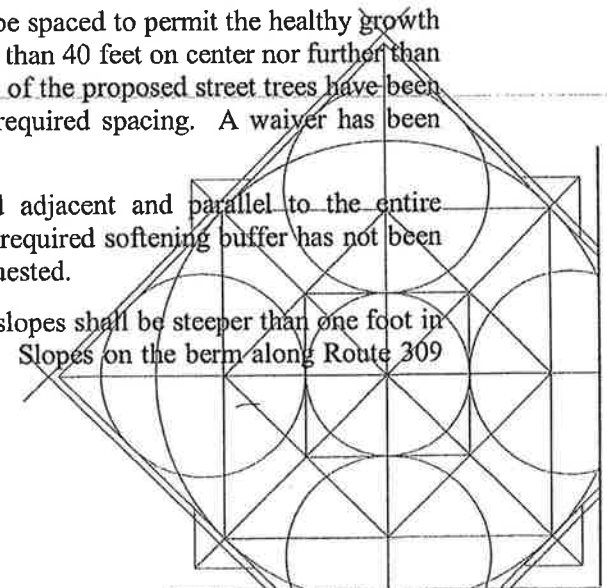
SLDO 205-49.C: The final plans must be signed and sealed by a Registered Landscape Architect.

2. Landscape Plan Requirements

SLDO 205-51.A(18): a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. Unit costs for plant material shall include costs for labor, materials, and guaranty, and shall be so stated on the estimate.

3. Planting Requirements

- A. SLDO 205-52.A(a) requires that street trees shall be spaced to permit the healthy growth of each tree, but in no instance shall they be closer than 40 feet on center nor further than 50 feet on center for each side of the street. Some of the proposed street trees have been located closer together or further apart than the required spacing. A waiver has been requested.
- B. SLDO 205-52.B: softening buffers are required adjacent and parallel to the entire property perimeter, including rights-of-way. The required softening buffer has not been provided along Route 309. A waiver has been requested.
- C. SLDO 205-52.B(2)(d): within the buffer area, no slopes shall be steeper than one foot in height for each four feet in width (slope of 25%.) Slopes on the berm along Route 309 exceed 25%. A waiver has been requested.

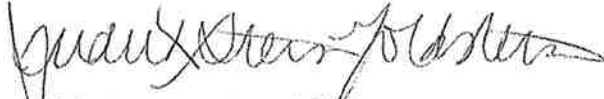


Mr. Lawrence Gregan, Township Manager  
Parkview at Montgomery  
September 21, 2016  
Page 2

4. General Comments

- A. 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  
James P. Dougherty, P.E., Gilmore & Associates, Inc.  
Kevin Johnson, P.E., Traffic Planning & Design  
Ken Amey, AICP  
Richard McBride, Esq., The Cutler Group, Inc.  
Susan A. Rice, P.E., S.T.A. Engineering, Inc.



**Boucher & James, Inc.**  
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March 24, 2016

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

**SUBJECT: PARKVIEW AT MONTGOMERY  
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
TOWNSHIP LD/S NO. 679  
PROJECT NO. 1555289R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary/Final Land Development Plans for Parkview at Montgomery, prepared by S.T.A. Engineering, Inc. dated October 30, 2014, last revised February 8, 2016. The site is located at the intersection of Route 309 and Enclave Boulevard within the R-3B Age Qualified Residential District.

The site is currently vacant, with berm constructed along Route 309. The applicant proposes to construct 42 single-family dwelling units (26 detached, 19 attached), access roads, nine (9) bioretention areas, and associated utility infrastructure. Vehicular traffic will access the site from Enclave Boulevard and access to the proposed development from Enclave Boulevard and an extension of Primrose Ct.

We offer the following comments for your consideration.

1. General Requirements

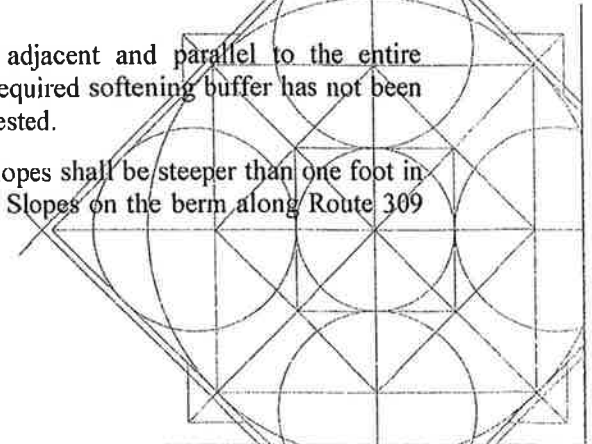
SLDO 205-49.C: The final plans must be signed and sealed by a Registered Landscape Architect.

2. Landscape Plan Requirements

SLDO 205-51.A(18): a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. Unit costs for plant material shall include costs for labor, materials, and guaranty, and shall be so stated on the estimate.

3. Planting Requirements

- A. SLDO 205-52.A(a) requires that street trees shall be spaced to permit the healthy growth of each tree, but in no instance shall they be closer than 40 feet on center nor further than 50 feet on center for each side of the street. Some of the proposed street trees have been located closer together or further apart than the required spacing. A waiver has been requested.
- B. SLDO 205-52.B: softening buffers are required adjacent and parallel to the entire property perimeter, including rights-of-way. The required softening buffer has not been provided along Route 309. A waiver has been requested.
- C. SLDO 205-52.B(2)(d): within the buffer area, no slopes shall be steeper than one foot in height for each four feet in width (slope of 25%.) Slopes on the berm along Route 309 exceed 25%. A waiver has been requested.



4. Recommended Plant List and Planting Standards and Guidelines

SLDO 205-56.A indicates that certain trees are not permitted to be used as street trees, but are to be used only as shade trees. Black Gum and Scarlet Oak are not permitted to be used as street trees. The plans should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.

5. General Comments

- A. The bio-retention detail on sheet 11 of 19 specifies the use of ERNMX-180 (Rain Garden Mix) or equal. Information on the seed mix composition, including botanical and common names of each plant, the percentage of each plant within the composition, and seeding rate and seeding instructions should be included in the plan set. In addition, the note should be revised to state "or approved equal."
- B. The individual lot ornamental tree schedule specifies the use of Cornus sericea, or Red Twig Dogwood. This plant is actually a shrub, and often does not get taller than 8-9'. The plan should be revised to specify an ornamental tree species to meet the on-lot landscaping requirements.
- C. One ornamental tree within bio-retention Area B-104 is unlabeled. In addition, the bio-retention ornamental tree schedule indicates that 6 Serviceberries are proposed in the bio-retention areas, while only 5 are labeled. The plans should be revised to correct these discrepancies.
- D. Sassafras and Sugar Maple are proposed to be planted within several of the bio-retention areas. These trees prefer drier conditions than are likely to be present in the bio-retention areas, and are not likely to do well. We recommend that alternate water-tolerant species be selected for planting in these areas.
- E. 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  
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Bruce Shoupe, Director of Planning and Zoning  
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Marianne McConnell, Deputy Zoning Officer  
James P. Dougherty, P.E., Gilmore & Associates, Inc.  
Kevin Johnson, P.E., Traffic Planning & Design  
Ken Amey, AICP  
Richard McBride, Esq., The Cutler Group, Inc.  
Susan A. Rice, P.E., S.T.A. Engineering, Inc.





**Boucher & James, Inc.**  
CONSULTING ENGINEERS

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

www.bjengineers.com

RECEIVED

FEB 3 2015

MONTGOMERY TOWNSHIP

January 30, 2015

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

**SUBJECT: PARKVIEW AT MONTGOMERY  
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
TOWNSHIP LD/S NO. 679  
PROJECT NO. 1555289R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary/Final Land Development Plans for Parkview at Montgomery, prepared by S.T.A. Engineering, Inc. dated October 30, 2014. The site is located at the intersection of Route 309 and Enclave Boulevard within the R-3B Age Qualified Residential District.

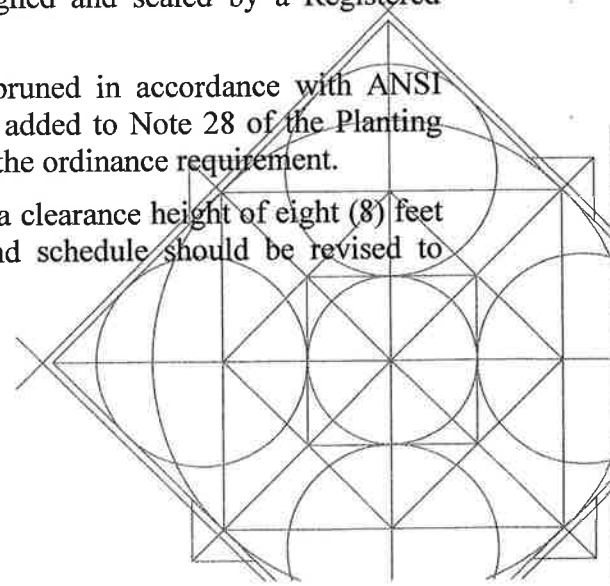
The site is currently vacant, with berm constructed along Route 309. The applicant proposes to construct 42 single-family dwelling units (28 detached, 14 attached), access roads, nine (9) bioretention areas, and associated utility infrastructure. Vehicular traffic will take access to the proposed development from Enclave Boulevard and Harley Ct.

The contents of this letter assume that Ordinance #14-284-Z, the proposed text amendment to the R3B – Age Qualified Residential Zoning District, is approved by the Board of Supervisors. Should the amendment not be approved, or should changes be made to the proposed amendment, additional comments may apply.

We offer the following comments for your consideration.

1. General Requirements

- A. SLDO 205-49.C: The final plans must be signed and sealed by a Registered Landscape Architect.
- B. SLDO 205-49.F: all plant material shall be pruned in accordance with ANSI A300 pruning standards. This note should be added to Note 28 of the Planting Notes in order to demonstrate compliance with the ordinance requirement.
- C. SLDO 205-49.J: street trees shall be pruned to a clearance height of eight (8) feet above the ground. The Street Tree notes and schedule should be revised to demonstrate compliance with this requirement.



2. Landscape Plan Requirements

SLDO 205-51.A(18): a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. Unit costs for plant material shall include costs for labor, materials, and guaranty, and shall be so stated on the estimate.

3. Planting Requirements

- A. SLDO 205-52.A(a) requires that street trees shall be spaced to permit the healthy growth of each tree, but in no instance shall they be closer than 40 feet on center nor further than 50 feet on center for each side of the street. The spacing of the proposed street trees should be revised to comply with the requirements of the ordinance or a waiver would be required.
- B. SLDO 205-52.B: softening buffers are required adjacent and parallel to the entire property perimeter, including rights-of-way. A softening buffer is required along Route 309. The plans should be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.
- C. SLDO 205-52.B(2)(d): within the buffer area, no slopes shall be steeper than one foot in height for each four feet in width (slope of 25%.) Slopes on the berm along Route 309 exceed 25%. A waiver is required.
- D. SLDO 205-52.B(3)(a): Plant material used in the softening buffer shall be located within 20' of the property line or within 20' of the legal or ultimate right-of-way. Plant material within the Enclave Boulevard softening buffer is shown within the street right-of-way. The softening buffer plant material should be relocated so that it is on the subject property within the area specified in the ordinance.
- E. SLDO 205-52.F(6): there shall be a minimum of one shade tree and two shrubs for each 30 LF of stormwater management facility perimeter. Up to 50% of the shade trees may be substituted with two flowering trees or two evergreen trees. It does not appear that the proposed bio-retention area landscaping meets the ordinance requirements. Calculations should be provided demonstrating compliance with the ordinance requirements and landscape material should be provided in accordance with the required ratios.

4. Recommended Plant List and Planting Standards and Guidelines

- A. SLDO 205-56.A: shade trees are to be specified with a minimum 8' spread. Pin Oaks proposed for individual lot planting have been specified at a 5' spread. The plan should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.
- B. SLDO Appendix C: the tree planting details should be revised to demonstrate compliance with the tree planting detail shown in Appendix C. In addition, the

trees should only be installed on undisturbed subgrade in order to reduce the shifting of the root balls in the tree pits.

- C. SLDO Appendix C: the shrub planting details should be revised to specify 2" of mulch is to be applied, extending to the dripline of the shrub, and that mulch is not to be applied against the branches or trunk.
- 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 landscape plan notes should be revised to include the notes listed in Appendix C, or a waiver would be required.

5. General Comments

- A. An additional 26" tree is proposed to be removed as part of this land development. The Tree Preservation Calculations should be revised to take this tree into account, and to provide any additional replacement trees that may be required as a result of its removal.
- B. The Bio-Retention Area detail on sheet 10 of 18 specifies that 1 to 1 1/2' of planting soil is to be installed overtop of AASHTO No. 3 aggregate wrapped in a non-woven geotextile. Ornamental trees at the 8-10' height size specified are required by ANSI Z60.1-2014 to have a minimum root ball depth of 17". The 1 to 1 1/2' of planting soil specified does not provide adequate planting depth, and may result in root penetration of the geotextile barrier and bio-retention area. We recommend the details and specifications be revised to provide adequate planting depth for the landscape material.
- C. We recommend the use of plant plugs or a naturalized seed mix in the bio-retention areas, as opposed to the mulch layer that is currently specified.
- D. It appears that there may be conflicts between the proposed landscaping and landscaping approved for the adjacent Montgomery Knoll land development. The landscaping to be installed on adjacent lots of Montgomery Knoll (including any buffer landscaping) should be shown on the plans to ensure there are no conflicts.
- E. We recommend that references to the use of anti-desiccants be removed from the Landscape Plans. Anti-desiccants 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.
- F. Planting note No. 17 referencing P.P. Pirone's "Tree Maintenance" should be removed from the plan set in order to avoid potential conflicts with planting specifications required by the SLDO.
- G. General Note No. 2 should be revised to include the requirement that shrubs not be planted overtop of utility lines.


Mr. Lawrence Gregan, Township Manager  
Parkview at Montgomery  
January 30, 2015  
Page 4

- H. Between Montgomery Preserve, Montgomery Knoll, and the proposed Parkview at Montgomery landscaping, there will be very large numbers of the following plants: Red Maple, Honeylocust, Linden, Willow Oak, Serviceberry, Redbud, Sweetbay Magnolia, and Virginia Sweetspire. We recommend that a more diverse plant palate be selected in order to reduce the chances that a plant or species-specific disease could wipe out large portions of the landscaping.
- I. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



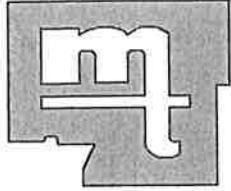
Judith Stern Goldstein, ASLA, R.L.A.  
Managing Director



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  
James P. Dougherty, P.E., Gilmore & Associates, Inc.  
Kevin Johnson, P.E., Traffic Planning & Design  
Ken Amey, AICP  
Richard McBride, Esq., The Cutler Group, Inc.  
Susan A. Rice, P.E., S.T.A. Engineering, Inc.



## ***MEMORANDUM***

TO: Board of Supervisors

FROM: Planning Commission  
Jay Glickman, Chairman

DATE: April 20, 2017

RE: The Meadows at Parkview  
LDS#679

The Planning Commission has reviewed the above 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 in conjunction with the comments of the Township's consultants. The question of sidewalks was deferred to the Board of Supervisors.

**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 21, 2016

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

Re: MCPC #15-0014-002  
Plan Name: Parkview at Montgomery (LD/S #679)  
(42 lots comprising 8.67 acres)  
Situates: East of Bethlehem Pike/South of Enclave Boulevard and Destiny Way  
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 March 3, 2016. We forward this letter as a report of our review.

## BACKGROUND

The applicant, The Cutler Group, proposes to construct 26 single-family detached homes and 16 single-family attached homes on an 8.67 acre area of currently vacant land, currently zoned R-3B Age Qualified Residential. This plan is part of the larger Enclave at Montgomery development, which has been reviewed in sections by the MCPC multiple times since 2006. The single-family attached homes are part of phases II and III and will generally adjoin the open space buffer separating the development from Bethlehem Pike, while the single-family detached homes will cover the rest of the proposed development area up to the adjacent already constructed Montgomery Knoll development.

## 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****PLAN CORRECTIONS**

- A. Correct Labeling – The subdivision plan (sheet 1 of 19) indicates two Phase II sections of the development. Lots 1 through 6 and 34 through 42 should be labeled as Phase III, as indicated on the remainder of the plan sheets, before final submission to the Township.

**PEDESTRIAN CONNECTIONS**

- A. Internal Circulation – Previous MCPC review letters have stressed the importance of sidewalks to promote an active lifestyle and healthy living; this is also a focus of our *Montco 2040* comprehensive plan. We continue to suggest that the applicant consider continuous and connective sidewalks on both sides of the internal streets so that all houses are directly connected to the pedestrian network.
- B. External Circulation – Additional MCPC review letters of the project site have also remarked on the importance of connecting the internal community to its surroundings, both along the main commercial corridor of Route 309 as well as adjacent parts of the overall planned residential development. A sidewalk connection running along Route 309 in the designated open space section would be shielded by the existing berm from the single-family attached houses. The sidewalk would be a required link in the chain of pedestrian facilities needed to convey pedestrians from the entire Enclave at Montgomery to the English Village shopping center. In addition, we continue to recommend a sidewalk along the sewer easement between Lots 22 and 23 to connect with Harley Court and the adjacent Montgomery Knoll development section.

**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 residential 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](mailto:mpopek@montcopa.org) – 610-278-3730

- c: The Cutler Group, Applicant  
Richard McBride, Esq., Applicant's Representative  
STA Engineering, Inc., Applicant's Engineer  
Lawrence Gegan, Twp. Manager  
Jay Glickman, Chrm., Twp. Planning Commission

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



*Aerial – Parkview at Montgomery, Montgomery Township*



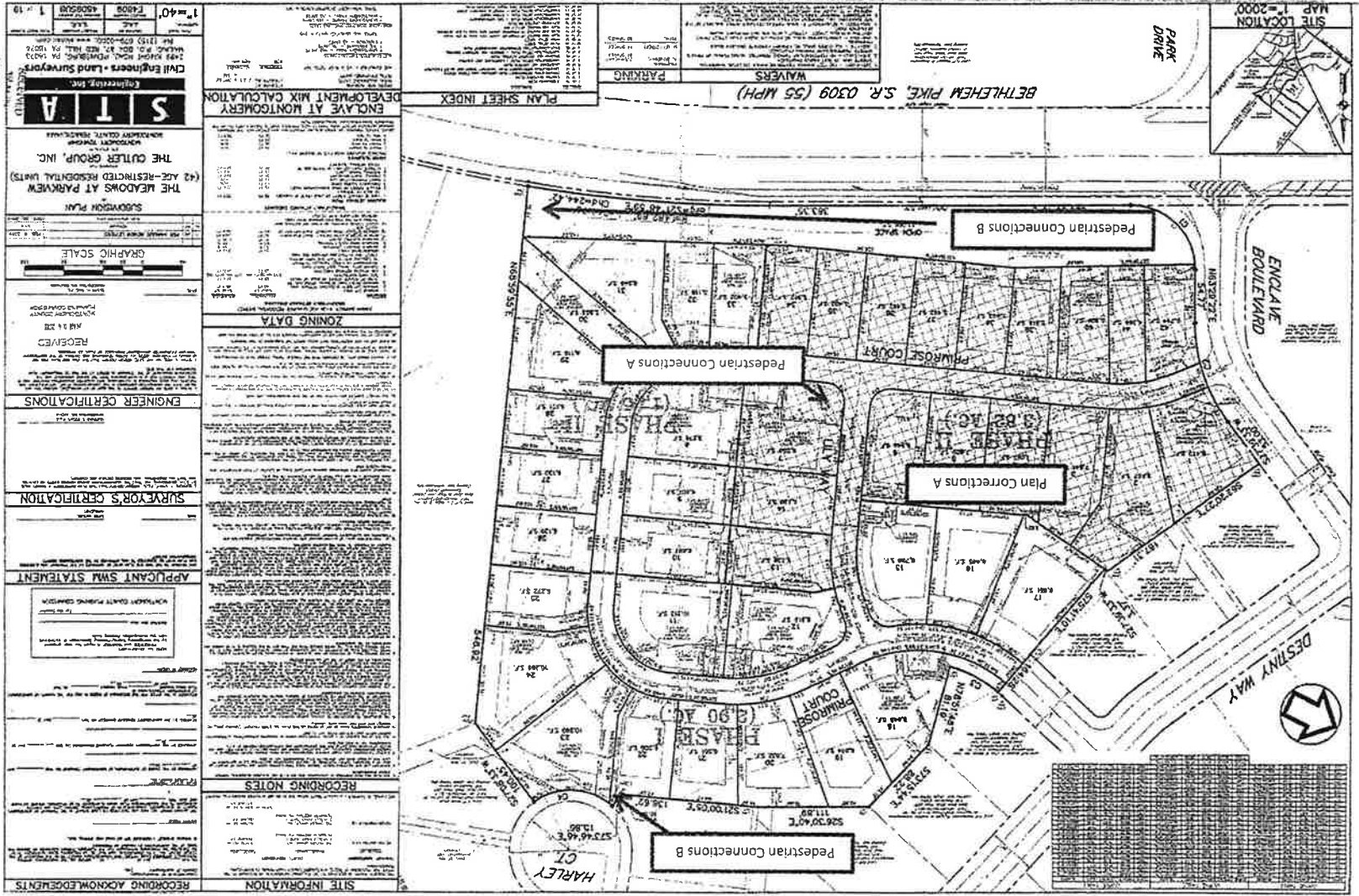
Parkview at Montgomery  
MCPC #150014002

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 311 • Norristown, PA 19381-0311  
☎ 610.276.3122 • ☎ 610.276.3941  
www.montcopa.org/planning  
Year 2016 aerial photography provided by the  
Delaware Valley Regional Planning Commission

0 100 200 400 Feet



Record Plan – Parkview at Montgomery, Montgomery Township



**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR

BRUCE L. CASTOR, JR., COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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NORRISTOWN, PA 19404-0311  
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WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

March 27, 2015

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

Re: MCPC #15-0114-001  
Plan Name: Parkview at Montgomery  
(42 lots comprising 8.59 acres)  
Situates: Bethlehem Pike (E)/Enclave Blvd. (S)  
Montgomery Township

Applicant Name and Address

The Cutler Group, Inc.  
5 Apollo Road, Suite 1  
Plymouth Meeting, PA 19462

Contact: Richard McBride, Esq.  
Phone: 610-940-9800

Dear Mr. Shoupe:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Code," as you requested on February 22, 2015. We forward this letter as a report on our review and comments.

**Background**

The application is a revision to a proposal to construct 26 single family homes and 16 townhouses in the area defined by Enclave Boulevard and Destiny Way. Previous land development plans for Parkview and its associated phases were submitted January 2006, May 2006, July 2006, September 2006, March 2007, July 2007, March 2009, May 2009, August 2009, August 2011, July 2012, September 2012, September 2014, and November 2014.

**Comments**

1. Pedestrian Circulation: Today's more active lifestyles depend on safe, efficient pedestrian and bicycle facilities. The lack of consistent sidewalk requirements along PA 309, Bethlehem Pike has resulted in a hodgepodge of sidewalks in the area. Parkview is within sight of the Shoppes at English Village; however, it would be a very dangerous trip for any pedestrian who dared to try to walk there. Past MCPC reviews have noted the importance of including a pedestrian pathway along the PA 309 as a means of completing the sidewalk network along this important commercial corridor. In addition, the applicant had previously agreed to a walkway when the proposal was for commercial use of the parcel. While gaps will remain, it becomes more likely that the system will be completed if each land development completes their piece of the puzzle.

2. Internal Sidewalks: In areas of more density, it is also important to include sidewalks along both sides of the internal roadways. The pedestrian should not need to cross back and forth across the street in order to stay on a safe sidewalk. Sidewalks should be continuous and connective throughout the community.
3. Community Connections: Past MCPC reviews have noted the importance of connecting communities with a convenient pedestrian network. A sidewalk along the sewer easement between Lots 22 and 23 should be added to connect Parkview with Harley Court.
4. Stormwater Management:
  - a. The numbering of the bioretention areas differs on sheets 3 and 9.
  - b. The bioretention areas and the infiltration trenches are within the bounds of the individual properties; however, maintenance of these areas is critical to the well-being of the entire community. All maintenance of these areas should be the responsibility of the homeowners association and alternations of grade or landscaping should be discouraged by property owners in order to ensure the long-term effectiveness of these facilities. Easement will be required to ensure access to the bioretention areas by maintenance personnel
  - c. The infiltration trench makes a distinct jog at the property lines of Lots 10, 11, 12, and 13. These lots are also on the downhill side of the drainage area. The township should ensure that homes on lots 11 and 12 will be sufficiently protected from any flooding during periods of intense precipitation.

## Recommendation

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

Sincerely,



Crystal Gilchrist, AICP, Transportation Planner  
610.278.3734 – [cgilchri@montcopa.org](mailto:cgilchri@montcopa.org)

- c: The Cutler Group, Applicant  
Susan Rice, STA Engineering, Inc., Applicant's Engineer  
Lawrence J. Gregan, Township Manager  
Jonathan Trump, Chrm., Township Planning Commission  
Russell Dunlevy, Gilmore & Associates, Township Engineer  
Frank Bartle, Esq., Dischell, Bartle & Dooley, Township Solicitor



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

**April 11, 2016**

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

**RE: Parkview at Montgomery  
Land Development Review #2  
Montgomery Township LD/S #679  
TPD# MOTO-A-00092**

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 S.T.A. Engineering, Inc. and last revised February 8, 2016.

Based on our review, we offer the following comments using the same order as our March 13, 2015 review letter. Comments that have been addressed are not shown below.

**Traffic Engineering Comments**

2. Based on the residential nature of the proposed street, TPD supports a waiver request to provide a 75-foot centerline radius, consistent with other design aspects within this community.
3. TPD supports the waiver request to allow perpendicular parking, consistent with other areas within this community. Additionally, a note has been added to the plans indicating that all landscape plants shall be maintained to not interfere with a vehicle sight lines.

**Street Lighting Comments**

6. TPD supports the waiver request to not provide street lighting along Bethlehem Pike because lighting is not currently provided along Bethlehem Pike in either direction of the project frontage.
7. TPD supports a waiver to provide less than the lighting values specified in the Montgomery Township Streetlighting Specification of March 2011 since the lighting methodology and details will be similar those installed as part of previous phases of the development.

Mr. Bruce S. Shoupe  
April 11, 2016  
Page 2

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  
Susan A. Rice, 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

March 13, 2015

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

Re: Parkview at Montgomery  
**Land Development Review #1**  
Montgomery Township LD/S #679  
TPD# MOTO-A-00092

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 S.T.A. Engineering, Inc. and dated October 30, 2014.

Based on our review, we offer the following comments:

## Traffic Engineering Comments

1. The submitted plan proposes to replace forty-nine (49) previously approved age-qualified-attached dwelling units with forty-two (42) age-qualified-detached dwelling units. The proposed change will have a negligible effect on the number of trips generated by the development.
2. The applicant has requested a waiver of the requirement to provide a minimum centerline radius of one hundred fifty (150) feet and in the alternative proposes two (2) horizontal curves with a centerline radius of seventy-five (75) feet. Based on the residential nature of the proposed street, we recommend approval of this waiver request.
3. If the requested waiver to allow perpendicular parking is granted, the applicant needs to evaluate the locations of the proposed perpendicular parking areas and verify that their locations maximize sight lines for vehicles entering and exiting the parking areas. In addition, proposed landscaping should not be installed in a manner that would block the view of motorists backing out of the parking areas.
4. ADA compliant curb ramps need to be provided at street intersections and where the proposed sidewalk crosses parking areas, as applicable.
5. The applicant needs to verify that the truck turning plan was completed with the "Turn from stop" option turned off.

## Street Lighting Comments

6. 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 along Bethlehem Pike,



because existing lighting is not currently provided along Bethlehem Pike in either direction of the project frontage.

7. Streetlights should be concentrated at the entrance, parking areas, intersections, and one each on a roadway curve, all of which are areas where vehicle/pedestrian interactions may be encountered. The submitted design appears to comply with the previously mentioned areas, but should be verified by the designer. The design requires a waiver to provide less than the lighting values specified in the Montgomery Township Streetlighting Specification of March 2011, or as amended (Montgomery Township Specification). TPD would support a waiver of this requirement since the lighting methodology and details will mimic those installed as part of previous phases of the development.
8. Please confirm ownership and maintenance responsibility of the streetlights.
9. Verify, in addition to the aforementioned streetlights, if residential driveway post lights will be installed on each lot. If so, please confirm ownership and maintenance responsibilities.
10. Revise the Lighting Notes included on the "Construction Detail Plan; Landscape & Lighting" Plan to reference the Montgomery Township Specification for installation in inspection.
11. Ensure that the streetlights to be installed match the fixture details and operation schedule as those installed during previous phases of this development
12. Please include typical details as depicted in the Montgomery Township Specification, Section 11. These typical details should include, but are not limited to; Typical Detail: Base and Junction Box (with or without PECO Service), and Typical Detail: Base/Conduit/Junction Box Interconnection.
13. Please revise the provided Pole Detail and American Revolution Fixture detail to reflect the current details depicted in the Montgomery Township Specification.
14. 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.
15. Verify that the proposed lighting locations are situated such that interference from the proposed landscaping does not result in an inefficient design

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 Gegan, Township Manager  
Marita Stoerrle, Township Development Coordinator  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Susan A. Rice, P.E., Applicant's Consultant  
Joseph Platt, P.E., TPD

## Bruce S. Shoupe

---

**From:** Rick Lesniak  
**Sent:** Friday, March 23, 2018 8:53 AM  
**To:** Bruce S. Shoupe  
**Subject:** FW: The Meadows at Parkview  
**Attachments:** CANONFE81A0\_EXCHANGE\_06242016-093544.pdf

Bruce,

Below is Brad Fisher's response to my May 3, 2016 letter regarding the Meadows at Parkview.

On the same day as the below email, I responded and confirmed that I am satisfied with the location of the fire hydrants.

Let me know if you need additional information.

Thanks,

Rick

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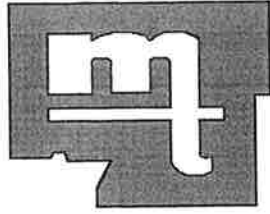
**From:** Brad Fisher [mailto:bfisher@nwwater.com]  
**Sent:** Friday, June 24, 2016 9:44 AM  
**To:** Rick Lesniak <rlesniak@montgomerytp.org>  
**Subject:** The Meadows at Parkview

Rick,

Attached are the flow tests that Cutler had done for the project. Not exactly what I asked them to do (I wanted both flow hydrants flowing at the same time) but it does indicate the strength of the system in this area. I ran some headloss calcs through the development and it appears that they will get the 2,000 gpm at all hydrants except the last one in Phase 3 on Primrose Court. I am telling them to extend the proposed 6" main to the existing 10" main on Enclave Boulevard in order to get the required flow (and for water quality purposes). I assume with the addition of the hydrant near Lot 26 that you asked for that you are okay with the hydrant locations. Let me know if this is not the case.

---

NOTICE: The North Wales Water Authority welcomes the opportunity to engage in discussions on matters involving public Authority business. However, the Municipality Authorities Act and Authority rules and regulations require an affirmative vote of a majority of the Authority Board of Directors at a public meeting in order to approve resolutions, agreements, and comparable documents. Accordingly, while Board members, staff, and consultants may engage in discussions with those seeking comment, guidance, advice, or direction, no such discussions shall constitute action by the Authority on that issue.



**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

May 4, 2016

Brad Fisher  
Director of Engineering and Operations  
North Wales Water Authority  
200 W. Walnut Street  
P.O. Box 1339  
North Wales, PA 19454-0339

Re: The Meadows at Parkview Development

Dear Mr. Fisher,

The Fire Marshal's Office received and reviewed the preliminary/final subdivision plans for the above-referenced development. The subject plans consist of 19 sheets prepared by STA Engineering, Inc., dated October 30, 2014 and revised on February 8, 2016.

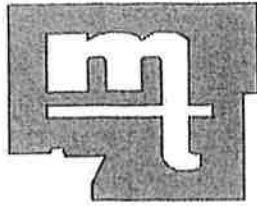
As per your request, we have reviewed the plans for the proposed location of fire hydrants. Using the 2009 International Fire Code for guidance, we offer the following comments for your consideration:

1. Section B105.1 states, "The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet shall be 1,000 gallons per minute for 1 hour. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet shall not be less than that specified in Table B105.1". According to Mr. Bruce Shoupe, the square footage of the proposed dwellings range from approximately 3,800 square feet to 5,600 square feet. Therefore, in accordance with Table B105.1, the developer must provide 2,000 gallons per minute for at least two (2) hours.
2. The spacing between hydrants located on Lots 20 and 34, along Primrose Court is approximately 600 feet. This exceeds the average spacing requirements as established in Section B105.1. Therefore, I would suggest installing a fire hydrant in the area of Lot 26 to reduce the distance between hydrants.
3. The developer should perform a flow test to verify the available fire flow for the proposed development.
4. It is noted that the water main for the proposed development is not "looped". The developer should consider connecting the water mains at the intersection of Enclave Boulevard and Primrose Court to ensure adequate water supply to the development.

Should you have any questions or need additional information, please do not hesitate to contact me at 215-393-6935.

Sincerely,

Richard M. Lesniak  
Director of Fire Services



**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

April 6, 2016

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

Re: Parkview at Montgomery

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the:  
Parkview at Montgomery.

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:** The Land Development plans have noted to comply with this section on page 1 of 18 note #22

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:** The Land Development plans have noted to comply with this section on page 1 of 18 note #22

3. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.

**Comment:** The Land Development plans have noted to comply with this section on page 1 of 18 note #22 and the apparatus turning radius sheet has been provided on page 18 of 18

4. **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. That 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 Land Development plans have noted to comply with this section on page 1 of 18 note #22. If needed.

5. **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 05. 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:** The Land Development plans have noted to comply with this section on page 1 of 18 note #24

6. **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:** The Land Development plans have noted to comply with this section on page 1 of 19 note 13 on Rev. dated Feb. 8 2016

7. **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height.

**Comment:** The Land Development plans have shown on the drawings to be a minimum of 26’ in width.

## GENERAL COMMENTS

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

**Comment:** The Land Development plans have noted to comply with this section on page 1 of 18 note #20

9. 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: The Land Development plans have noted to comply with this section on page 1 of 18 note #23**

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

**Comment: The Land Development plans have noted to comply with this section on page 1 of 18 note #25**

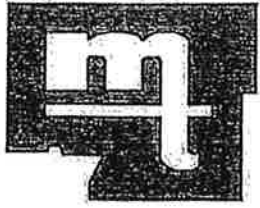
The Fire Marshal's Office recommends that the proposed development be approved as submitted subject to the developer complying with the above referenced items.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard M. Lesniak', written in a cursive style.

Richard M. Lesniak  
Director of Fire Services



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

**FIRE MARSHALS OFFICE:**  
215-393-6936

February 18, 2015

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

Re: Parkview at Montgomery

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the:  
Parkview at Montgomery.

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:** The Land Development plans have noted to comply with this section on page 1 of 18 note #22

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:** The Land Development plans have noted to comply with this section on page 1 of 18 note #22



3. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.

**Comment: The Land Development plans have noted to comply with this section on page 1 of 18 note #22 and the apparatus turning radius sheet has been provided on page 18 of 18**

4. **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. That 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.

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- 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 Land Development plans have noted to comply with this section on page 1 of 18 note #22. If needed.**

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**Comment: The Land Development plans have noted to comply with this section on page 1 of 18 note #24**

6. **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 provided to show compliance.**

7. **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height.

**Comment: The Land Development plans have shown on the drawings to be a minimum of 26' in width.**

## GENERAL COMMENTS

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

**Comment: The Land Development plans have noted to comply with this section on page 1 of 18 note #20**


9. 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: The Land Development plans have noted to comply with this section on page 1 of 18 note #23**

10. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13.  
**Comment: The Land Development plans have noted to comply with this section on page 1 of 18 note #25**

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 #: 679  
Parkview at Montgomery  
Bethlehem Pike  
Date of Plan: 10/30/14

---

A review of the above referenced subdivision/land development has been conducted on this date. At present time there are no identifiable traffic control devices listed on the plan provided for review. There are no other major 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: February 25, 2015

PLAN REVIEW – Parkview  
LD/S # 679

DEVELOPMENT NAME: Cutler Group  
LOCATION: Bethlehem Pike and Enclave Blvd  
LOT NUMBER & SUBDIVISION: 42  
ZONING DISTRICT: R3B2 – Aged Restricted Residential  
PROPOSED USE: Residential  
ZONING HEARING BOARD APPROVAL REQUIRED? NA  
CONDITIONAL USE APPROVAL REQUIRED? NA

|                        | Proposed  | Required                | Approved | Not<br>Approved | N/A |
|------------------------|-----------|-------------------------|----------|-----------------|-----|
| USE                    |           |                         | X        |                 |     |
| HEIGHT                 | <35 ft    | Max. 35 ft              | X        |                 |     |
| LOT SIZE               | 6,120 sf  | 6,000 sf<br>min         | X        |                 |     |
| SETBACKS BUFFER        | NA        | NA                      |          |                 |     |
| FRONT                  | 22 ft     | 22 ft                   | X        | See<br>Comments |     |
| SIDES                  | 5ft/15 ft | 15ft/5 ft<br>(20 aggr.) | X        | See<br>Comments |     |
| REAR                   | 20 ft     | 20 ft                   | X        |                 |     |
| GREEN AREA             | NA        | NA                      | X        |                 |     |
| BUILDING<br>COVERAGE   | 50%       | Max. 15%                | X        |                 |     |
| IMPERVIOUS<br>COVERAGE | 64.99%    | Max 65%                 | X        |                 |     |

### COMMENTS

ADDITIONAL COMMENTS:

1. Add to Zoning Data table documenting compliance with required parking spaces per dwelling and shown locations on plan compliance with compliance with 230-53(3)(b), density.
2. Destiny Way is purported to be dedicated to Montgomery Township. Provide compliance with 230-38O for removal of snow where the stub roadway from Destiny Way meets the new development.
3. The stone base turn around area noted for Phase 1 must be approved by the Director of Fire Services. General Note #22 on page 1 of 18 shall be updated the 2009 IFC should be clarified stating responsibilities of the lot owners.

  
ZONING OFFICER

  
DATE

KENNETH AMEY, AICP  
professional land planner

March 16, 2015

(via e-mail)

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

Re: Preliminary/Final Land Development Review  
Parkview at Enclave at Montgomery  
Township File #LD/S#679

Dear Mr. Gregan:

I have reviewed the above referenced land development plans prepared by STA Engineering, dated October 30, 2014. This plan represents the final phases of the Enclave at Montgomery Development and has been prepared pursuant to an amendment of the R-3B residential zoning district. The plan proposes the removal of all commercial uses from the R-3B district and inclusion of a mix of age restricted attached and detached small-lot single family dwellings.

This proposal conforms to the amendments to the R-3B district, and from a planning perspective I support the elimination of the previously permitted nonresidential uses provided that the applicant provides appropriate buffering from the Bethlehem Pike corridor.

If there are any questions, please let me know.

Very truly yours,



Kenneth Amey

1122 Old Bethlehem Pike  
Lower Gwynedd, PA 19002



cc: Bruce S. Shoupe, Township Director of Planning and Zoning  
Marita Stoerle, Development Coordinator  
Marianne McConnell, Deputy Zoning Officer

phone: 215.283.9619  
fax: 215.646.3458  
kenamey@aol.com



March 1, 2016  
*Amended June 28, 2016*

Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

**Attn: Bruce Shoupe, Township Director of Planning & Economic Development**

**Subj: WAIVER REQUEST LETTER  
THE MEADOWS AT PARKVIEW  
The Enclave at Montgomery  
Montgomery Township, Montgomery County  
STA Project #4809**

Dear Bruce:

With regard to the above-captioned project, and on behalf of my client, The Cutler Group, Inc., I respectfully request waivers from the Subdivision and Land Development Ordinance as follows:

1. **From S.L.D.O. Section 205-10.B(1):** which requires the minimum centerline radius for local residential streets to be 150 feet. (This waiver is requested to allow 75 foot centerline radii.)
2. **From S.L.D.O. Section 205-10.H(2):** which requires no perpendicular parking along public or private streets. (This waiver is requested to allow perpendicular parking.)
3. **From S.L.D.O. Section 205-17.D:** which requires all curbs to be straight concrete. (This waiver is requested to allow Belgian block curb in lieu of the concrete curb.)
4. **From S.L.D.O. Section 205-24.A:** which requires street lighting along Bethlehem Pike. (This waiver is requested to not be required to install street lights along Bethlehem Pike due to the roadway being a highly traveled arterial road where streetlights do not currently exist.)
5. **From S.L.D.O. Section 205-52.A.(2)(a):** which requires street trees to be planted no less than forty (40) feet on center nor farther than fifty (50) feet on center. (This waiver is requested to allow street trees to be placed closer than forty (40) feet on center in certain instances due to limited space.)
6. **From S.L.D.O. Section 205-52.B:** which requires a softening buffer. (This waiver is requested to not provide the softening buffer along Route 309 where there is currently a berm, 13 street trees and 89 replacement trees proposed.)

Bruce Shoupe, Township Director of Planning & Economic Development

March 1, 2016

Amended June 28, 2016

Page Two

7. From S.L.D.O. Section 205-52.B(2)(d): which requires no slopes steeper than one foot in height for each four feet in width (slope of 25%) within the buffer area. (This waiver is being requested to allow slopes steeper than 25% along the berm provided to buffer the rear yards of Lots 29 through 42 from Route 309.)
8. From S.L.D.O. Section 205-78.B.(1): which requires existing features within four hundred (400) feet of the site boundary to be shown on the plans. (This waiver is requested to allow the existing features currently shown on the plans to be sufficient to satisfy the Township. This waiver was previously granted for the Montgomery Walk portion of this project, which utilized the same existing features data. Additionally, aerial photographs have been provided by the County that adequately depict adjacent land uses and significant features.)
9. From MTSS of March 2011: which establishes lighting requirements and values for street lighting. (This waiver is requested so that the developer can continue to install the same lighting in the same manner as has been installed in all previous phases of the Enclave at Montgomery and keep the entire community consistent with regard to street lighting.)
10. From the Stormwater Management Ordinance, Section 206-11.k: which requires storage facilities to drain the facilities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm. (This waiver is requested to allow BIO2, BIO3, BIO4, BIO7 and BIO9 to exceed the maximum dewatering time of 3 days as follows: BIO2 – 4.6 days, BIO3 – 3.4 days; BIO4 – 4.5 days; BIO7 – 3.6 days and BIO9 – 5.0 days. The proposed dewatering times are still less than 7 days and the specified bio-retention areas are equipped with valves and udrains should the facility fail to drain as designed.)

To the best of my knowledge this is a full and complete listing of all relief being sought by the applicant in connection with this project.

Respectfully submitted,



Susan A. Rice, P.E.  
S.T.A. Engineering, Inc.

cc: James P. Dougherty, P.E., Gilmore & Associates, Inc.  
Kevin L. Johnson, P.E., Traffic, Planning and Design, Inc.  
Judith Stern Goldstein & Valerie L. Liggett, ASLA, R.L.A., Boucher & James, Inc.  
The Cutler Group, Inc.  
Charles P. Splendore, Jr.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

---

SUBJECT: Consider Payment of Bills

MEETING DATE: March 11, 2019

ITEM NUMBER: #17

MEETING/AGENDA: WORK SESSION

ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan  
Township Manager

BOARD LIAISON: Michael J. Fox,  
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 |      |       |           |                                     |            |
| 02/26/2019               | 01   | 74282 | 00000388  | PENNSYLVANIA ONE CALL SYSTEM, INC.  | 233.26     |
| 02/26/2019               | 01   | 74283 | 00000040  | VERIZON                             | 149.40     |
| 02/26/2019               | 01   | 74284 | 00000040  | VERIZON                             | 312.62     |
| 03/08/2019               | 01   | 74285 | 00000496  | 21ST CENTURY MEDIA NEWSPAPERS LLC   | 763.12     |
| 03/08/2019               | 01   | 74286 | 100000920 | 5 WITS PLYMOUTH MEETING, INC.       | 100.00     |
| 03/08/2019               | 01   | 74287 | 00000006  | ACME UNIFORMS FOR INDUSTRY          | 314.40     |
| 03/08/2019               | 01   | 74288 | 100000892 | ADAM ZWISLEWSKI                     | 45.00      |
| 03/08/2019               | 01   | 74289 | 00000340  | ADVENT SECURITY CORPORATION         | 315.42     |
| 03/08/2019               | 01   | 74290 | 00000110  | AG INDUSTRIAL                       | 150.60     |
| 03/08/2019               | 01   | 74291 | 100000876 | ALEXANDER J. DEANGELIS              | 30.00      |
| 03/08/2019               | 01   | 74292 | 100000630 | AMANDA ENTENBERG                    | 140.00     |
| 03/08/2019               | 01   | 74293 | 00001291  | ANCHOR FIRE PROTECTION CO., INC.    | 525.00     |
| 03/08/2019               | 01   | 74294 | 00000031  | AT&T                                | 116.73     |
| 03/08/2019               | 01   | 74295 | 00002061  | AT&T MOBILITY                       | 26.89      |
| 03/08/2019               | 01   | 74296 | 00001997  | AUTOMATIC SYNC TECHNOLOGIES, LLC    | 420.95     |
| 03/08/2019               | 01   | 74297 | 00000043  | BERGEY'S                            | 861.86     |
| 03/08/2019               | 01   | 74298 | 00000209  | BOUCHER & JAMES, INC.               | 23,625.59  |
| 03/08/2019               | 01   | 74299 | 00001336  | BRIAN SCHREIBER                     | 64.77      |
| 03/08/2019               | 01   | 74300 | 00000069  | C L WEBER CO INC.                   | 25.06      |
| 03/08/2019               | 01   | 74301 | 100000405 | C.E.S.                              | 1,872.97   |
| 03/08/2019               | 01   | 74302 | 00000072  | CANON FINANCIAL SERVICES, INC       | 1,622.00   |
| 03/08/2019               | 01   | 74303 | 00000071  | CANON SOLUTIONS AMERICA, INC.       | 20.00      |
| 03/08/2019               | 01   | 74304 | 100000878 | CARL HERR                           | 15.00      |
| 03/08/2019               | 01   | 74305 | 00001601  | CDW GOVERNMENT, INC.                | 4,151.20   |
| 03/08/2019               | 01   | 74306 | 100000930 | CENTRAL BUCKS REGIONAL POLICE       | 100.00     |
| 03/08/2019               | 01   | 74307 | 100000221 | COLMAR VETERINARY HOSPITAL          | 168.00     |
| 03/08/2019               | 01   | 74308 | 00000363  | COMCAST                             | 295.53     |
| 03/08/2019               | 01   | 74309 | 00000335  | COMCAST CORPORATION                 | 628.94     |
| 03/08/2019               | 01   | 74310 | 00001392  | CRAFTWELD FABRICATION CO., INC.     | 848.00     |
| 03/08/2019               | 01   | 74311 | 00000125  | DISCHELL, BARTLE DOOLEY             | 40,649.10  |
| 03/08/2019               | 01   | 74312 | 00000125  | VOID                                | 0.00       |
| 03/08/2019               | 01   | 74313 | 100000931 | DVAPPO - DELAWARE VALLEY ASSOC      | 50.00      |
| 03/08/2019               | 01   | 74314 | 00000612  | DVMA - DELAWARE VALLEY MUNICIPAL    | 3,062.50   |
| 03/08/2019               | 01   | 74315 | 100000933 | E5 MOBILE ENTERTAINMENT             | 100.00     |
| 03/08/2019               | 01   | 74316 | 00001332  | EAGLE POWER & EQUIPMENT CORP        | 4,162.00   |
| 03/08/2019               | 01   | 74317 | 03214663  | ELITE 3 FACILITIES MAINTNEANCE, LLC | 1,500.00   |
| 03/08/2019               | 01   | 74318 | 00903110  | ESTABLISHED TRAFFIC CONTROL         | 835.25     |
| 03/08/2019               | 01   | 74319 | 00000322  | ETTORE VENTRESCA & SONS, INC.       | 36,840.60  |
| 03/08/2019               | 01   | 74320 | 00000193  | GEORGE ALLEN PORTABLE TOILETS, INC. | 621.00     |
| 03/08/2019               | 01   | 74321 | 00001323  | GLICK FIRE EQUIPMENT COMPANY INC    | 797.84     |
| 03/08/2019               | 01   | 74322 | 00000219  | GLOBAL EQUIPMENT COMPANY            | 994.49     |
| 03/08/2019               | 01   | 74323 | 00001784  | GOOGLE INC.                         | 99.00      |
| 03/08/2019               | 01   | 74324 | 00000608  | GOOSE SQUAD L.L.C.                  | 900.00     |
| 03/08/2019               | 01   | 74325 | 100000919 | HENRY J PFISTER III                 | 110.00     |
| 03/08/2019               | 01   | 74326 | 100000162 | HERMAN GOLDNER COMPANY, INC.        | 1,431.82   |
| 03/08/2019               | 01   | 74327 | 00000903  | HOME DEPOT CREDIT SERVICES          | 561.08     |
| 03/08/2019               | 01   | 74328 | 00441122  | HORSHAM CAR WASH                    | 191.00     |
| 03/08/2019               | 01   | 74329 | 100000343 | INTERNATIONAL CODE COUNCIL, INC.    | 135.00     |
| 03/08/2019               | 01   | 74330 | 00000102  | INTERSTATE BATTERY SYSTEMS OF       | 227.90     |
| 03/08/2019               | 01   | 74331 | 100000882 | JACOB MILLEVOI                      | 15.00      |
| 03/08/2019               | 01   | 74332 | 100000889 | JACOB WELTMAN                       | 30.00      |
| 03/08/2019               | 01   | 74333 | 100000881 | JOHN H. MOGENSEN                    | 120.00     |
| 03/08/2019               | 01   | 74334 | 100000847 | JOHN RUSHIN                         | 1,575.00   |
| 03/08/2019               | 01   | 74335 | 100000887 | JON WASHINGTON                      | 60.00      |
| 03/08/2019               | 01   | 74336 | 00000148  | JONATHAN S. BEER                    | 1,800.00   |
| 03/08/2019               | 01   | 74337 | 100000925 | JOSEPH M. BENNETT                   | 45.00      |
| 03/08/2019               | 01   | 74338 | 100000467 | JOSEPH MILLIGAN                     | 280.00     |
| 03/08/2019               | 01   | 74339 | 100000928 | JOSEPHINE EVANS                     | 87.00      |
| 03/08/2019               | 01   | 74340 | 100000904 | JULIUS MACK                         | 210.00     |
| 03/08/2019               | 01   | 74341 | 100000880 | KEITH MILLER                        | 120.00     |
| 03/08/2019               | 01   | 74342 | 00000057  | LAWN AND GOLF SUPPLY COMPANY, INC.  | 46,597.00  |
| 03/08/2019               | 01   | 74343 | 00000354  | MAD SCIENCE OF WEST NEW JERSEY      | 274.00     |
| 03/08/2019               | 01   | 74344 | 00001065  | MAILLIE LLP                         | 2,500.00   |
| 03/08/2019               | 01   | 74345 | 100000332 | MARCY LYNCH FITNESS                 | 1,750.00   |
| 03/08/2019               | 01   | 74346 | 100000883 | MARY NEWELL                         | 80.00      |
| 03/08/2019               | 01   | 74347 | 00000201  | MASTERTech AUTO SERVICE, LLC        | 2,229.49   |
| 03/08/2019               | 01   | 74348 | 100000877 | MATTHEW GIORGIO                     | 100.00     |
| 03/08/2019               | 01   | 74349 | 100000922 | MATTHEW SEYDEL                      | 264.02     |
| 03/08/2019               | 01   | 74350 | 100000875 | MICHAEL BEAN                        | 45.00      |
| 03/08/2019               | 01   | 74351 | 100000885 | MICHAEL SHEARER                     | 30.00      |
| 03/08/2019               | 01   | 74352 | 1264      | MORGAN STANLEY SMITH BARNEY INC     | 141,976.17 |
| 03/08/2019               | 01   | 74353 | 00002073  | MORTON SALT INC                     | 20,315.08  |
| 03/08/2019               | 01   | 74354 | 100000929 | NABI TREASURER                      | 75.00      |
| 03/08/2019               | 01   | 74355 | 100000799 | OBVIOUS CHOICE, LLC                 | 225.00     |
| 03/08/2019               | 01   | 74356 | 00001134  | OFFICE DEPOT, INC                   | 625.18     |
| 03/08/2019               | 01   | 74357 | 00001156  | PA POLICE ACCREDITATION COALITION   | 35.00      |
| 03/08/2019               | 01   | 74358 | 00000597  | PATRICIA A. GALLAGHER               | 3,819.94   |
| 03/08/2019               | 01   | 74359 | 100000890 | PAUL MOGENSEN                       | 185.00     |

03/08/2019 01:01 PM  
 User: msanders  
 DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP  
 CHECK DATE FROM 02/26/2019 - 03/11/2019

Page: 2/2

| Check Date | Bank | Check | Vendor    | Vendor Name                      | Amount   |
|------------|------|-------|-----------|----------------------------------|----------|
| 03/08/2019 | 01   | 74360 | 00000595  | PENN VALLEY CHEMICAL COMPANY     | 184.54   |
| 03/08/2019 | 01   | 74361 | 00001358  | PENNSYLVANIA RECREATION AND PARK | 3,626.00 |
| 03/08/2019 | 01   | 74362 | 100000923 | PETER BYRNE                      | 88.06    |
| 03/08/2019 | 01   | 74363 | 100000754 | PETROLEUM TRADERS CORP.          | 1,011.99 |
| 03/08/2019 | 01   | 74364 | 100000755 | PETROLEUM TRADERS CORP.          | 2,183.62 |
| 03/08/2019 | 01   | 74365 | 00000009  | PETTY CASH                       | 671.15   |
| 03/08/2019 | 01   | 74366 | 00000009  | PETTY CASH                       | 122.89   |
| 03/08/2019 | 01   | 74367 | 0090561   | PHILADELPHIA MEDIA NETWORK       | 686.40   |
| 03/08/2019 | 01   | 74368 | 00000446  | PHISCON ENTERPRISES, INC.        | 800.00   |
| 03/08/2019 | 01   | 74369 | 00000945  | PIPERSVILLE GARDEN CENTER, INC.  | 497.59   |
| 03/08/2019 | 01   | 74370 | 100000932 | POSITIVE CONCEPTS/ATPI           | 149.40   |
| 03/08/2019 | 01   | 74371 | 100000921 | PRINCETON GAMETRUCK              | 100.00   |
| 03/08/2019 | 01   | 74372 | 00000252  | PURE CLEANERS                    | 368.00   |
| 03/08/2019 | 01   | 74373 | 100000886 | RACHEL TROUTMAN                  | 60.00    |
| 03/08/2019 | 01   | 74374 | 00000228  | REGAL CINEMEDIA CORP             | 1,815.00 |
| 03/08/2019 | 01   | 74375 | 00002033  | REPUBLIC SERVICES NO. 320        | 1,901.69 |
| 03/08/2019 | 01   | 74376 | 100000926 | ROBERT HEDDEN                    | 102.20   |
| 03/08/2019 | 01   | 74377 | 100000873 | RYAN ALLISON                     | 75.00    |
| 03/08/2019 | 01   | 74378 | 100000884 | RYAN RUDELL                      | 45.00    |
| 03/08/2019 | 01   | 74379 | 00000467  | SNAP-ON INDUSTRIAL               | 65.98    |
| 03/08/2019 | 01   | 74380 | 100000411 | SPENCER D. BORINE                | 210.00   |
| 03/08/2019 | 01   | 74381 | 100000701 | STAPLES BUSINESS CREDIT          | 664.03   |
| 03/08/2019 | 01   | 74382 | 100000701 | STAPLES BUSINESS CREDIT          | 120.32   |
| 03/08/2019 | 01   | 74383 | 00001200  | SYNATEK                          | 100.00   |
| 03/08/2019 | 01   | 74384 | 00000485  | SYRENA COLLISION CENTER, INC.    | 536.00   |
| 03/08/2019 | 01   | 74385 | 100000868 | TACTICAL & SURVIVAL SPECIALITIES | 8,400.00 |
| 03/08/2019 | 01   | 74386 | 00906111  | THE PROTECTION BUREAU            | 204.00   |
| 03/08/2019 | 01   | 74387 | 00003011  | TIMOTHY WOCH                     | 266.67   |
| 03/08/2019 | 01   | 74388 | 100000927 | TONI WOODWARD                    | 263.00   |
| 03/08/2019 | 01   | 74389 | 100000000 | U.S. POSTAL SERVICE              | 134.00   |
| 03/08/2019 | 01   | 74390 | 100000210 | UNIFIRST                         | 107.92   |
| 03/08/2019 | 01   | 74391 | 03214643  | UNWINED & PAINT                  | 90.00    |
| 03/08/2019 | 01   | 74392 | 00000520  | VALLEY POWER, INC.               | 1,971.69 |
| 03/08/2019 | 01   | 74393 | 100000209 | VERITIV                          | 951.75   |
| 03/08/2019 | 01   | 74394 | 00000040  | VERIZON                          | 134.99   |
| 03/08/2019 | 01   | 74395 | 00000040  | VERIZON                          | 263.82   |
| 03/08/2019 | 01   | 74396 | 00000040  | VERIZON                          | 149.37   |
| 03/08/2019 | 01   | 74397 | 00000040  | VERIZON                          | 253.66   |
| 03/08/2019 | 01   | 74398 | 00000040  | VERIZON                          | 185.79   |
| 03/08/2019 | 01   | 74399 | 00000038  | VERIZON WIRELESS SERVICES, LLC   | 1,671.59 |
| 03/08/2019 | 01   | 74400 | 100000854 | VINAY SETTY                      | 150.00   |
| 03/08/2019 | 01   | 74401 | 100000891 | VINCENT ZIRPOLI                  | 90.00    |
| 03/08/2019 | 01   | 74402 | 100000901 | VWP-VISIONARY WELLNESS PARTNERS  | 6,574.00 |
| 03/08/2019 | 01   | 74403 | 00001329  | WELDON AUTO PARTS                | 712.32   |
| 03/08/2019 | 01   | 74404 | 00001084  | WITMER ASSOCIATES, INC.          | 600.24   |
| 03/08/2019 | 01   | 74405 | 00000550  | ZEP MANUFACTURING COMPANY        | 508.73   |
| 03/08/2019 | 01   | 74406 | 00001609  | IMX MEDICAL MANAGEMENT           | 1,375.00 |

01 TOTALS:

{1 Check Voided}

Total of 124 Disbursements:

397,922.17

03/08/2019

Check List  
For Check Dates 02/26/2019 to 03/11/2019

Check

| Date            | Name                   | Amount                        |
|-----------------|------------------------|-------------------------------|
| 02/27/2019      | STATE OF PA            | State Tax Payment \$ 9,084.10 |
| 03/01/2019      | ICMA RC                | DROP Plan Payment \$ 5,536.68 |
| 03/01/2019      | UNITED STATES TREASURY | 945 Tax Payment \$ 6,380.72   |
| 03/07/2019      | BCG 401                | 401 Payment \$ 16,559.27      |
| 03/07/2019      | BCG 457                | 457 Payment \$ 13,208.99      |
| 03/07/2019      | PA SCDU                | Withholding Payment \$ 802.03 |
| 03/07/2019      | PBA                    | PBA Payment \$ 900.00         |
| 03/07/2019      | UNITED STATES TREASURY | 941 Tax Payment \$ 87,102.61  |
| Total Checks: 8 |                        | \$ 139,574.40                 |