

**AGENDA**  
**MONTGOMERY TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**JULY 22, 2019**

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

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

Lawrence J. Gregan  
Township Manager

**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 July 8, 2019 Meeting
6. Consider Appointment of Volunteer Committee/Board Member
7. Consider Acceptation of Resignation of Volunteer Committee/Board Member
8. Donation Presentation- The PEAK Center
9. Consider Approval of 3rd Party Structural Design Bridge Review- Powerline Trail Connector Phase 1 Project
10. Consider Authorization to Advertise for Bids for Leaf Waste Collection
11. Presentation of 2<sup>nd</sup> Quarter 2019 Budget Report
12. Consider Preliminary Land Development Approval for LDS#699 - RealPro Car Wash
13. Consider Approval for Escrow Releases
  - a. Higher Rocks Grading Permit Release #6
  - b. LDS # 694 Higher Rocks Land Development Release # 5
14. Consider Payment of Bills
15. Other Business
16. Adjournment

**Future Public Hearings/Meetings:**

08-07-2019 @7:30pm – Zoning Hearing Board

08-12-2019 @7:00pm – Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Public Comment

MEETING DATE: July 22, 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

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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

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SUBJECT: Announcement of Executive Session

MEETING DATE: July 22, 2019

ITEM NUMBER: ~~7~~4

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

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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

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SUBJECT: Consider Approval of Minutes for July 8, 2019

MEETING DATE: July 22, 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

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BACKGROUND:

Please contact Deb Rivas or Stacy Crandell on Monday, July 22, 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 JULY 8, 2019

At 6:00p.m. Chairman Michael J. Fox called to order the Executive Session. In attendance were Vice-Chairman Candyce Fluehr Chimera and Supervisor Jeffrey W. McDonnell. Supervisors Tanya C. Bamford and Matthew W. Quigg were absent. Also in attendance was Township Manager Lawrence J. Gregan, and Township Solicitor Frank Bartle, Esquire.

Chairman Michael J. Fox called the action meeting to order at 7:00 p.m. In attendance were Vice-Chairman Candyce Fluehr Chimera and Supervisor Jeffrey W. McDonnell. Supervisors Tanya C. Bamford and Matthew W. Quigg were absent. Also in attendance were Township Solicitor Frank Bartle, 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, Director of Information Technology Richard Grier and Public Information Coordinator Kelsey Whalen.

Following the Pledge of Allegiance, Chairman Michael J. Fox called for public comment from the audience. There was no public comment.

Solicitor Frank Bartle, Esquire announced that the Board had met in an executive session prior to this meeting at 6:00 p.m., and discussed several matters including one matter of personnel that had to do with Police Department Vacancies, matters of current or potential litigation including the Police and Fire Union Grievances, Cutler Development, and a Business Tax Refund Appeal. In addition, the Board discussed three zoning hearing board cases including Target 125-145 Witchwood Drive, Mark and Marie Marcelis- 101 Madison Court, and Lokadri and Vijaya Raminani – 59 Douglass Road. Mr. Bartle also announced that the Board

met in Executive Session twice since the last meeting on Tuesday, June 25, 2019 and Thursday, June 27, 2019 at 1800 Pennbrook Parkway Lansdale to conduct Township Manager interviews. The interviews ran from 4-8PM on both days. Mr. Bartle 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 June 10, 2019 Board of Supervisors meeting, and Vice-Chairman Candyce Fluehr Chimera seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Director of Public Works Kevin Costello and Director of Information Technology Rich Grier welcomed new employees to their departments. Mr. Costello welcomed Cameron Briggs who joined the Township on April 22, 2019 as a Laborer in the Public Works Department. Mr. Grier welcomed Wesley Whitaker who joined the Township on June 10, 2019 as a Junior Systems Administrator in the Information Technology Department. Resolution #1 made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, welcomed Cameron Briggs to his position of Public Works Laborer and Wesley Whitaker to his position of IT Junior Systems Administrator.

Police Chief Scott Bendig announced Eric Bittell's resignation from his position as Police Dispatcher effective Monday, July 22, 2019. Eric was hired on May 18, 2015 and was an integral part of the Police Department Communications. He is leaving to pursue a career in medicine and has taken a full-time position as an Emergency Medical Technician with the Community Ambulance Association of Ambler. Resolution #2 made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, accepted the resignation of Eric Bittell from position as Police Dispatcher with Montgomery Township and take the opportunity to thank him for his commitment to public service during his employment at Montgomery Township.

Township Manager Lawrence Gregan announced that a vacancy for alternate member currently exists on the Montgomery Township Planning Commission. Township resident

Thomas Borghetti has expressed an interest to be appointed to this commission. His appointment would be for a three year term expiring on January 1, 2021. Resolution #3 made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, approved the appointment of Thomas Borghetti to the Montgomery Township Planning Commission as an Alternate for a three year term to expire on January 1, 2021.

Assistant to the Township Manager Stacy Crandell announced that the Township would like to pursue funding through PennDOT's Automated Red Light Enforcement (ARLE) funding program. The Township has prepared an application to implement Optical Emergency Vehicle Preemption Systems and remove the existing Sonic Emergency Vehicle Preemption Systems for eleven traffic signals along Bethlehem Pike (Route 309). This project is Phase 1 of Township-wide initiative to implement Optical Preemption at all of the Township's Traffic Signalized Intersections. The Township is seeking \$248,919 for this project and the local match would be \$46,692.16. The Township previously applied for this funding last year for the same project and received feedback and is resubmitting for funding consideration this year.

Resolution #4 made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, authorized the ratification of the grant application to PennDOT for ARLE funding in the amount of \$248,919, with the local match being \$46,692.16.

Director of Finance Ami Tarburton reported that Conrad Siegel Actuaries has provided a draft of the 1/1/19 Actuarial Valuation Report for the Police Pension Plan. As part of the report, Conrad Siegel Actuaries identified two recommendations for changes to the actuarial assumptions and methods to be used in the valuation report. First, a change was recommended to the mortality assumption, noting that the Society of Actuaries has released a new mortality table based solely on public sector data that incorporates future mortality improvements projected generationally. The second recommendation relates to the asset valuation method. Currently, the plan uses the market value of assets as the actuarial value of

assets. It was recommended to use a smoothed asset value which would smooth the gains and losses over a five-year period to help reduce the asset value volatility. With acceptance of these two changes, the combination Police and Non- Uniform Pension Plans will have a funding ratio of 94% which is "Not Distressed" under the PA Auditor General's Municipal Pension Reporting Program. Resolution #5 made by Chairman Michael J. Fox, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, accepted the following changes to the actuarial assumptions for the January 1, 2019 actuarial valuation report as recommended by Conrad Siegel.

	<u>Prior Assumption</u>	<u>Recommended Assumption</u>
Mortality table	IRS 2017 Static Combined Table for Small Plans	PubS-2010 with generational improvement scale MP-2018
Asset Valuation Method	Market Value of Assets	Five-year Smoothed Value (80-120% corridor)

Director of Fire Services Richard Lesniak requested the Board approve the Montgomery County Emergency Refueling Services Agreement. Under the agreement, the Montgomery County Department of Public Safety (MCDPS) has arranged with several fuel contractors through the County to provide emergency refueling services during large-scale incidents. In the event, that emergency refuel services are needed, the Township and MCDPS will jointly coordinate the delivery of the fuel on scene. Montgomery County will provide the initial payment for the services and the Township must reimburse the County within 60 days of the termination of the incident. Resolution #6 made by Chairman Michael J. Fox, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, granted approval to enter into Memorandum of Agreement with the Montgomery County Department of Public Safety for emergency refueling services at large-scale incidents.

Director of Fire Services Richard Lesniak reported that on August 16, 2011, the Board of Supervisors authorized VFIS Education, Training and Consulting to perform a Fire Apparatus Assessment of the pumper and aerial apparatus in the Department. VFIS was tasked to evaluate the Township's existing apparatus, review maintenance records, prepare an apparatus replacement plan, review and suggest improvements to operating guidelines and provide additional recommendations including providing a 20-year replacement program (2011-2031).

Since the development of the replacement plan in 2011, the Department has experienced a number of significant mechanical issues with Ladder 18 that has resulted in the Township spending funds in excess of the annual budget for vehicle maintenance.

The Department of Fire Services is recommending the Board of Supervisors enter into a contract with Emergency Vehicle Response (EVR) to assist a committee of career and volunteer firefighters with selecting a manufacturer and design a new aerial apparatus. To accomplish this, the EVR will provide several consulting services including performing an aerial needs assessment, presenting an apparatus purchasing seminar, and assisting with apparatus specifications and participating in acceptance inspections.

Chairman Michael J. Fox expressed the importance of making sure both career and volunteer firefighters were apart of this process. John Mogensen, a Fire Department of Montgomery Township Volunteer for over 40 years, inquired about the need for the consultant and expressed that the need of the Department was to obtain a truck similar in design to the current Ladder 18 apparatus, which he stated has saved many lives over the years. Chairman Fox stated that he appreciated Mr. Mogensen's comments but the Board wanted to have a consultant that had experience and was an independent third party to be able to assist in this purchase since it was going cost the Township over a million dollars for this equipment.

Resolution #7 made by Chairman Michael J. Fox, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, authorized the execution of a contract with Emergency Vehicle Response to perform an aerial needs assessment, provide an apparatus

purchasing seminar, and assist with the reviewing specifications and the participation in acceptance inspections at a total cost of \$20,000.00.

Director of Administration and Human Resources Ann Shade reported on some updates to existing policies and the addition of a new policy. Ms. Shade reported that the following policies were presented for approval:

- **Smoke-Free Environment** – this policy has been updated to include additional forms of smoking, such as e-cigarettes, and to specify the addition of signing at designated smoking locations.
- **Expressions of Sympathy** – this is a new policy to establish guidelines regarding consistency and acknowledgement surrounding the death of an employee or their immediate family member.
- **Benefits Summary** – this policy has been updated to clarify the established premium share, and to provide consistency regarding the definition of a full-time employee, as stated in the Employment Definitions policy (5.1).

Resolution #8 made by Chairman Michael J. Fox, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, approved the updates to the Smoke-Free Environment and Benefits Summary policies and the addition of the Expressions of Sympathy policy.

Director of Planning and Zoning Bruce Shoupe reported that the Township received and opened bids for the Ash Tree Forestry Management – Phase VII on May 1, 2019. Twenty-five bid packets were sent out. Five bids were received ranging in costs from \$35,314 to \$82,825. He recommended the Board reject all bids. Resolution #9 made by Chairman Michael J. Fox, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, rejected all bids received for the Ash Tree Forestry Management for Phase VII.

Director of Planning and Zoning Bruce Shoupe requested the release of Maintenance Period Bond for Mark's Jewelers 975 Bethlehem Pike as recommended by the Township Engineer and Township Landscape Architect. Resolution #10 made by Chairman Michael J.

Fox, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, authorized the maintenance period to be ended for Mark's Jewelers 975 Bethlehem Pike and all maintenance bond will be released contingent upon all Township fees being paid.

Resolution #11 made by Chairman Michael J. Fox, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, authorized a construction escrow release in the amount of \$22,515.50, as recommended by the Township Engineer for 119 Wentworth Drive.

Resolution #12 made by Chairman Michael J. Fox, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, authorized a construction escrow release in the amount of \$49,520.20, as recommended by the Township Engineer for the 309 Automall Properties, L. P.- Montgomeryville Nissan.

A motion to approve the payment of bills was made by Chairman Michael J. Fox, seconded by Supervisor 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 7:41 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Appointment to Township Boards and Commissions

MEETING DATE: July 22, 2019

ITEM NUMBER: #6

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,  
Board of Supervisors Chairman

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BACKGROUND:

A vacancy currently exists on the Montgomery Township Business Development Partnership.

Township resident John (J.P.) Northrop has expressed an interest to be appointed to the Business Development Partnership. The appointment would be for a one-year term expiring on January 1, 2020.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS: None

BUDGET IMPACT: None

RECOMMENDATION:

Approve the appointment of J.P. Northrop to Business Development Partnership.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the appointment of John (J.P.) Northrop to the Business Development Partnership for a term to expire on January 1, 2020.

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: Consider Acceptation of Resignation of Volunteer Committee/Board Member

MEETING DATE: July 22, 2019

ITEM NUMBER: # 7

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,  
Board of Supervisors Chairman

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BACKGROUND:

Ellen Reynolds who has served on the Planning Commission since January 2009, has submitted her resignation. She is resigning due to moving out of the Township.

The Township would like to acknowledge and thank Ellen for her dedicated service to the Township.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS: None

BUDGET IMPACT: None

RECOMMENDATION:

Acknowledge Ellen Reynolds for dedicated service on the Planning Commission and accept her resignation.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby accept the resignation of Ellen Reynolds from the Montgomery Township Planning Commission and thank her for her many years of service on the Planning Commission.

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: Donation Presentation- The PEAK Center

MEETING DATE: July 22, 2019

ITEM NUMBER: #8

MEETING/AGENDA:

ACTION

NONE

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

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

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BACKGROUND:

This evening the Board will be presenting a check in the amount of \$3,000 to The PEAK Center. Paul Nye, Executive Director will be present at the meeting to accept the check on behalf of The PEAK Center.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

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



On May 13, 2019, the Board of Supervisors approved the execution of the Reimbursement Agreement through PennDOT as well as all related documents and agreements.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

This will be an additional cost to provide the Third Party Structural Design Review in the above amount not-to-exceed/per submission cost.

RECOMMENDATION:

Township Staff recommends the approval of proposal from Gilmore and Associates.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township, Montgomery County, that we hereby approve the proposal from Gilmore and Associates dated July 17, 2019 to provide the Third Party Structural Review for the Pedestrian Bridge for the Powerline Trail Connection- Phase 1 Project.

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.



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

July 17, 2019

G&A Project 2019-01016

Stacy E. Crandell  
Assistant to the Township Manager  
Montgomery Township  
1001 Stump Road, Montgomeryville, PA. 18936

Reference: Powerline Trail Connector Phase 1 Project  
Third-Party Structural Design Review of Pedestrian Bridge

Dear Stacy:

We are happy to provide our proposed scope of work and fee for the third-party structural design review of the pedestrian bridge associated with the above-referenced project. The Township was awarded a Transportation Alternatives Program (TAP) Grant to implement the connection between the Route 202 Parkway Trail, the Township Building (1001 Stump Road) and the Township Community and Recreation Center (1030 Horsham Road). The project will include a pedestrian bridge over the Little Neshaminy Creek. PennDOT requires third-party review of the bridge as part of the approval process.

As requested, we are providing our fee for review of each aspect associated with bridge. This includes review of the structural, geotechnical, and hydrology and hydraulics (H&H) aspects of the bridge design. We anticipate the following not-to-exceed fee per submission and/or resubmission.

Geotechnical (foundations):	\$1,600/submission, not-to-exceed
Structural (bridge structure):	\$2,400/submission, not-to-exceed
H&H (stream & floodplain analysis):	\$1,600/submission, not-to-exceed

It should be noted that PennDOT would typically review the Hydrology & Hydraulics Report as part of the Joint Permit Application for the stream encroachment. It would be at the Township's discretion for additional review of the H&H Report.

Upon receipt of a complete submission and/or resubmission, each review can typically be completed within three weeks. Each aspect can be reviewed concurrently. Our deliverables would include reports, in letter form, documenting our reviews and any recommendations we may have.

Please let us know if we should proceed with this work or if you have any questions or concerns.

Sincerely,

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/si

cc: Lawrence J. Gregan, Township Manager  
Brett Coleman, P.E., Project Manager – Traffic Planning and Design, Inc.  
Roman Jastrzebski, P.E., Senior Vice President  
Sharon K. Dotts, P.E., CPESC, Project Manager  
Gregory A. Sullivan, P.E., Geotechnical & Construction Services Manager  
Russell S. Dunlevy, P.E., Senior Executive Vice President

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Authorization to Advertise for Bids for Leaf Waste Collection

MEETING DATE: July 22, 2019

ITEM NUMBER: #/0

MEETING/AGENDA:

ACTION

NONE

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

INITIATED BY: Stacy Crandell  
Assistant to the Township Manager

BOARD LIAISON: Matthew W. Quigg  
Liaison to Environmental Advisory Committee

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BACKGROUND:

A condition of eligibility for funding under DEP's 904 Recycling Performance Grant Program is that the Township provide a separate collection of Leaf and Yard Waste, consisting of leaves, shrubbery and tree trimming and other similar materials with disposal at a composting facility. The regulations specifically require that the Township provide for a curbside pick-up of bagged leaf and yard waste at least twice per year in the spring and fall, and provide for a drop-off and disposal of leaf and yard waste at least once per month.

From 2016 – 2019, The Township contracted with Advanced Disposal to provide a one day curbside leaf and yard waste collection in April and another in November. In addition Advanced Disposal provided a 40 yard dumpster at William F. Maule Park at Windlestrae on the third Saturday of each month for residents to drop off leaf and yard waste. The materials collected are disposed at the Barnside Farm Compost Facility (DEP approved compost facility) via a contract with the Northern Montgomery County Recycling Commission (NMCRC). The current contract with Advanced Disposal, expires on 10/31/2019. The cost for the last three years of service were as follows \$26,783/ Year 1, \$27,024/ Year 2, and \$27,268/Year 3. With the contract expiring on October 31<sup>st</sup>, the Township will need to solicit bids for a new contract to start November 1, 2019.

Attached are draft specifications to solicit bids for the required collections with alternative bids for a one, two or three year contract.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT:

The cost for the annual leaf and yard waste collection program under the expiring contract with Advanced Disposal was \$26,783/ Year 1, \$27,024/ Year 2, and \$27,268/Year 3 based on bids received in 2016.

RECOMMENDATION:

Authorize the Township Manager to Advertise for Bid for Residential Leaf and Yard Waste Collection and Disposal per attached specifications to provide for a twice per year curbside pick-up of bagged leaf and yard waste in the spring and fall, and for a drop-off and disposal of leaf and yard waste once every month.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby Authorize the Township Manager to Advertise for Bids for Residential Leaf and Yard Waste Collection and Disposal to provide for a twice per year curbside pick-up of bagged leaf and yard waste in the spring and fall, and for a drop-off and disposal of leaf and yard waste once every month per attached specifications.

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**

**Montgomery County  
Pennsylvania**

## **PROPOSAL AND SPECIFICATIONS FOR RESIDENTIAL LEAF AND YARD WASTE COLLECTION AND DISPOSAL**

**Bidding Instructions**

**Contract Outline of Specifications**

**Proposal**

**Montgomery Township Municipal Building  
1001 Stump Road  
Montgomeryville, PA 18936**

# MONTGOMERY TOWNSHIP

## NOTICE TO BIDDERS

Sealed bids will be received at the Montgomery Township Building, 1001 Stump Rd., Montgomeryville, PA 18936, until 10:00 AM on August 13, 2019. The bids shall be publicly opened and read aloud at 10:00 AM on the same day, for the following:

### **RESIDENTIAL LEAF AND YARD WASTE COLLECTION AND DISPOSAL FOR MONTGOMERY TOWNSHIP**

Bid Specification, Bid Proposal Response Forms and Instructions to Bidders may be obtained at the Township Building, between 8:30 AM and 4:30 PM, Monday through Friday.

Bid shall be accompanied by a bid deposit in the form of a Certified Check or Bid Bond, in an amount not less than ten percent (10%) of the Bid and made payable to the Montgomery Township Board of Supervisors.

The successful bidder will be required to furnish separate performance bonds with corporate surety and/or binding letter of intent issued by companies authorized to do business in the Commonwealth of Pennsylvania, as identified in the Bid Specification, to secure the faithful performance and maintenance of the Bid Specification.

Bid shall be enclosed in a sealed envelope, marked on the outside "BID SPECIFICATION RESIDENTIAL LEAF AND YARD WASTE COLLECTION AND DISPOSAL"

It shall be the responsibility of the bidder to thoroughly familiarize themselves with the work outlined in the Bid Specification.

The Board of Supervisors reserves the right to reject any or all bids, to waive informalities, or to take such action as it may deem to be in the best interest of the Township and as may be permitted by law.

Prior to awarding the Bid Specification, bids may be held by the Township for a period not to exceed sixty (60) days from the date of the bid opening for the purpose of reviewing the Bid Proposal Responses and investigation of bidder qualifications. During this period, no bid may be withdrawn.

MONTGOMERY TOWNSHIP

Lawrence J. Gregan  
Township Manager

## I. INSTRUCTIONS TO BIDDERS

### A. Scope of Work:

The work to be performed shall consist of collection and disposal of municipal residential leaf and yard waste, as defined herein, within the boundaries of Montgomery Township, Montgomery County, Pennsylvania (hereinafter referred to as "Township").

### B. Examination of Township:

Bidders shall inspect the Township so that they make their own judgment with respect to all the circumstances affecting the cost of the services in question and the nature of the work to be performed. Bidders shall assume all risks, whether or not patent, latent, known, hidden or foreseeable.

### C. Specifications, Documents and Examination of Municipality:

Bidders are advised to examine carefully the Specifications and all Documents describing the proposed work and make their own independent judgment with respect to the circumstances affecting the cost of work and the performance required.

### D. Scope and Area of Collection:

The award of the contract will require the successful bidder to supply all of the labor, tools, machinery, plant and equipment, and to perform all the work of collecting, removing, hauling and disposal of municipal residential leaf and yard waste, from each residential dwelling, excepting multi-family dwellings (as hereinafter defined) including such dwellings and residences that become eligible at any time during the term of the contract as herein described:

1. Provide a curbside pick-up of bagged leaf and yard waste one time in each of the following months: November and April. The total number of residential dwellings is estimated at 9,638.
2. Provide a forty (40) yards dumpster to the Township for drop-off of leaf and yard waste on the Friday before the scheduled Saturday drop-off and provide a scheduled pickup for the dumpster on the Monday following the Saturday drop-off. A tarp must be placed over the dumpster when it is being transported to the disposal site.

The successful bidder must:

1. Expressly agree to abide by the rules and regulations of the Township and the Northern Montgomery County Recycling Commission.
2. Provide initial information and periodically updated reports concerning ALL tonnage collected in the Township and truck routes utilized.
3. Dispose all materials at a Pennsylvania Department of Environmental Protection permitted compost facility.

E. Term of Bid Specification:

The Township shall have the option to award the Bid Specification for either one, two or three years commencing November 1, 2019.

F. Conditions of Work:

Bidders must inform themselves fully of all the conditions relating to the work in question. Failure to do so will not relieve the successful bidder of his obligation to furnish and perform the work which forms the basis of this proposal, or to carry out the provisions of the contract with respect to performance of the contemplated work set forth in his bid.

Insofar as possible, the successful bidder in the execution of the work called for in this proposal shall employ such methods or means as will avoid any interruption or interference with the operation of the affairs of the Township, and likewise take the necessary steps to insure that during the course of successful bidder's performance there will be no infringement on the rights of the public.

It is likewise understood and required that the successful bidder shall, in the performance of the Bid Specification, employ such methods as will avoid violation of any applicable statute, ordinance or regulation of the Commonwealth of Pennsylvania or the Township.

G. Preparation of Proposals:

Each bidder shall submit a proposal for the entire amount of the work called for in various specifications in contract documents which form a part of this proposal, and the failure to conform to this requirement may result in the classification of such a bid as "irregular" and may render the same subject to rejection. The attachment of any conditions, limitation or ancillary provisions by a bidder to his proposal may cause a similar classification and have a similar effect.

All proposals shall be submitted on the prescribed form and each bidder shall submit a proposal for all three options. All bids must be submitted in sealed envelopes bearing the name and address of the bidder and Bid Title on the outside. Bid Bond and Consent of Surety must accompany the proposal and shall be contained in the said envelope.

THE TOWNSHIP RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS, OR PARTS THEREOF, OR TO WAIVE ANY INFORMALITIES THEREON.

H. Signature of Bidders:

The firm, corporation, individual name of the bidder must be signed in ink in the space provided for the same on the proposal. In the case of a corporation, the title of the officer signing must be likewise stated, the seal of the corporation must be duly affixed and the corporate officer executing the document on behalf of the corporation shall attach thereto a certified copy of a resolution of the corporate board of directors indicating that officer's authority to make such a proposal and submit such bid on behalf of the corporation. In the case of a partnership, the signature of at least one of the partners must follow the firm name together with an indication that the signature is that of a partner. If some other agent of the partnership submits or executes a bid for the firm, he shall attach thereto a notarized statement signed by each of the partners indicating that he is authorized to act as an agent for the partnership in this endeavor. In the case of any bids submitted by an individual, the designation "individual proprietorship" shall

follow the signature in question, any trade name used by a non-corporate bidder shall be so designated and shall be indicated as having been registered or not registered under the Fictitious Names Registration Act with the Secretary of the Commonwealth of Pennsylvania and the Prothonotary of the County in Pennsylvania where so registered.

I. Bidder's Affidavit:

Each bidder shall complete and execute the affidavit, incorporated with and made part of this bid document (Attachment "A").

J. Withdrawal of Proposal:

No proposal may be withdrawn, altered or otherwise modified after it has been duly deposited with or at the office of the Township Manager.

K. Consent of Surety and/or Binding Letter of Intent:

Each proposal shall be accompanied by a Consent of Surety and/or Binding Letter of Intent from an approved surety company that is licensed to conduct business in the Commonwealth of Pennsylvania; and such letter shall state that the surety therein mentioned agrees to furnish the required surety bond and any bond which is made a condition of the awarding of the Bid and anywhere in this proposal.

L. Bid Bond:

Each proposal shall be accompanied by a Bid Bond or Certified Check, to the order of the Township, in the amount of ten percent (10%) of the total bid price and submitted as a guarantee that the contract will be executed if awarded.

M. Return of Proposal Guarantee:

As soon as the lowest responsible bidder has been selected, the award made, and the successful bidder has executed the contract and furnished the required security for the performance of the contract, all bid bonds and checks submitted with bids shall be returned to all unsuccessful bidders.

Upon the execution and delivery of the contract and the furnishings of the required bonds or security for the performance of said contract, the bid bond submitted by the successful bidder shall be returned. In case the successful bidder shall fail to execute and deliver the contract and the necessary bonds within twenty (20) days after notice from the Township to do so, the award shall be vacated and such bid bond or check shall be forfeited as liquidated damages.

N. Interpretations:

No interpretations of the meaning of the Bid Specifications or other documents will be made to any bidder. Any supplemental instructions will be in the form of written addendum to the specifications which, if issued, will be emailed to all parties of record receiving such Bid Specifications. Failure of any bidder to receive any such addendum shall not relieve the bidder from any obligations under the Bid Response Proposal as submitted, nor from any obligation to conform to the requirements herein set forth.

O. Qualifications and Competency:

The Township may reject any bid received if the qualifications questionnaire fails to satisfy the Township that such is qualified to carry out the obligations of the Bid Specification and to complete the work as specified. Each bidder shall be required to complete and sign the affidavit of qualifications included herewith and made a part of this Bid Specification (Attachment "B"); and the failure to conform to this requirement may result in the classification of such a bid as "unqualified.

P. Affidavit of Non-Collusion:

Each bidder shall be required to submit an affidavit of non-collusion on the form included herewith and made a part of this proposal. (Attachment "C).

Q. Performance, Material and Labor Bonds and Bond Years:

The successful bidder shall be required to furnish a Performance bond and Material and Labor Bond, based upon the total contract amount, for the faithful performance of the contract in the sum as outlined in the following table:

	<u>1 Year Term</u>	<u>2 Year Term</u>	<u>3Year Term</u>
First Year	100%	100%	100%
Second Year		50%	67%
Third Year			33%

Except for the initial bond year, all subsequent bonds shall be filed with the office of the Township Manager no later than sixty (60) days prior to the commencement of the bond year. Said bonds shall be that of an approved surety company authorized to transact business within the Commonwealth of Pennsylvania, and proof of same shall be submitted to the satisfaction of the Board of Supervisors; agents of bonding company shall furnish the necessary power of attorney, bearing the seal of the company and evidencing such agents authorized to execute the particular type of bond to be furnished, as well as the right of the surety company to conduct business in the Commonwealth of Pennsylvania.

R. Execution of Contract and Commencement of Work:

The successful bidder shall execute a contract containing provisions substantially in conformance with the provisions of these bidding documents promptly after the award of the bid and shall commence work in the Township within thirty (30) days of the awarded bid. Said contract shall in all respects be interpreted and construed in accordance with the laws of the Commonwealth of Pennsylvania. The initial bond year shall commence on the date upon which work is to commence, and on each anniversary of such date a new bond year shall commence.

## GENERAL SPECIFICATIONS

### A. Documents:

All documents included herein, including but not limited to the Notice to Bidders, Instructions to Bidders, Township Map, General Detailed Specifications, Contract, Questionnaire, Letter of Commitment, Affidavit of Non-Collusion and Bid or Proposal, are made part herein, and they shall define the contract obligations of the successful bidder.

### B. Obligation of Successful Bidder:

The successful bidder shall, at his own cost and expense, and in conformity with the annexed document as well as the contract, furnish all the material, labor and equipment for the collection of municipal leaf and yard waste as herein defined, from all residential dwellings other than multi-family dwellings, as herein defined, in the Township. Notwithstanding the above, the successful bidder is not responsible for providing the biodegradable paper bags to be used by residents of the Township.

### C. Supervision by Successful Bidder:

The successful bidder shall employ a responsible supervisor who shall be available to the residents and Township, and may be contacted, at a local telephone number during each working day between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, to receive complaints, assist with any problems, answer inquiries, and resolve disputes with respect to the services to be supplied pursuant to the contract.

### D. Customer Service:

The successful bidder shall provide for the availability of customer service representatives that Township residents can contact by a toll-free telephone number during each collection day between the hours of 7:00 AM and 5:00 PM or until the route is completed. The customer service representatives shall answer inquiries and resolve complaints with respect to the services to be provided through this contract.

### D. Notice to Successful Bidder:

The residence or place of business designated in the bid or proposal is hereby designated as the place to which all notices, letters and other communications shall be served and to which all notices, letters and other communications shall be mailed or delivered. All notices specifically maintained herein, and all other communications of any kind that may be of necessity be hereafter dispatched, shall be sent certified mail/return receipt requested.

### E. Inspection:

The Township Manager, or his authorized representative, may inspect the collection being made pursuant to the contract, and may require the correction of any improper performance or any deficient performance herein through the designated supervisor of the successful bidder.

F. Indemnification:

To the fullest extent permitted by law, the successful bidder shall indemnify, defend and hold Montgomery Township (the Township), and their elected and appointed officials, employees, agents and authorized volunteers harmless from and against any and all claims, losses, damages, expenses, causes of action and liabilities (including without limitation, attorneys' fees) arising out of or related to the successful bidder's services performed under this Bid Specification or operations incidental thereto, unless such claims arise from the sole negligence of Township. Such obligation to indemnify, defend and hold Township, and their elected and appointed officials, employees, agents and authorized volunteers harmless shall survive the termination of this Bid Specification

G. Workers' Compensation Insurance:

The successful bidder shall, during the term of the contract, maintain at their own expense, Workers' Compensation Insurance in order to fully protect both their employees and the Township, as may be required by any and all state and federal laws, and provide the Township with an appropriate certificate evidencing the existence of said insurance policy prior to commencing work under the Bid Specification.

H. Liability Insurance:

The successful bidder shall, during the term of the contract, maintain at their own expense, the insurance requirements included herewith and made a part of this proposal (Attachment "D") and provide the Township with an appropriate certificate evidencing the existence of said insurance policy prior to commencing work under the Bid Specification.

I. Payments:

The Township shall pay to the successful bidder the agreed upon contract price for collection and disposal in equal installments after each completed pickup. The successful bidder shall prepare and file with the Township, a standard voucher to cover each payment in sufficient time to permit proper review by Township officials for the maintenance of this payment schedule.

J. Violation and Liquidated Damages:

It is understood that the orderly and proper collection of municipal residential leaf and yard waste, as defined herein, is a matter of serious and vital concern to the Township because of the effect which it has upon the health and welfare of its residents. Likewise, it is anticipated that occasional minor breaches or violations may occur during the course of the performance of the service herein set forth. Since many of these are incapable of prompt and reasonable calculation, the following stipulated liquidated damages may be invoked on behalf of the Township, by the Township Manager, or his authorized representatives, whose determination and certification of the same shall be final.

The Township Manager shall notify the successful bidder's supervisor of such violations where they can be immediately corrected. If a violation remains uncorrected for an unreasonable period, the Township Manager may make an appropriate deduction from the next payment due per the following schedule.

1. Failure of a truck and crew to operate over and finish a regular route as stipulated in the contract — \$500.00 per day/per route.
2. Failure to collect leaf and yard waste properly in place — \$50.00 per location.
3. Using or maintaining truck in a leaking or unsanitary condition — \$500.00 per offense.
4. Failure to clean up any materials, spilled or draining off equipment — \$50.00 per offense.
5. Failure to dispose all materials at a Pennsylvania Department of Environmental Protection permitted compost facility - \$500.00 per offense.
6. Failure to provide signed, written monthly tonnage reports with all totals for all contracted collections regardless of type or location of facility — \$500.00 per offense.

K. Assignment:

Neither this contract, nor any portion hereof, may be assigned; sub-let or transferred to any person, firm or corporation, except upon the written consent and approval of the Municipality, which consent the Township is under no obligation to give.

L. DOT - CDL Compliance:

The successful bidder, if required to use CDL drivers to perform work under this contract, shall, prior to execution of the Bid Specification and at any time during the contract, provide the Township with a notarized affidavit certifying that the contractor's employees covered by the DOT CDL regulations are participating in a valid drug/alcohol testing program and shall submit the most recent DOT reporting form setting forth test results.

### III. DETAILED SPECIFICATIONS

#### A. Definitions:

As used throughout these bidding and contract documents, the following words shall have the meaning as stated below:

LEAF WASTE means leaves, garden residues shrubbery and tree trimmings and similar material, but does not include grass clippings.

MULTI-FAMILY DWELLINGS means a freestanding residential building of three or more dwelling units, with common walls and floors; constructed on one lot or adjacent lots; it may or may not have direct entrance from the outside of each dwelling unit; and yard area or open space may be assigned to each dwelling unit for exclusive use or common use. Further distinguished as a garden apartment.

SINGLE FAMILY DWELLINGS – means a freestanding residential building of one or more dwelling units, which may or may not have common walls for floors; constructed on one lot or adjacent lots; each dwelling unit having direct entrance from the outside and having yard or private open space assigned for the exclusive use of the occupants of the dwelling unit located immediately adjacent to the unit. Further distinguished as a single family detached, single family attached, townhouse, duplex, twin or patio home.

YARD WASTE means twigs, shrub trimmings, small branches, and like vegetative matter.

#### B. Collections:

Collection shall be subject to the following:

1. Curbside Collection - The successful bidder shall provide a curbside collection of bagged leaf and yard waste, as defined herein, from each road in the Township on routes and schedules as approved by the Township Manager. One pass of all roads shall be done in each of the following months: November and April. Residents must use biodegradable paper bags supplied by the Township or its designees.
2. Routes - Trucks shall follow the same route which shall not be changed except upon approval of the Township Manager so that service to the residents will be at a reasonably uniform time and pursuant to a reasonably uniform pattern. All routes, schedules and traffic of trucks upon streets and highways shall be subject to approval of the Township Manager.
3. Drop Off Collection - The successful bidder shall provide a forty (40) yards dumpster to the Township each month of the contract for drop-off of leaf and yard waste, as herein defined, on the Friday before the scheduled Saturday collection and provide a scheduled pickup of the dumpster on the following Monday. Residents must use biodegradable paper bags supplied by the Township or its designees.
4. Holidays - No pick-ups are required on Thanksgiving or Christmas.

5. Hours - Collections shall be made, commencing no earlier than 6:00 a.m. prevailing time and shall be continuously pursued until the routes are completed, which completion time shall be no later than 8:00 p.m. prevailing time between Monday and Friday. Saturday collections shall be made, commencing no earlier than 7:00 a.m. prevailing time and shall be continuously pursued until the routes are completed, which completion time shall be no later than 5:00 p.m. Any deviations from these hours must be reported to the Township Manager.
6. The weight of the leaf and yard waste collected must be reported quarterly to the Township.
7. As part of the bid submission, the Contractor will provide a list of equipment that shall be used to collect the leaves and a list of estimated manpower requirements.
8. Residents will place their leaf and yard waste at their curbsides, but not in the street, for the Contractor to collect. The method of collection selected by the Contractor will not cause damage to the road, curb or residential property. For properties with curbside conditions which will not allow for leaf and yard waste to be collected, such as but not limited to high embankments, gullies, shrubbery and walls, a site will be selected on the property for the leaf and yard waste to be stored until collection. It shall be the responsibility of the resident in conjunction with the Contractor to examine the property and select a location for leaf and yard waste storage accessible to the homeowner and the hauler.
9. Manner of Collection - Collection shall be made with a minimum of noise and traffic delay.
10. Acts of God and Natural Disasters - The successful bidder shall be excused without penalty from either collection or cleaning the debris resulting from hurricanes, storms of unusually heavy capacity, disasters or other unusual phenomena of nature or acts of God which result in the production of substantial quantities of debris littering the streets and highways of the Township or any private roads or driveways therein.

C. Equipment and Personnel:

1. Types of Vehicles - All trucks shall be specifically designed to prevent leakage of any liquids or fluids. All open type vehicles shall be covered with a suitable cover to prevent the discharge of refuse from the vehicle.
2. Condition and Appearance of Vehicles - All vehicles and equipment shall be maintained in good working and operating condition, both with respect to safety and sanitation. Equipment shall not be overloaded so that refuse may spill or drop onto the highways or maintained as to permit the leakage of fluids. All trucks shall be regularly cleaned and kept in proper condition. Trucks and equipment shall likewise be of a uniform color and shall bear the name and address of the successful bidder plainly visible on both cab doors.
3. Cleanup - Each truck shall have at least one broom and shovel to clean up refuse that may be spilled or otherwise scattered during the process of collection.

4. List of Equipment and Personnel - The successful bidder shall file with the Township Manager a list of all vehicles and equipment with identification information thereon. Changes in equipment shall be promptly reported to the Township Manager so that at all times his records will be correct and accurate.
5. Storage of Equipment - The successful bidder at his expense shall store and park his equipment at a convenient and lawful place. No trucks or equipment may be parked or stored on the Township's streets.
6. Offensive Employees - The Township Manager, or his authorized representative, may request a suspension or discharge of any employee for one or more of the following offenses during working hours, and the successful bidder shall comply with that request as promptly as possible:
  - a. Intoxication;
  - b. Use of loud, profane, vulgar or obscene language;
  - c. Soliciting gratuities or tips from the public for services to be performed hereunder;
  - d. Refusal to collect or handle refuse as herein required and defined;
  - e. Wanton or malicious damage or destruction of containers or receptacles;
  - f. Wanton or malicious scattering or spilling of refuse;
  - g. Other wanton, willful or reckless disregard for safety or sanitary requirements;
  - h. Any act which may constitute a public nuisance or disorderly conduct.

D. Contingencies:

Nonperformance of its obligations by the successful bidder including but not limited to failing to comply with the rules and regulations of the Commission, or such as to endanger the health and welfare of the residents of the Township may, at the option of the Township, be sufficient cause for the Township to terminate the contract and seek damages under the performance bond of the successful bidder, provided, however, that such option shall not be exercised if the nonperformance is caused by: (a) unavoidable casualties to more than a majority of the collection trucks of the successful bidder for a period not exceeding five continuous days because of a strike or strikes or other labor disputes of the employees of the successful bidder which prevent operation of the successful bidder's collection trucks; (b) legal acts of duly constituted public authorities, other than the Township or the Commission, if such acts are not provoked by any act of omission or commission by the successful bidder; (c) any act of God or nature; (d) civil disturbance or war.

Nonperformance by the successful bidder for whatsoever reason, of any nature and regardless of whether it is substantial or a menace to the health and welfare of the residents of the Township, shall be just cause at the option of the Township for a pro rata deduction by the Township of funds which would otherwise be due the successful bidder for performance hereunder, except:

1. The first two consecutive days or parts thereof, including Saturdays, Sundays and/or holidays of a bona fide strike or labor dispute as aforesaid by successful bidder's employees; or
2. The first seven (7) consecutive days or parts thereof including Saturdays, Sundays and/or holidays, of acts of God or nature as a result of which a majority of successful bidder's collection trucks are rendered inoperable; or
3. Any day or days or parts thereof, not including Saturdays, Sundays and/or holidays of acts of omission or commission which are under the control of the Township.

**MONTGOMERY TOWNSHIP  
PROPOSAL FOR RESIDENTIAL LEAF AND YARD WASTE  
COLLECTION AND DISPOSAL**

Option 1: Leaf and Yard Waste Collection/Disposal - One Year Contract

The undersigned, having carefully inspected the Township, either personally or through its duly authorized representatives, and also having carefully read and examined the 'Instructions to Bidders, General Specifications and Detailed Specifications, Affidavits annexed to Proposal and Specifications,' either personally or through a duly authorized representative, which documents are understood and accepted as sufficient for the purpose herein expressed, hereby proposed to comply with said requirements and furnish all labor, equipment, services and facilities in accordance with said Form of Contract, and Contract Documents mentioned herein and to commence said performance on November 1, 2019.

Provide curbside collection and disposal of Bagged Leaf and Yard Waste from approximately 9,638 households, two times per year: November and April and supply dumpster for leaf and yard waste drop off and schedule monthly pickups per Section III,B of the Bid Specifications .

Disposal at: \_\_\_\_\_  
(name and address of site)

Amount for One Year- \$ \_\_\_\_\_.

Written amount \_\_\_\_\_  
for one year

There is enclosed herewith a bid bond or certified check, drawn to the order of the Township in the amount of ten percent (10%) of the price on the one year contract and a duly executed Consent of Surety from an approved surety company licensed to conduct business in the Commonwealth of Pennsylvania, agreeing to furnish the Township the required performance and completion bond upon the award of the contract.

It is understood that the bid bond and/or certified check is submitted and shall be subject to the terms and conditions stipulated herein.

**\*On occasion it may be necessary to have a make-up day for leaf and yard waste missed during the scheduled bag collection. Please factor the cost of this into your bid as the Township will not pay additional fees for this service.**

**MONTGOMERY TOWNSHIP  
PROPOSAL FOR RESIDENTIAL LEAF AND YARD WASTE  
COLLECTION AND DISPOSAL**

Option 2: Leaf and Yard Waste Collection/Disposal - Two Year Contract

The undersigned, having carefully inspected the Township, either personally or through its duly authorized representatives, and also having carefully read and examined the 'Instructions to Bidders, General Specifications and Detailed Specifications, Affidavits annexed to Proposal and Specifications,' either personally or through a duly authorized representative, which documents are understood and accepted as sufficient for the purpose herein expressed, hereby proposed to comply with said requirements and furnish all labor, equipment, services and facilities in accordance with said Form of Contract, and Contract Documents mentioned herein and to commence said performance on November 1, 2019.

Provide curbside collection and disposal of Bagged Leaf and Yard Waste from approximately 9,638 households, two times per year: November and April and supply dumpster for leaf and yard waste drop off and schedule monthly pickups per Section III,B of the Bid Specifications .

Disposal at: \_\_\_\_\_  
(name and address of site)

Amount- \$ \_\_\_\_\_ per year.

Total amount for two years \$ \_\_\_\_\_.

Written Amount: \_\_\_\_\_ per year.

Written Total Amount: \_\_\_\_\_  
for two years.

There is enclosed herewith a bid bond or certified check, drawn to the order of the Township in the amount of ten percent (10%) of the price on the one year contract and a duly executed Consent of Surety from an approved surety company licensed to conduct business in the Commonwealth of Pennsylvania, agreeing to furnish the Township the required performance and completion bond upon the award of the contract.

It is understood that the bid bond and/or certified check is submitted and shall be subject to the terms and conditions stipulated herein.

**\*On occasion it may be necessary to have a make-up day for leaf and yard waste missed during the scheduled bag collection. Please factor the cost of this into your bid as the Township will not pay additional fees for this service.**

**MONTGOMERY TOWNSHIP  
PROPOSAL FOR RESIDENTIAL LEAF AND YARD WASTE  
COLLECTION AND DISPOSAL**

Option 3: Leaf and Yard Waste Collection/Disposal - Three Year Contract

The undersigned, having carefully inspected the Township, either personally or through its duly authorized representatives, and also having carefully read and examined the 'Instructions to Bidders, General Specifications and Detailed Specifications, Affidavits annexed to Proposal and Specifications,' either personally or through a duly authorized representative, which documents are understood and accepted as sufficient for the purpose herein expressed, hereby proposed to comply with said requirements and furnish all labor, equipment, services and facilities in accordance with said Form of Contract, and Contract Documents mentioned herein and to commence said performance on November 1, 2019.

Provide curbside collection and disposal of Bagged Leaf and Yard Waste from approximately 9,638 households, two times per year: November and April and supply dumpster for leaf and yard waste drop off and schedule monthly pickups per Section III,B of the Bid Specifications .

Disposal at: \_\_\_\_\_  
(name and address of site)

Amount- \$ \_\_\_\_\_ per year.

Total Amount for three years \$ \_\_\_\_\_.

Written Amount : \_\_\_\_\_ per year.

Written Total Amount: \_\_\_\_\_  
for three years.

There is enclosed herewith a bid bond or certified check, drawn to the order of the Township in the amount of ten percent (10%) of the price on the one year contract and a duly executed Consent of Surety from an approved surety company licensed to conduct business in the Commonwealth of Pennsylvania, agreeing to furnish the Township the required performance and completion bond upon the award of the contract.

It is understood that the bid bond and/or certified check is submitted and shall be subject to the terms and conditions stipulated herein.

**\*On occasion it may be necessary to have a make-up day for leaf and yard waste missed during the scheduled bag collection. Please factor the cost of this into your bid as the Township will not pay additional fees for this service.**

The undersigned submitting the proposal certifies that this bid is genuine; that it is in no respect collusive; that it is not a sham; that the undersigned bidder has not directly or indirectly, with any person or bidder, agreed to submit a sham bid or induced such other person to refrain from bidding. The undersigned bidder certifies that it has not in any manner, either directly or indirectly, sought by agreement or collusion, communication or conference, with any person, to fix the bid price of any bidder, or to fix any overhead, profit or cost element of the bid price, or of that of any other bidder, or to secure any advantage over the Township or over any person interested in the proposed contract. Further, the undersigned bidder certifies that it has not divulged information regarding its bid or data relative thereto to any person, partnership or corporation or to any agent or employee thereof, and that no Township official or employee of said Township is interested, either directly or indirectly, in the bid or any portion of the bid, nor in the contract or any part of the contract which may be awarded to the undersigned on the basis of such bid.

Date: \_\_\_\_\_

Bidder: \_\_\_\_\_

By: \_\_\_\_\_

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

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

Note: If bidder is a corporation, a corporate seal must be affixed and attached hereto, and there shall be a certified copy of a resolution of the Corporate Board of Directors, indicating that the officer signing the above proposal has the authority to make said proposal and submit it for the corporation.

**ATTACHMENT "A"**  
**Bidder's Affidavit**

(This Affidavit is Part of the Proposal)

COMMONWEALTH OF PENNSYLVANIA:

ss

COUNTY OF \_\_\_\_\_ :

\_\_\_\_\_, being first duly sworn, deposes and says that they are the \_\_\_\_\_ (title) of \_\_\_\_\_, who signed the above Proposal or Bid, that they were duly authorized to sign and that the Bid is the true offer of the bidder, that the seal attached is the seal of the bidder, and that all declarations and statements contained in the bid are true to the best of their knowledge and belief.

(SEAL)

\_\_\_\_\_  
Affiant Signature

Sworn to and subscribed  
before me this      day  
of                      , 2019.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

**ATTACHMENT "B"**

**Qualification Questionnaire**

In Accordance with the Specifications each Bidder shall provide the following Information. Failure to answer all questions may render such bid as unqualified. Separate sheets may be supplied for this and any additional appropriate information.

1. For each vehicle that you propose to use in providing collection services within the community under this contract, please provide the following information:

Year and Chassis   Body and Capacity

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____

2. List the municipalities, with addresses and telephone numbers, from which you have obtained letters of satisfactory completion of contract, or satisfactory service:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. From what municipalities, with addresses and telephone numbers, have you had contracts which required the collection and disposal of municipal waste? Name each municipality:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. List the municipalities, with addresses and telephone numbers, you are currently providing collection services for, under municipal contracts:

\_\_\_\_\_

\_\_\_\_\_

5. How many years experience in the collection of refuse under municipal contracts has your organization had?

\_\_\_\_\_

6. Have you failed at any time to complete a collection contract? If so, indicate which community and under what circumstances?

\_\_\_\_\_

\_\_\_\_\_

7. Please indicate the local telephone number for your office which shall be available to receive calls from both the residents of the community and the Township officials:

---

COMMONWEALTH OF PENNSYLVANIA:

: ss

COUNTY OF \_\_\_\_\_ :

I, \_\_\_\_\_, of full age, being sworn according to law, upon my oath depose and say:

1. I am the \_\_\_\_\_ of \_\_\_\_\_, the bidder herein named, and I am duly authorized to respond to the foregoing questions on behalf of said bidder.
  
2. I have read the foregoing questions in the "Qualification Questionnaire," and the answers which I have submitted in response thereto are true according to the best of my knowledge, information and belief.

(SEAL)

Affiant Signature \_\_\_\_\_

Division \_\_\_\_\_

Company \_\_\_\_\_

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

**ATTACHMENT "C"**

**Affidavit of Non-Collusion**

(This Affidavit is Part of the Proposal)

COMMONWEALTH OF PENNSYLVANIA:

: ss

COUNTY OF \_\_\_\_\_ :

\_\_\_\_\_, being first duly sworn, deposes and says that they are \_\_\_\_\_ (sole owner, partner, president, secretary, etc.) of \_\_\_\_\_, the party making the foregoing proposal or bid; that such bid is genuine and not collusive or a sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person to put in a sham bid, or that such other person shall refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price or affiant or any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the Township of Montgomery or any person interested in the proposed contract: and that all statements contained in said proposal or bid are true; and further, that such bidder has not, directly or indirectly, submitted this bid, or the contents hereof, or divulged information or data relative thereto to any association or to any member or agent thereof.

(SEAL)

\_\_\_\_\_  
Affiant Signature

Sworn to and subscribed  
before me this        day  
of                       , 2019.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

## **ATTACHMENT "D"**

### **Insurance Requirements for**

## **Residential Leaf and Yard Waste Collection and Disposal**

### **1 - General Insurance Requirements**

1.1 - The Contractor shall not commence operations until the Contractor has obtained at the Contractor's own expense all of the insurance as required hereunder and such insurance has been approved by the Township; nor shall the Contractor allow any Subcontractor to commence operations on any subcontract until all insurance required of the Subcontractor has been so obtained and approved by the Contractor. Approval of insurance required of the Contractor will be granted only after submission to the Township of original certificates of insurance signed by authorized representatives of the insurers or, at the Township's request, certified copies of the required insurance policies.

1.2 - Insurance as required hereunder shall be in force throughout the term of the Contract. Original certificates signed by authorized representatives of the insurers or, at the Township's request, certified copies of insurance policies, evidencing that the required insurance is in effect, shall be maintained with the Township throughout the term of the Contract.

1.3 - The Contractor shall require all Subcontractors to maintain during the term of the Contract commercial general liability insurance, business auto liability insurance, and workers compensation and employers liability insurance, and umbrella excess or excess liability insurance to the same extent required of the Contractor in 2.1.1, 2.1.2, 2.1.3 and 2.1.4. unless any such requirement is expressly waived or amended by the Township in writing. The Contractor shall furnish Subcontractors' certificates of insurance to the Township immediately upon request.

1.4 - All insurance policies required hereunder shall be endorsed to provide that the policy is not subject to cancellation, non-renewal or material reduction in coverage until sixty (60) days prior written notice has been given to the Township.

Therefore, the phrases "endeavor to" and "... but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives" are to be eliminated from the cancellation provision of standard ACORD certificates of insurance.

1.5 - No acceptance and/or approval of any insurance by the Township shall be construed as relieving or excusing the Contractor or the Contractor's Surety from any liability or obligation imposed upon either or both of them by the provisions of this Contract.

1.6 - If the Contractor does not meet the insurance requirements of this Contract, the Contractor shall forward a written request to the Township for a waiver in writing of the insurance requirement(s) not met or approval in writing of alternate insurance coverage, self-insurance, or group self-insurance arrangements. If the Township denies the request, the Contractor must comply with the insurance requirements as specified in this Contract.

1.7 - All required insurance coverages must be underwritten by insurers allowed to do business in the Commonwealth of Pennsylvania and acceptable to the Township. The insurers must also have a policyholders' rating of "A-" or better, and a financial size of "Class VII" or better in the latest evaluation by A. M. Best Company, unless Township grants specific approval for an exception. The Township hereby grants specific approval for the acquisition of workers compensation and employers liability insurance from the State Workmen's Insurance Fund.

1.8 - Any deductibles or retentions of \$5,000 or greater shall be disclosed by the Contractor, and are subject to Township's written approval. Any deductible or retention amounts elected by the Contractor or imposed by the Contractor's insurer(s) shall be the sole responsibility of the Contractor.

## **2 - Contractor's Liability Insurance – Occurrence Basis**

2.1 - The Contractor shall purchase the following insurance coverages on an occurrence basis (claims made coverage not acceptable) for not less than the limits specified below or required by law, whichever is greater:

2.1.1 - Commercial general liability insurance or its equivalent for bodily injury, personal injury and property damage including loss of use, with minimum limits of:

- \$ 1,000,000 each occurrence;
- \$ 1,000,000 personal and advertising injury;
- \$ 1,000,000 general aggregate; and
- \$ 1,000,000 products/completed operations aggregate.

This insurance shall include coverage for all of the following:

- i. Liability arising from premises and operations;
- ii. Liability arising from the actions of independent contractors;
- iii. Liability arising from products and completed operations; and
- iv. Contractual liability including protection for the Contractor from bodily injury and property damage claims arising out of liability assumed under this Contract.

2.1.2 - Business auto liability insurance or its equivalent with a minimum limit of \$1,000,000 per accident and including coverage for all of the following:

- i. Liability arising out of the ownership, maintenance or use of any auto; and
- ii. Automobile contractual liability.

2.1.3 - Workers compensation insurance or its equivalent with statutory benefits as required by any state or Federal law, including standard "other states" coverage; employers liability insurance or its equivalent with minimum limits of:

- \$ 100,000 each accident for bodily injury by accident;
- \$ 100,000 each employee for bodily injury by disease; and
- \$ 500,000 policy limit for bodily injury by disease.

2.1.4 - Umbrella excess liability or excess liability insurance or its equivalent with minimum limits of:

- \$ 3,000,000 per occurrence;
- \$ 3,000,000 aggregate for other than products/completed operations and auto liability; and
- \$ 3,000,000 products/completed operations aggregate

and including all of the following coverages on the applicable schedule of underlying insurance:

- i. Commercial general liability;
- ii. Business auto liability; and
- iii. Employers liability.

2.1.5 - The Township, and its elected and appointed officials, employees, agents and authorized volunteers shall be named as additional insured on Contractor's commercial general liability insurance with respect to liability arising out of the Contractor's operations and the certificate(s) of insurance, or the certified policy(ies) if requested, must so state this.

2.1.6 - Insurance provided to the Township, and its elected and appointed officials, employees, agents and authorized volunteers under any Contractor's liability insurance required herein, including, but not limited to, umbrella and excess liability or excess liability policies, shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of insurance or self-insurance. (Any cross suits or cross liability exclusion shall be deleted from Contractor's liability insurance policies required herein.)

2.1.7 - Insurance provided to the Township, and its elected and appointed officials, employees, agents and authorized volunteers as specified herein shall be primary, and any other insurance, self-insurance, coverage or indemnity available to the Township, and its officials, employees, agents and authorized volunteers shall be excess of and non-contributory with insurance provided to the Township, and elected and appointed officials, employees, agents and authorized volunteers as specified herein.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Presentation of 2nd Quarter 2019 Budget Report

MEETING DATE: July 22, 2019

ITEM NUMBER: # 11

MEETING/AGENDA:

ACTION

NONE

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

INITIATED BY: Ami Tarburton  
Finance Director



BOARD LIAISON: Candyce Fluehr Chimera-Chairman  
Liaison – Finance Committee

---

BACKGROUND:

The Finance Department has completed the 2<sup>nd</sup> Quarter 2019 Budget Report. Please see the attached documentation.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

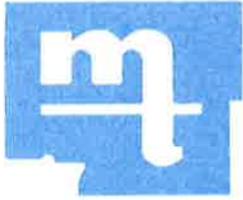
BUDGET IMPACT:

None.

RECOMMENDATION:

Accept the 2<sup>nd</sup> Quarter budget report.

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



**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

1001 STUMP ROAD  
MONTGOMERYVILLE, PA 18936-9605

Telephone: 215-393-6900 • Fax 215-855-6656  
[www.montgomerytp.org](http://www.montgomerytp.org)

**TANYA C. BAMFORD  
CANDYCE FLUEHR CHIMERA  
MICHAEL J. FOX  
JEFFREY W. McDONNELL  
MATTHEW W. QUIGG**

**LAWRENCE J. GREGAN**  
TOWNSHIP MANAGER

**To:** Distribution  
**From:** Ami Tarburton, Finance Director  
**Date:** July 12, 2019  
**Subject:** Budget Status as of June 30, 2019

This memo will summarize the Year-to-Date operating results through June 30, 2019 and identify the significant activities in fund balance, revenues and expenditures. This summary was prepared based on the financial records enclosed in this packet.

- Exhibit A - Statement of Changes in the General Fund Balance. This statement helps us monitor our annual General Fund budget as well as our current General Fund balance.
- Exhibit B - Capital Reserve Fund Analysis. This report shows balances held in Capital Reserve for both designated and undesignated purposes.
- Exhibit C - Chart Comparing General Fund Cash Balances 2018 – 2019. This report shows our general Fund Cash position during the year as compared to the prior year and assists us in projecting cash flow needs for investment purposes.
- Exhibit D - Local Enabling Tax Revenue comparison graph for 2018-2019 detailing each of the tax revenue streams for the General Fund.
- Exhibit E – Earned Income Tax Revenue comparison for 2014-2018 and projection for 2019.
- Additional Reports included – Business Tax Office Monthly Report, Investment Summary, and CRC Revenue/Expense Report.

Budget Status Report  
2<sup>nd</sup> Quarter 2019

**General Fund 01 - Fund Balance**

As of the end of the 2<sup>nd</sup> Quarter of 2019, the Township received \$9.3M or 65% of 2019 General Fund Budgeted Revenues, which was 2.5% less than the \$9.6M in revenues received during the 1<sup>st</sup> half of 2018. General Fund Expenditures through the 2<sup>nd</sup> Quarter 2019 were \$6M which was 6% higher than the \$5.7M Expenditures through the 2<sup>nd</sup> Quarter 2018. This increase can be mostly attributed to budgeted capital equipment replacement items purchased during the 1<sup>st</sup> half of 2018.

At the end of the 2<sup>nd</sup> Quarter 2019, the General Fund Balance was \$5.74M, a decrease of 5% from the 2<sup>nd</sup> Quarter 2018 fund balance of \$6.02M. This decrease in fund balance is due to the increase in expenses for the 1<sup>st</sup> half of 2019, as compared to 2018. The various Revenue and Expenditure details are discussed in more detail below.

**General Fund – 01**  
**Revenues and Expenditures**

- **Tax Revenues** - These revenues represent 90% of all budgeted General Fund revenues.
  - Real Estate Tax revenues as of June 30<sup>th</sup> are down 15% (\$322K) as compared to same period prior year. The reason for this reduction is that the real estate tax millage for Debt Service has been redirected back to the debt service fund after capturing the savings resulting from the 2016 bond refinancing.
  - Earned Income Tax (EIT) revenues as of June are up 2.5% (\$73K) from same period prior year and are slightly ahead of the 2019 budget.
  - Mercantile Tax revenues are down 7% (\$144K) and Business Privilege revenues are up 2% (\$18K) from June 2018. The due date for these taxes was March 15<sup>th</sup>. About 93% of the anticipated taxes have been received. To date, we have processed tax returns for 1046 of our 1300 registered businesses (~77% compliance).
  - LST revenues are down 4% (\$13K) from June 2018. The first due date of the 2019 fiscal year is April 30<sup>th</sup>.
- **Permits and License Fees** – This collective group of revenues is reporting 4% (\$31K) above the prior year and is slightly ahead of the expected budget for the year. Commercial renovations and development, along with residential new construction permits have contributed to this increase.

Budget Status Report  
2<sup>nd</sup> Quarter 2019

- Other Revenue Sources - This includes fines, interest, grants, etc. These revenues make up only 2% of the total budgeted revenues. They are 20% (\$35K) above prior year revenues as of June 30.
- Expenditures

Overall expenditures for the 2<sup>nd</sup> quarter are 6% (\$352K) above prior year. As discussed earlier, this decrease is primarily a result of capital equipment replacement purchases for the Police Department. Total General Fund expenditures are in line with the anticipated budgeted expenditures for the 2<sup>nd</sup> Quarter of 2019.

**FUNDS 04 – 99**

**Fire Fund - 04**  
**Revenues and Expenditures**

Expenditures through the 2<sup>nd</sup> Quarter 2019 for the Fire Fund were \$462K or 44% of budget. Revenues through the 2<sup>nd</sup> Quarter 2019 were \$665K or 63% of Budget. The 2<sup>nd</sup> Quarter revenues include the transfer of 25% of the \$310,000 EIT allocation to the Fire Fund and 25% of the Local Services Tax receipts budgeted to total ~\$247K to the Fire Fund for 2019. In summary, the Fire Fund is performing on target with the budget.

**Park and Recreation Fund - 05**  
**Revenues and Expenditures**

Expenditures through the 2<sup>nd</sup> Quarter for the Park Fund were \$196K or 46% of budget. Revenues through the 2<sup>nd</sup> Quarter 2019 are \$416K or 98% of budget. The largest revenue source for Fund 05 is real estate tax millage. No significant budget variances have been identified at this time.

**Basin Maintenance Fund - 06**  
**Revenues and Expenditures**

Expenditures through the 2<sup>nd</sup> Quarter for the Basin Maintenance Fund were \$30K or 36% of budget. The current Township policy is that detention basins will remain the responsibility of the contractor or a Home Owner's Association. Therefore, the only revenue to this fund will be interest, and the funding for the maintenance of existing Township basins will be transferred in from the Capital Reserve fund. This fund may be impacted in the future by the new Stormwater Management regulations.

Budget Status Report  
2<sup>nd</sup> Quarter 2019

**Street Light Fund - 07**  
**Revenues and Expenditures**

Expenditures through the 2<sup>nd</sup> Quarter for the Street Light Fund were \$73K or 48% of budget. Revenues to this fund are derived from the annual street light assessments billed with the real estate tax bill. Revenues through the 2<sup>nd</sup> Quarter 2019 are \$139K or 97% of budget.

**Recreation Fund – 08**  
**Revenues and Expenditures**

Expenditures for the 2<sup>nd</sup> quarter total \$482K and represent 42% of 2019 budgeted amounts. 2<sup>nd</sup> Quarter revenues total \$713K, or 63% of budget. The majority of Kids U revenue has been received through the 2<sup>nd</sup> quarter, however expenses will continue to incur throughout the summer. Revenues include 25% of the budgeted transfers from the General Fund in the amount of \$50K for the quarter, \$100K year to date.

**Capital Projects Fund - 19**  
**Revenues and Expenditures**

The Township uses this fund to account for major capital projects. Currently, the only project accounted for in this fund is the scheduled payment of the emergency radios project arranged for by county officials. Revenues through the 2<sup>nd</sup> quarter were \$107K, comprised of \$67K received from FDMT and VMSC for their portion of the capital expense according to agreements with both entities, and a transfer from Capital Reserve for the Township portion of the capital expense. Expenditures were \$107K for year 4 of 5.

**Debt Service Fund - 23**  
**Revenues and Expenditures**

Expenditures through the 2<sup>nd</sup> Quarter for the Debt Service Fund were \$364K. Revenues were \$330K, comprised of the debt service portion of the real estate tax and interest income. Debt service payments are scheduled at various times throughout the year on a semi-annual or annual basis.

**Capital Reserve Fund - 30**  
**Revenues and Expenditures**

Expenditures through the 2<sup>nd</sup> Quarter for the Capital Reserve Fund were \$1.03M or 22% of the 2019 Budget. A report on expenditure and revenues for the individual reserve accounts in Fund 30 has been included as Exhibit B to this report.

Budget Status Report  
2<sup>nd</sup> Quarter 2019

**Park Development Fund – 31**  
**Revenues and Expenditures**

There are no expenditures budgeted from this fund for 2019. Revenues are received from developers for new residential units per the Land Development Agreement. Revenues are \$35K through the 2<sup>nd</sup> quarter, including \$32K from contributions.

**Liquid Fuels Fund - 35**  
**Revenues and Expenditures**

The revenues of this fund are received from the State as part of the State Liquid Fuels Program. The annual Liquid Fuels Fund allocation was received in March in the amount of \$742K for 2019. The major expenditures from this fund are for Liquid Fuels Fund eligible expenditures associated with the annual street resurfacing and curb/sidewalk replacement program. There were no expenditures from the Liquid Fuel Fund through the 2<sup>nd</sup> Quarter 2019. The bulk of expenditures will take place in July and August when the Department of Public Works performs the annual Curb/Sidewalk repair/replacement work and street resurfacing work.

**Fire Relief Fund - 50**  
**Revenues and Expenditures**

The State Fire Relief allocation for 2019 will be received in September. These funds, estimated at \$205K for 2019, are by law distributed to the FDMT Relief Association and are used by the Relief Association to make safety related expenditures on behalf of the Fire Department of Montgomery Township Volunteers.

**Police Donation Fund - 92**  
**Revenues and Expenditures**

This fund accounts for private contributions made by residents and businesses to the Police Department and is used to fund programs and expenditures not otherwise budgeted in the Police operating or capital budgets. There were no contributions during the 1<sup>st</sup> half of 2019. Expenditures of \$575 have been incurred through the 2<sup>nd</sup> Quarter of 2019.

Budget Status Report  
2<sup>nd</sup> Quarter 2019

**Environmental Fund - 93**  
**Revenues and Expenditures**

Revenues from this fund are primarily received from the Northern Montgomery County Recycling Commission (NMCRC), representing the Township's share of the DEP Recycling Performance Grant. Revenues through the 2<sup>nd</sup> quarter are \$62K. Expenditures through the 2<sup>nd</sup> Quarter were \$21K.

**Replacement Tree Fund - 94**  
**Revenues and Expenditures**

Expenditures through the 2<sup>nd</sup> Quarter 2019 for the Replacement Tree Fund were \$327K. Expenses associated with the Ash Tree Forestry Management program are being expended from this fund. Revenues to this fund come from Developer contributions and interest earnings and total \$31K through the 2<sup>nd</sup> Quarter of this year.

**Autumn Festival Fund - 95**  
**Revenues and Expenditures**

Expenditures through the 2<sup>nd</sup> Quarter were \$5K. Expenditures will be incurred mostly during the 3<sup>rd</sup> Quarter of 2019. Revenues to the fund, totaling \$2K through the 2<sup>nd</sup> quarter, are from contributions solicited from residents and businesses in the Township, and the Township has provided for a \$7K contribution from the General Fund in the 2019 Budget.

**Restoration Fund - 96**  
**Revenues and Expenditures**

This fund accounts for the use of developer contributions for the Knapp Farm House restoration. The Montgomery Township Historical Society manages the restoration projects with expenses being reimbursed from this fund. The original contribution made in 2004 was for \$400K of which \$9.8K remains for future projects.

Cc: T. Bamford  
C. Fluehr Chimera  
M. Fox  
J. McDonnell  
M. Quigg  
A. Shade  
B. Shoupe  
L. J. Gregan  
D. Rivas  
S. Bendig  
K. A. Costello  
R. Lesniak  
V. Zidek  
F. Shaffer

**MONTGOMERY TOWNSHIP  
STATEMENT OF CHANGES IN FUND BALANCE  
GENERAL FUND  
AS OF JUNE 30, 2019**

June							DOLLAR	PERCENT
	2019 BUDGET (1)	2019 ACTUAL (2)	% of TOTAL (3)	2018 BUDGET (4)	2018 ACTUAL (5)	% of TOTAL (6)	VARIANCE 2018-2019 ACTUAL (2 - 5)	VARIANCE 2018-2019 ACTUAL (2 - 5)
<b>REVENUES</b>								
Taxes								
Real Estate Tax	1,816,700	1,781,468	19.1%	2,196,412	2,103,250	22.0%	(321,782)	-15.3%
Earned Income Tax	5,350,000	3,029,987	32.5%	5,350,000	2,957,031	30.9%	72,966	2.5%
Real Estate Transfer Tax	850,000	288,884	3.1%	850,000	204,658	2.1%	84,226	41.2%
Mercantile Tax	2,175,000	1,973,122	21.2%	2,070,000	2,116,677	22.2%	(143,555)	-6.8%
Local Services Tax	577,500	277,089	3.0%	577,500	290,032	3.0%	(12,944)	-4.5%
Amusement Tax	68,000	21,426	0.2%	63,000	30,400	0.3%	(8,974)	-29.5%
Business Privilege Tax	950,000	941,282	10.1%	850,000	923,181	9.7%	18,100	2.0%
<b>Total Taxes</b>	<b>11,787,200</b>	<b>8,313,256</b>	<b>89.3%</b>	<b>11,956,912</b>	<b>8,625,230</b>	<b>90.3%</b>	<b>(311,972)</b>	<b>-3.6%</b>
Permits and Licenses								
Building Permits	657,500	418,336	4.5%	570,500	406,621	4.3%	11,716	2.9%
Cable TV	610,000	288,760	3.1%	610,000	291,353	3.0%	(2,593)	-0.9%
All Others	100,000	80,126	0.9%	93,000	58,551	0.6%	21,575	36.8%
<b>Total Permits and Licenses</b>	<b>1,367,500</b>	<b>787,223</b>	<b>8.5%</b>	<b>1,273,500</b>	<b>756,525</b>	<b>7.9%</b>	<b>30,698</b>	<b>4.1%</b>
Other Sources								
Fines	175,000	96,329	1.0%	175,000	86,362	0.9%	9,968	11.5%
Interest	50,000	36,883	0.4%	32,410	15,028	0.2%	21,855	145.4%
Grants	662,790	7,568	0.1%	572,000	9,186	0.1%	(1,618)	-17.6%
Department Services	101,900	65,213	0.7%	81,900	62,631	0.7%	2,582	4.1%
Other Financing Sources	80,000	3,351	0.0%	80,000	1,013	0.0%	2,339	230.9%
	1,069,690	209,345	2.2%	941,310	174,219	1.8%	35,125	20.2%
<b>TOTAL REVENUES</b>	<b>14,224,390</b>	<b>9,309,825</b>	<b>100.0%</b>	<b>14,171,722</b>	<b>9,555,974</b>	<b>100.0%</b>	<b>(246,149)</b>	<b>-2.6%</b>
<b>EXPENSES</b>								
Administration	1,385,641	645,874	10.7%	1,396,311	641,728	11.3%	4,146	0.6%
Finance & IT	989,990	452,339	7.5%	972,160	488,020	8.6%	(35,681)	-7.3%
Police	7,302,072	3,496,133	58.0%	6,979,053	3,108,550	54.8%	387,582	12.5%
Code	928,500	377,405	6.3%	874,270	359,036	6.3%	18,370	5.1%
Public Works	2,612,814	1,057,674	17.5%	2,288,710	1,080,354	19.0%	(22,681)	-2.1%
Other Financing Uses	-	-	0.0%	-	-	0.0%	0	
<b>TOTAL EXPENSES</b>	<b>13,219,017</b>	<b>6,029,424</b>	<b>100.0%</b>	<b>12,510,503</b>	<b>5,677,687</b>	<b>100.0%</b>	<b>351,737</b>	<b>6.2%</b>
<b>NET REVENUES/(EXPENSES)</b>	<b>1,005,373</b>	<b>3,280,401</b>		<b>1,661,219</b>	<b>3,878,286</b>		<b>(597,885)</b>	<b>-15.4%</b>
<b>INCOMING TRANSFERS</b>	<b>608,120</b>	<b>443,146</b>		<b>537,900</b>	<b>215,122</b>		<b>228,024</b>	
<b>OUTGOING TRANSFERS</b>	<b>(1,789,680)</b>	<b>(1,033,315)</b>		<b>(2,192,384)</b>	<b>(1,092,690)</b>		<b>69,375</b>	<b>-5.4%</b>
<b>{DEFICIT}/SURPLUS</b>	<b>(176,187)</b>	<b>2,690,233</b>		<b>6,735</b>	<b>3,000,719</b>		<b>(310,486)</b>	<b>-10.3%</b>
<b>BEGINNING FUND BALANCE</b>	<b>3,048,640</b>	<b>3,048,640</b>		<b>3,019,533</b>	<b>3,019,533</b>		<b>29,107</b>	<b>1.0%</b>
<b>ENDING FUND BALANCE</b>	<b>2,872,453</b>	<b>5,738,872</b>		<b>3,026,267</b>	<b>6,020,251</b>		<b>(281,379)</b>	<b>-4.7%</b>

**MONTGOMERY TOWNSHIP  
STATEMENT OF CHANGES IN FUND BALANCE  
GENERAL FUND  
AS OF JUNE 30, 2019**

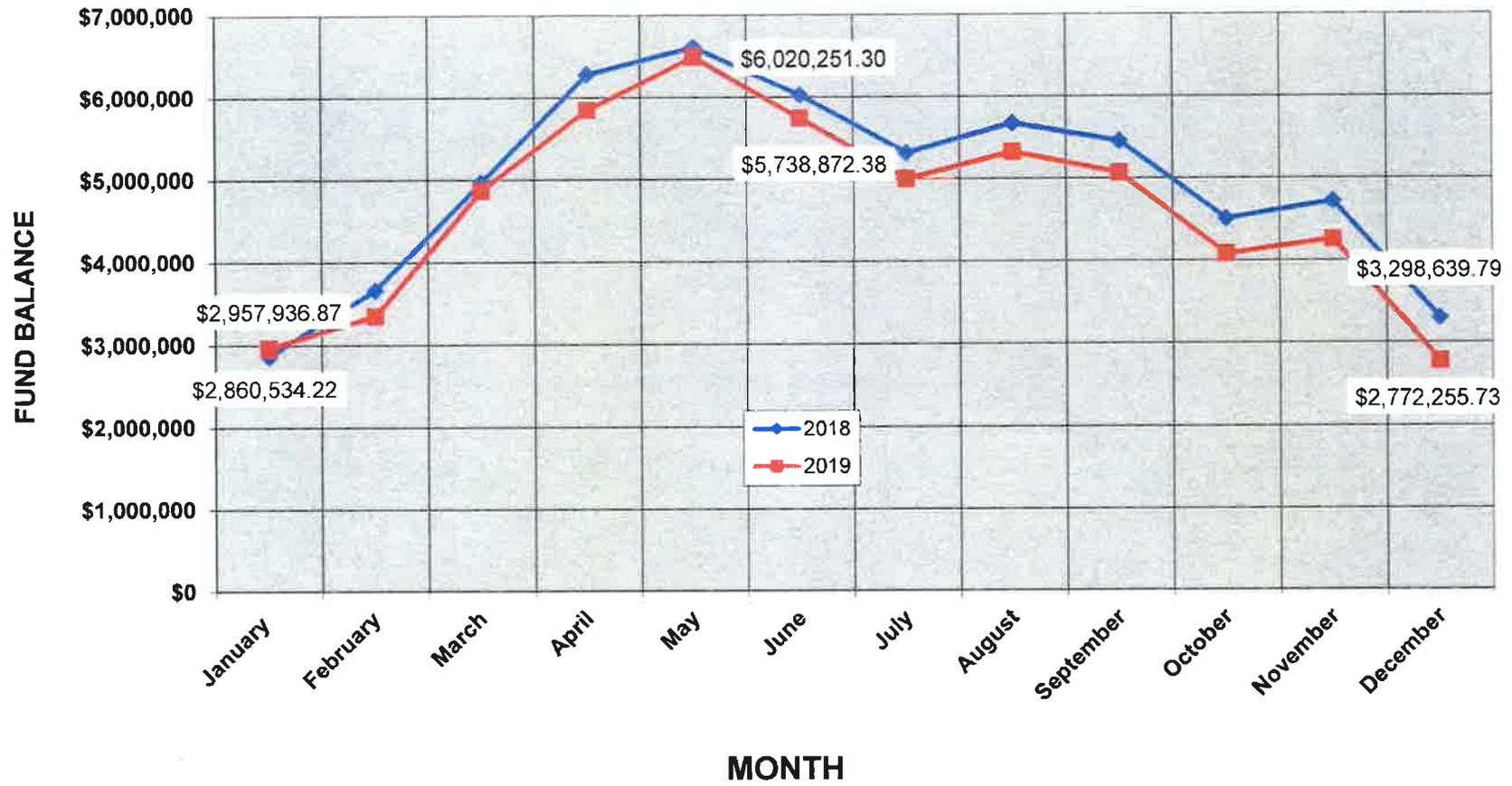
June				DOLLAR	PERCENT
	June 2019 Monthly Budget	2019 YTD BUDGET (1)	2019 ACTUAL (2)	VARIANCE Monthly Budget to Actual	VARIANCE Monthly Budget to Actual
<b>REVENUES</b>					
<b>Taxes</b>					
Real Estate Tax	1,706,276	1,816,700	1,781,468	75,192	4.1%
Earned Income Tax	3,189,660	5,350,000	3,029,987	(159,673)	-3.0%
Real Estate Transfer Tax	319,512	850,000	288,884	(30,627)	-3.6%
Mercantile Tax	2,138,412	2,175,000	1,973,122	(165,290)	-7.6%
Local Services Tax	303,307	577,500	277,089	(26,219)	-4.5%
Amusement Tax	27,999	68,000	21,426	(6,574)	-9.7%
Business Privilege Tax	859,432	950,000	941,282	81,850	8.6%
<b>Total Taxes</b>	<b>8,544,598</b>	<b>11,787,200</b>	<b>8,313,258</b>	<b>(231,340)</b>	<b>-2.0%</b>
<b>Permits and Licenses</b>					
Building Permits	421,357	657,500	418,336	(3,020)	-0.5%
Cable TV	334,001	610,000	288,760	(45,241)	-7.4%
All Others	76,805	100,000	80,126	3,321	3.3%
<b>Total Permits and Licenses</b>	<b>832,162</b>	<b>1,367,500</b>	<b>787,223</b>	<b>(44,940)</b>	<b>-3.3%</b>
<b>Other Sources</b>					
Fines	112,006	175,000	96,329	(15,677)	-9.0%
Interest	14,463	50,000	36,883	22,420	44.8%
Grants	23,084	662,790	7,568	(15,516)	-2.3%
Department Services	47,357	101,900	65,213	17,856	17.5%
Other Financing Sources	3,804	80,000	3,351	(453)	-0.6%
<b>Total Other Sources</b>	<b>200,714</b>	<b>1,069,690</b>	<b>209,345</b>	<b>8,630</b>	<b>0.8%</b>
<b>TOTAL REVENUES</b>	<b>9,577,475</b>	<b>14,224,390</b>	<b>9,309,825</b>	<b>(267,650)</b>	<b>-1.9%</b>
<b>EXPENSES</b>					
Administration	548,397	1,385,641	645,874	97,477	7.0%
Finance & IT	415,348	989,990	452,339	36,991	3.7%
Police	3,079,801	7,302,072	3,496,133	416,331	5.7%
Code	343,215	928,500	377,405	34,190	3.7%
Public Works	1,000,712	2,612,814	1,057,674	56,962	2.2%
Other Financing Uses			-		
<b>TOTAL EXPENSES</b>	<b>5,387,473</b>	<b>13,219,017</b>	<b>6,029,424</b>	<b>641,951</b>	<b>4.9%</b>
<b>NET REVENUES/(EXPENSES)</b>	<b>4,190,002</b>	<b>1,005,373</b>	<b>3,280,401</b>	<b>(909,601)</b>	<b>-27.7%</b>

**Montgomery Township  
Capital Reserve Fund (30)  
6.30.19**

<b>DESIGNATED RESERVES</b>	<b>Budgeted Expenditures</b>	<b>REVENUES</b>	<b>EXPENDITURES</b>	<b>INCOMING TRANSFERS</b>	<b>OUTGOING TRANSFERS</b>	<b>BALANCE BEGINNING 1/1/19</b>	<b>BALANCE ENDING 12/31/19</b>
16 Year Road Plan, curbing, sidewalk				126,500.00		1,601,916.43	1,462,796.65
Road Paving Paving Materials	0.00						
2020 Curb, sidewalk & apron work and handicap ra	5,000.00						
2019 Paving specs and construction oversite	50,000.00		8,824.83				
2019 Curb, sidewalk & apron work and handicap ra	78,000.00		8,900.64				
Extra curb, sidewalk and aprons	30,000.00		127,758.11				
Non Liquid Fuel Curb & Sidewalk & Apron	659,780.00		120,136.20				
10 Year Equipment Plan						1,513,724.59	1,309,488.51
Transfer to General Fund	608,130.00			238,910.00	443,146.08		
Curb and sidewalk - Public Safety - Engineering						71,441.55	71,441.55
Park Equipment Plan						367,192.01	372,537.01
Transfer to Park Fund	0.00			6,345.00			
Fire Equipment Plan						1,411,687.47	1,411,687.47
Ladder truck	1,200,000.00						
Capital Replacement Trfr to Fire Fund	91,690.00						
Basin Equipment Plan					41,293.00	86,650.74	45,420.74
Township Building Parking Lot						100,000.00	100,000.00
Township Building Renovation	100,000.00					143,755.00	143,755.00
HVAC System Upgrades for Township Building	124,202.00					152,382.95	152,382.95
Operating Contingency			0.00			1,003,404.15	1,003,404.15
NPDES Permit		1,813.00	12,802.80			135,674.25	124,684.45
TMDL Strategy/PRP Report	40,000.00						
2019 MSR Annual Report	3,500.00						
Storm Water Pipe Replacement Reserve						887,033.20	887,033.20
Knapp Road Drainage - \$608K							
Sassafras Drive Storm Pipe - \$274K							
Knapp Rd Lane Expansion (Wegman's contribution)						260,500.75	260,500.75
Line Street Culvert Replacement Contribution	74,500.00					80,000.00	80,000.00
Five Points Project						136,522.10	132,331.10
Engineering and Construction/Oversite	15,500.00		4,191.00				
Street Lighting Plans and Bid Document Prep	18,500.00						
County Line Road Improvements						3,447.68	3,447.68
County Line and Doylestown Rd Oversite	2,000.00						
Route 63 ITS						7,437.50	7,437.50
Oversight and Design	1,000.00						
Capital Improvements from Developers		10,000.00				123,825.00	133,825.00
Open Space						1,977,323.25	1,975,018.25
Zehr			2,305.00				
Park Capital Rehabilitation Plan						327,139.79	224,132.94
Powerline Trail	67,500.00	14,127.22	6,164.48				
Spring Valley Crosswalk Design	25,000.00						
Fellowship Park Tennis Court	187,839.00		108,969.59				
Community/Recreation Center						187,187.76	179,792.91
New Capital Equipment Reimb to Rec Center	34,700.00				899.97		
Replacement Capital Equipment Reimb to Rec Cen	4,460.00				6,494.88		
Police Radios	40,510.00				39,848.84	81,932.82	42,083.98
Technology Improvements						150,000.00	150,000.00
<b>Subtotal Designated Reserves</b>	<b>3,461,811.00</b>	<b>25,950.22</b>	<b>402,062.65</b>	<b>370,755.00</b>	<b>531,619.77</b>	<b>10,810,178.99</b>	<b>10,273,201.79</b>

<b>UNDESIGNATED RESERVES</b>	<b>DETAIL</b>	<b>REVENUES</b>	<b>EXPENDITURES</b>	<b>INCOMING TRANSFERS</b>	<b>OUTGOING TRANSFERS</b>	<b>BALANCE BEGINNING 1/1/19</b>	<b>BALANCE ENDING 12/31/19</b>
<b>INTEREST/G(L)</b>		123,480.62					
<b>ADMINISTRATION</b>							
Township Building Digital Sign	7,500.00						
	<u>7,500.00</u>						
<b>FINANCE</b>							
Stand-up Desks	1,200.00						
Window Treatments	3,500.00						
	<u>4,700.00</u>						
<b>INFORMATION TECHNOLOGY</b>							
IP Handsets - Gigabit 9611g	1,000		2,497.88				
Chromebox License - Digital Signage	2,000						
SSCM 2016 CALs (Qty. 50)	3,300						
Fiber Circuit Loop	45,000						
BPS Meeting Twp Room Camera Upgrade	40,000						
	<u>91,300</u>						
<b>POLICE</b>							
Internal Bidirectional Antenna	19,000.00						
6 Office Chairs (Investigations/Communications)	1,400.00		1,166.19				
Faraday Box	1,600.00		1,533.70				
Add'l Computer Memory Storage (Body Camera)	5,000.00		5,293.35				
Audio Visual Wi-Fi Secure Switch	2,050.00		1,923.69				
Industrial Paper Shredder-Patrol Room	4,100.00		3,706.95				
Secured Preliminary Evidence Room Project	12,900.00		15,274.98				
Accident Reconstructions Measuring Unit	3,000.00		2,915.55				
Two Patrol Rifles	3,800.00						
Simunition Safety Gear	2,700.00						
Simunition Kits (12 Patrol Rifles/Handguns)	5,700.00		8,400.00				
	<u>61,250.00</u>						
<b>FIRE</b>							
Vehicle Exhaust System - Battalion 1	14,000.00						
Vehicle Exhaust System - Battalion 2	9,000.00						
Floor Refinishing - Battalion 1	2,000.00						
Floor Refinishing - Battalion 2	1,200.00						
Interior Painting - Battalion 1	11,000.00						
Re-insulation - Battalion 1	3,000.00						
Outside Card Reader - Battalion 2	1,800.00						
	<u>4,800.00</u>						
<b>PLANNING</b>							
Comprehensive Plan Update	30,000.00		644.50				
	<u>30,000.00</u>						
<b>PARK AND RECREATION</b>							
Concrete Tables and Benches	3,000.00		3,000.00				
Montgomery Elementary Walking Path	7,068.00						
Windlestrae Park Driveway	21,250.00						
Kubota All-Terrain Mower	45,763.00		46,516.14				
	<u>77,081.00</u>						
<b>Subtotal Undesignated Expenditures</b>	<b>276,631.00</b>	<b>123,480.62</b>	<b>92,872.93</b>	<b>0.00</b>	<b>0.00</b>	<b>1,260,966.94</b>	<b>1,291,574.63</b>
<b>Total All Reserves</b>	<b>3,738,442.00</b>	<b>149,430.64</b>	<b>494,935.58</b>	<b>370,755.00</b>	<b>531,619.77</b>	<b>12,071,145.93</b>	<b>11,584,776.42</b>
						General Ledger Balance	11,564,776.42
						Difference	0.00

**GENERAL FUND CASH BALANCE  
2018 ACTUAL VS 2019 PROJECTION  
AS OF JUNE 30, 2019**



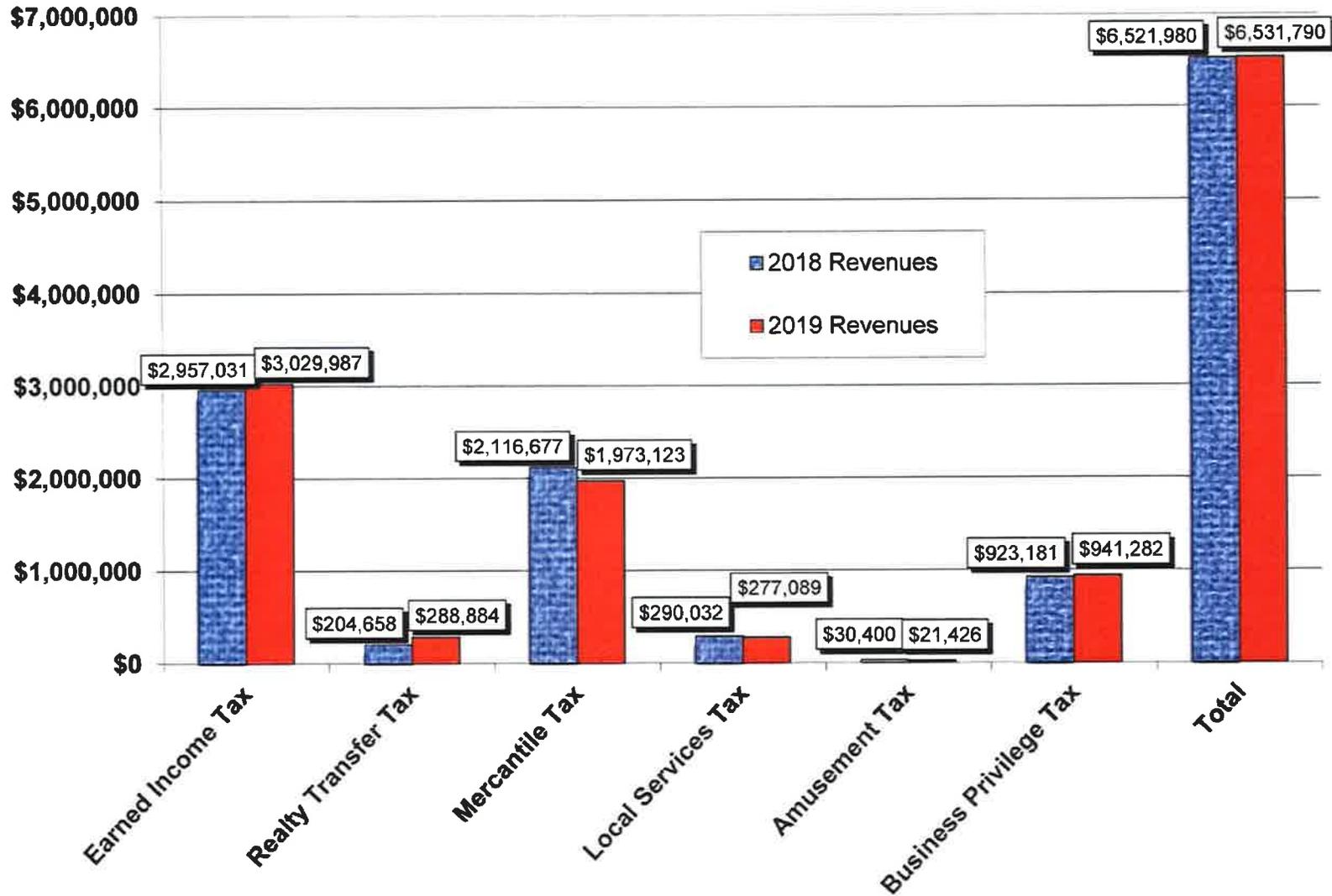
**Cash Balance - General Fund 2018**

	<b>Beginning Bal</b>	<b>Revenues</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$3,019,532.65	\$381,295.60	\$540,294.03	\$2,860,534.22
February	\$2,860,534.22	\$1,791,560.72	\$993,815.45	\$3,658,279.49
March	\$3,658,279.49	\$2,682,339.37	\$1,383,156.28	\$4,957,462.58
April	\$4,957,462.58	\$2,358,327.11	\$1,038,296.25	\$6,277,493.44
May	\$6,277,493.44	\$1,839,776.52	\$1,516,548.96	\$6,600,721.00
June	\$6,600,721.00	\$717,796.31	\$1,298,266.01	\$6,020,251.30
July	\$6,020,251.30	\$425,113.74	\$1,132,310.36	\$5,313,054.68
August	\$5,313,054.68	\$1,373,742.68	\$1,020,090.93	\$5,666,706.43
September	\$5,666,706.43	\$1,017,046.80	\$1,234,144.09	\$5,449,609.14
October	\$5,449,609.14	\$316,291.27	\$1,259,270.45	\$4,506,629.96
November	\$4,506,629.96	\$1,342,387.54	\$1,130,454.46	\$4,718,563.04
December (prior to surplus balance transfer)	\$4,718,563.04	\$578,356.14	\$1,998,279.39	\$3,298,639.79
	FINAL	\$14,824,033.80	\$14,544,926.66	
	FINAL BUDGET	\$14,709,622.00	\$14,702,887.34	
	OVER/(UNDER)	\$114,411.80	(\$157,960.68)	
	OVER/(UNDER)	0.78%	-1.07%	

**General Fund Cash Balance Projection 2019**

January	\$3,048,639.79	\$402,937.52	\$493,640.44	\$2,957,936.87
February	\$2,957,936.87	\$1,611,663.86	\$1,227,654.08	\$3,341,946.65
March	\$3,341,946.65	\$3,169,933.95	\$1,650,742.78	\$4,861,137.82
April	\$4,861,137.82	\$2,029,212.76	\$1,046,852.02	\$5,843,498.56
May	\$5,843,498.56	\$1,834,641.02	\$1,192,421.71	\$6,485,717.87
June	\$6,485,717.87	\$704,582.23	\$1,451,427.72	\$5,738,872.38
July	\$5,738,872.38	\$425,356.81	\$1,168,414.49	\$4,995,814.71
August	\$4,995,814.71	\$1,374,528.17	\$1,052,616.90	\$5,317,725.98
September	\$5,317,725.98	\$1,017,628.33	\$1,273,495.22	\$5,061,859.09
October	\$5,061,859.09	\$316,472.12	\$1,299,422.75	\$4,078,908.46
November	\$4,078,908.46	\$1,343,155.10	\$1,166,499.41	\$4,255,564.15
December	\$4,255,564.15	\$578,686.84	\$2,061,995.26	\$2,772,255.73
	PROJECTED	\$14,808,798.72	\$15,085,182.78	
	BUDGET	\$14,832,510.00	\$15,008,696.94	
	OVER/(UNDER)	(\$23,711.28)	\$76,485.84	
	OVER/(UNDER)	-0.16%	0.51%	

# Local Enabling Tax Revenue Comparison 2018 - 2019 As of June 30, 2019



## EIT Revenues - All Funds 2014 - 2019

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	2018 Actual	2019 Projection	
January	\$ 249,949.20	\$ 138,265.04	\$ 138,457.99	\$ 154,038.34	\$ 204,878.37	\$ 194,158.87	A
February	\$ 813,824.55	\$ 906,222.69	\$ 954,271.37	\$ 960,043.66	\$ 911,999.88	\$ 945,745.66	A
March	\$ 292,691.28	\$ 401,711.77	\$ 455,774.99	\$ 262,112.84	\$ 271,329.43	\$ 284,057.09	A
April	\$ 315,738.21	\$ 272,582.32	\$ 277,769.41	\$ 264,906.10	\$ 268,728.57	\$ 299,824.88	A
May	\$ 380,377.66	\$ 1,031,984.60	\$ 1,131,146.20	\$ 1,222,372.10	\$ 1,243,122.05	\$ 1,240,539.30	A
June	\$ 708,867.46	\$ 378,503.55	\$ 270,744.99	\$ 291,948.88	\$ 281,972.97	\$ 290,661.47	A
July	\$ 318,251.22	\$ 188,684.52	\$ 103,934.80	\$ 122,752.55	\$ 148,680.16	\$ 148,680.16	E
August	\$ 564,576.40	\$ 752,386.09	\$ 890,739.12	\$ 909,422.14	\$ 904,282.89	\$ 904,282.89	E
September	\$ 533,453.92	\$ 456,139.99	\$ 254,262.14	\$ 244,795.18	\$ 260,769.75	\$ 260,769.75	E
October	\$ 172,392.63	\$ 127,735.05	\$ 148,233.40	\$ 133,769.81	\$ 138,146.16	\$ 138,146.16	E
November	\$ 680,190.01	\$ 628,963.75	\$ 900,021.95	\$ 904,467.46	\$ 895,613.00	\$ 895,613.00	E
December	\$ 479,479.59	\$ 569,028.17	\$ 332,696.79	\$ 263,872.85	\$ 203,188.93	\$ 203,188.93	E
Subtotal collections	\$ 5,509,792.13	\$ 5,852,207.54	\$ 5,858,053.15	\$ 5,734,501.91	\$ 5,732,712.16	\$ 5,805,668.16	
		6.21%	0.10%	-2.11%	-0.03%	1.27%	

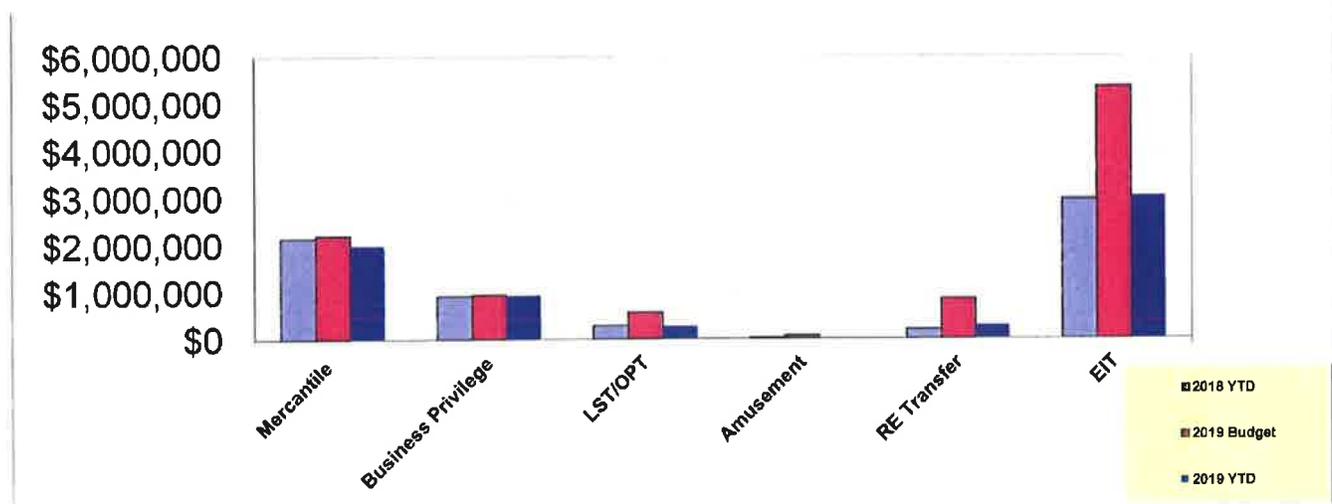
**BUSINESS TAX OFFICE  
MONTHLY REPORT  
Jun-19**

**NEW BUSINESSES ADDED TO TAX ROLLS**

<b>NAME</b>	
Aya Kitchen	Infusion Express
Conte Hair	Interactive Security Holding
Dunkin' Donuts	Magic Express Detail
El Rancho Mexican Restaurant	Mr. P's Pizza and Pasta
Firebirds of North Wales	Pearson & Pearson
Green Growth Brands	Seventh Sense
Home Sense	

**ACT 511 TAXES**

	Mercantile	Business Privilege	LST/OPT	Amusement	RE Transfer	EIT	TOTALS
2018 YTD	\$2,148,985	\$923,181	\$290,032	\$30,400	\$204,658	\$2,957,031	\$6,554,288
2019 Budget	\$2,207,000	\$950,000	\$577,500	\$68,000	\$850,000	\$5,350,000	\$10,002,500
2019 YTD	\$2,005,297	\$941,282	\$277,089	\$21,426	\$288,884	\$3,029,987	\$6,563,965
Current Month	\$14,806	\$21,951	\$18,756	\$6,867	\$110,174	\$178,161	\$350,715
% of Budget	90.86%	99.08%	47.98%	31.51%	33.99%	56.64%	65.62%



**REAL ESTATE DEED REGISTRATIONS**

The Township ceased preregistration of Real Estate Deed Transfers in December 2008. The following information is based on Deed Transfer information provided by the Recorder of Deeds Office along with the monthly Real Estate Transfer Tax.

<b><u>TYPE</u></b>	<b><u># OF UNITS</u></b>	<b><u>AVG. PRICE</u></b>	
NEW	3	\$414,292	
RESALE	32	\$335,236	
DEED CHGS	13	N/A	
COMMERCIAL	4	\$2,672,950	587 & 589 Bethlehem Pike
INDUSTRIAL	0	\$0	1250 Welsh Road
LAND	0	\$0	
SHERIFF	0	\$0	
TRANSFER TAXES PAID		\$110,173.79	

Account Name : Montgomery Township

## Investment Summary

Account No : 31277100

June 01, 2019 through June 30, 2019

	Percent of Portfolio	Market Value
<b>Fixed Income</b>	<b>94.34%</b>	<b>\$ 14,247,000.00</b>
<b>Cash Equivalents</b>	<b>5.66%</b>	<b>\$ 854,929.76</b>
	<b>100.00%</b>	<b>\$ 15,101,929.76</b>



## Account Summary

	Statement Period (06/01/2019-06/30/2019)	Year-To-Date (01/01/2019-06/30/2019)
Beginning Market Value	\$ 15,071,092.76	\$ 14,929,726.64
<b>Cash Deposits</b>	<b>0.00</b>	<b>0.00</b>
<b>Asset Deposits</b>	<b>0.00</b>	<b>0.00</b>
<b>Cash Withdrawals &amp; Distributions</b>	<b>0.00</b>	<b>0.00</b>
<b>Asset Withdrawals &amp; Distributions</b>	<b>0.00</b>	<b>0.00</b>
<b>Administrative Expenses</b>	<b>(1,812.13)</b>	<b>(9,969.15)</b>
<b>Tax Free Interest &amp; Dividends</b>	<b>0.00</b>	<b>0.00</b>
<b>Taxable Interest &amp; Dividends</b>	<b>32,649.13</b>	<b>182,172.27</b>
<b>Realized Gain/(Loss)</b>	<b>0.00</b>	<b>0.00</b>
<b>Unrealized Gain/(Loss)</b>	<b>0.00</b>	<b>0.00</b>
Ending Market Value	\$ 15,101,929.76	\$ 15,101,929.76

7/8/2019

**Montgomery Township Recreation Fund  
Operating Revenues and Expenditures  
As of June 30, 2019**

Account	2019 Budget	YTD Balance June 30, 2019	% of Budget
<b>REVENUES:</b>			
EARNED INCOME TAX - Allocated from GF	140,000.00	70,000.00	50.00%
	140,000.00	70,000.00	50.00%
RENTAL	115,790.00	59,217.50	51.14%
	115,790.00	59,217.50	51.14%
RECREATION PROGRAM FEES	131,000.00	75,350.31	57.52%
KIDS U REVENUE	252,000.00	255,992.45	101.58%
MEMBERSHIPS	221,000.00	122,864.50	55.59%
SHOP REVENUE/SALES	1,000.00	381.80	38.18%
SILVER SNEAKER INS REV	25,000.00	18,385.00	73.54%
GIFT CERTIFICATE SALES	2,000.00	3,200.00	160.00%
	632,000.00	476,174.06	75.34%
FROM GENERAL FUND	200,000.00	100,000.00	50.00%
FROM CAPITAL RESERVE	39,160.00	7,394.85	18.88%
	239,160.00	107,394.85	44.91%
<b>Total Revenues</b>	<b>1,126,950.00</b>	<b>712,786.41</b>	<b>63.25%</b>

**EXPENDITURES:**

**Administration:**

CONSULTING SERVICES	1,000.00	0.00	0.00%
LEGAL SERVICES	1,000.00	0.00	0.00%
BANK FEES	16,000.00	10,314.83	64.47%
CAPITAL - NEW	34,700.00	5,498.97	15.85%
	52,700.00	15,813.80	30.01%

**Montgomery Township Recreation Fund**  
**Operating Revenues and Expenditures**  
**As of June 30, 2019**

Account	2019 Budget	YTD Balance June 30, 2019	% of Budget
<b><i>Recreation Center:</i></b>			
TO NON-UNIFORMED PENSION	17,700.00	8,853.50	50.02%
SALARIES	221,890.00	100,526.76	45.30%
WAGES	105,060.00	42,905.15	40.84%
OVERTIME	1,540.00	48.22	3.13%
MEDICAL	69,920.00	30,290.47	43.32%
SOCIAL SECURITY	25,100.00	11,010.53	43.87%
EMPLOYEE BENEFITS	7,940.00	3,820.71	48.12%
OFFICE SUPPLIES	4,300.00	969.44	22.55%
OPERATING SUPPLIES	9,000.00	2,020.48	22.45%
VEHICLE FUEL	200.00	96.16	48.08%
VEHICLE MAINTENANCE	500.00	353.80	70.76%
PROFESSIONAL SERVICES	140,000.00	59,990.84	42.85%
CONSULTING SERVICES	111,000.00	64,935.20	58.50%
INFORMATION SERVICES	8,220.00	5,783.43	70.36%
COMMUNICATION	14,800.00	7,337.59	49.58%
PUBLIC INFORMATION	29,500.00	8,674.48	29.41%
INSURANCE	23,340.00	17,504.46	75.00%
WORKERS COMPENSATION	16,440.00	13,035.00	79.29%
PUBLIC UTILITIES	46,800.00	16,646.79	35.57%
BUILDING MAINTENANCE	41,600.00	19,802.42	47.60%
EQUIPMENT MAINTENANCE	14,200.00	4,459.32	31.40%
RENTALS	4,500.00	1,775.62	39.46%
DUES AND SUBSCRIPTIONS	600.00	0.00	0.00%
MEETINGS AND CONFERENCES	1,550.00	654.18	42.21%
CAPITAL - REPLACEMENT	4,460.00	3,695.88	0.00%
	920,160.00	425,190.43	46.21%
<b><i>Kids U:</i></b>			
WAGES	90,260.00	10,745.12	11.90%
OVERTIME	1,030.00	138.85	13.48%
SOCIAL SECURITY	7,100.00	726.90	10.24%
OFFICE SUPPLIES	250.00	34.17	13.67%
CONSULTING SERVICES	53,000.00	28,149.76	53.11%
COMMUNICATION	1,950.00	1,118.17	57.34%
PUBLIC INFORMATION	500.00	0.00	0.00%
	154,090.00	40,912.97	26.55%
<b>Total Expenditures</b>	<b>1,126,950.00</b>	<b>481,917.20</b>	<b>42.76%</b>
<b>Net Revenues/Expenditures</b>	<b>0.00</b>	<b>230,869.21</b>	



# MONTGOMERY TOWNSHIP

**2<sup>nd</sup> Quarter 2019  
Budget Report**

# GENERAL FUND BALANCE

END OF 2<sup>ND</sup> QUARTER

2019

• \$5.74  
million

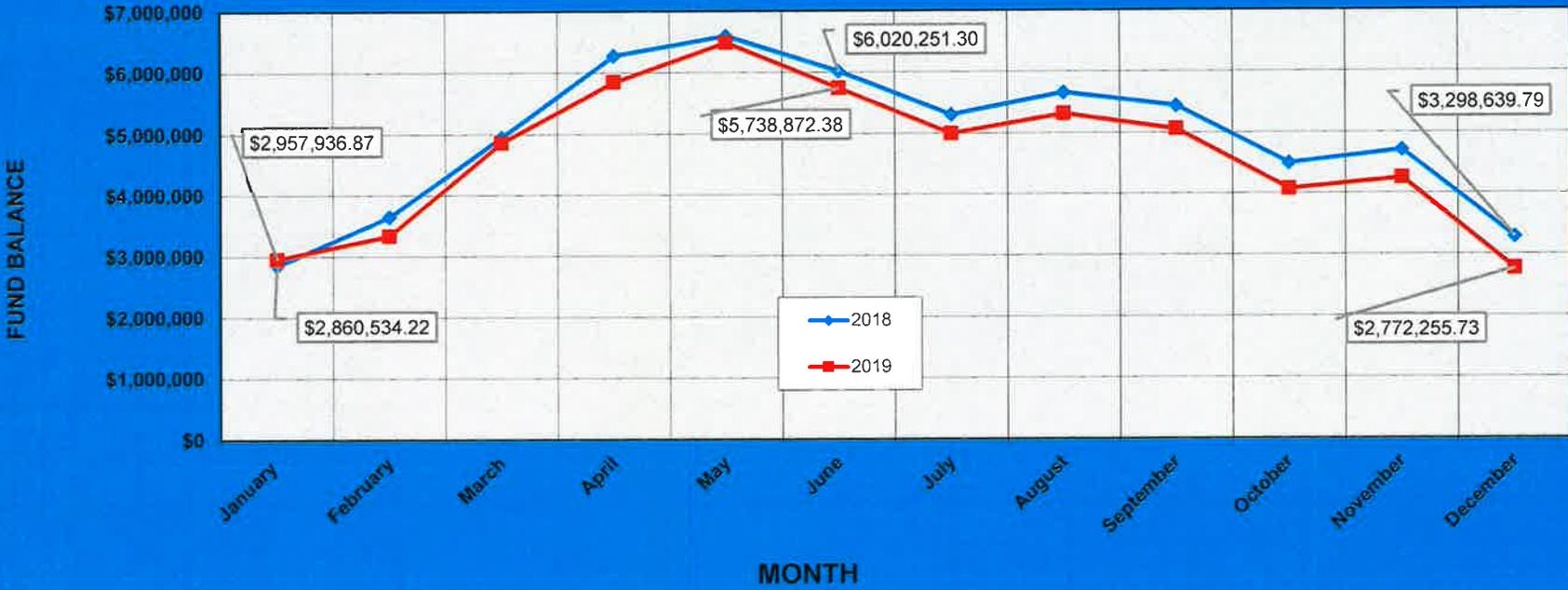
2018

• \$6.02  
million

↓ 4%

This decrease is attributable to a decrease in revenues due to \$300K of real estate millage being redirected from the general fund to the debt service fund, combined with an increase in expenses mostly stemming from higher Police capital replacement expenditures .

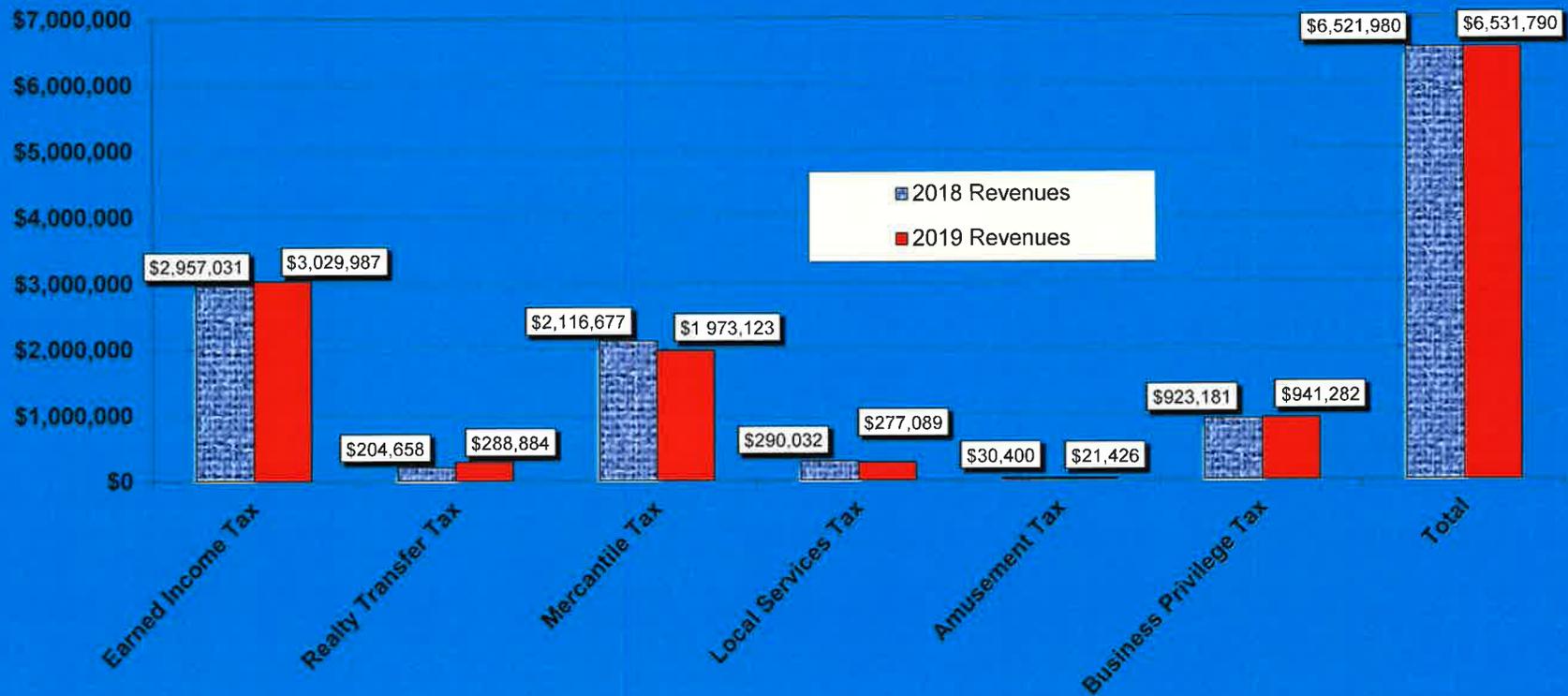
# GENERAL FUND CASH BALANCE 2018 ACTUAL VS. 2019 PROJECTION AS OF JUNE 30, 2019



**GENERAL FUND  
REVENUE COMPARISON  
2<sup>ND</sup> QUARTER 2019 VS. 2<sup>ND</sup> QUARTER 2018**

	<u>2019</u>	<u>2018</u>	<u>% Change</u>
Tax Revenue	\$8,313,258	\$8,625,230	-3.6%
Permits/Licenses Revenue	787,223	756,525	4.1%
Other Revenue	<u>209,345</u>	<u>174,219</u>	20.2%
Total Revenue	\$9,309,825	\$9,555,974	-2.6%

# LOCAL ENABLING TAX REVENUE 2018 – 2019 COMPARISON AS OF JUNE 30, 2019



## EARNED INCOME TAX REVENUE TREND ALL FUNDS 2011-2019



# GENERAL FUND EXPENSE COMPARISON 2<sup>ND</sup> QUARTER 2019 VS. 2<sup>ND</sup> QUARTER 2018

	<u>2019</u>	<u>2018</u>	<u>% Change</u>
Administration	\$645,874	\$641,728	1%
Finance & IT	452,339	488,020	-7%
Police	3,496,133	3,108,550	12%
Planning	377,405	359,036	5%
Public Works	<u>1,057,674</u>	<u>1,080,354</u>	-2%
Total	\$6,029,424	\$5,677,687	6%

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## SUMMARY OF 2<sup>ND</sup> QUARTER 2019

### Revenues

Total revenues are down 2.6% from 2018 due to the redirection of \$300K in debt service millage from the general fund.

### Expenses

Overall increase in expenses from 2Q 2018 is stemming from Police capital replacement purchases, in addition to normal salary/benefit increases.

### Budget Performance

Performing within 2019 budget parameters and on target in both revenues and expenses.

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

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SUBJECT: Consideration – Preliminary Subdivision Plan – ProReal Ventures Carwash –  
1274 Welsh Road – LDS 699

MEETING DATE:

ITEM NUMBER: #12

MEETING/AGENDA:            WORK SESSION            ACTION XX            NONE

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

INITIATED BY: Bruce Shoupe  
Director of Planning and Zoning



BOARD LIAISON: Michael J. Fox  
Chairman

---

BACKGROUND:

The applicant, ProReal Ventures LLC, is seeking Preliminary approval to construct a 4,594 square foot automatic car wash on 1.816-acre lot at the northeast corner of DeKalb Pike and Welsh Road, the former Atomic Tire property. The property is currently zoned C-Commercial and the use is permitted by Conditional Use approval. The applicant proposes to provide car stacking for approximately 66 vehicles and parking for employees and customers totaling 32 spaces. Access to the site is shown as a "right in only" driveway entrance an existing curb cut located on the Welsh Road frontage of the site and a "right in/right out only movement" driveway entrance and exit through an existing curb cut located on the DeKalb Pike frontage of the site and a left-out movement on Peco's property.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION:

The Public Hearing for the Conditional Use application was held on March 26, 2018 and continued until April 23, 2018. The Applicants attorney sent a letter dated April 9, 2018, attached, agreeing to waive all applicable time periods in the MPC in connection with this continuance until July 31, 2019.

ALTERNATIVES/OPTIONS:

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

BUDGET IMPACT:    None

RECOMMENDATION:

The resolution be adopted by the Board of Supervisors.

MOTION/RESOLUTION:

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

MOTION \_\_\_\_\_            SECOND \_\_\_\_\_            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 R. Bartle, Esq.

## RESOLUTION #

### MONTGOMERY TOWNSHIP

### MONTGOMERY COUNTY, PENNSYLVANIA

#### A RESOLUTION GRANTING CONDITIONAL PRELIMINARY APPROVAL OF THE APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT FOR PROREAL VENTURES, LLC – LDS 699

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, Preliminary approval of the subdivision and land development application and plan for **ProReal Ventures, LLC**, as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant prior to the recording of the final plan:

1. Fulfilling all obligations and requirements of the Gilmore & Associates, Inc. letters dated July 17, 2019, April 24, 2019, April 22, 2019, April 22, 2019 (accessibility), August 2, 2018 and August 2, 2018 (accessibility); Boucher & James, Inc. letters dated June 28, 2019, April 10, 2019, August 13, 2018; Traffic Planning and Design, Inc. letters dated July 18, 2019, April 26, 2019, October 9, 2018, September 6, 2018; Montgomery County Planning Commission letters dated April 16, 2019, July 26, 2018; Montgomery Township Planning Commission comments dated , 2019; Zoning Officers review dated June 13, 2019; Montgomery Township Police Department comments dated April 24, 2019; Montgomery Township Fire Marshal review dated August 13, 2018; Kenneth Amey's review letter dated September 3, 2018.
2. Entering into a Land Development and Security Agreement and post financial security for all public improvements to the satisfaction of the Township Engineer and Township Solicitor for each phase of this development if required. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins, as-builts and sidewalks. The record plan shall indicate phasing if required. Public improvements shall require financial security be posted in the amount of 15% of the total public improvement cost, regardless of whether such public improvements are dedicated to the Township, for a period not less than 18 months after Township Engineer approval. If the end of maintenance period for trees and other plantings ends outside the time period specified in 205-49, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the satisfaction of the Township Solicitor.
3. Paying all outstanding Township Consultant and Solicitor fees related to the project before plans and agreements are recorded.
4. Satisfying all applicable requirements of the Township Codes, Township Municipal Sewer Authority ("MTMSA"), North Wales Water Authority and PennDOT. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.
5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. Comply with Conditional Use order for Application C-68 issued on March 26, 2018 and Resolution #5 dated April 23, 2018 waiving of Section 230-78A reducing the required 25-foot buffer to 8.5 feet.

7. Executing the required Storm Water Management Facilities Maintenance and Monitoring Agreement, Highway Occupancy Permit Subsurface Stormwater Facilities Agreement and Tree/Landscaping Declaration of Covenants and Restriction for its benefit and its successors and assigns
8. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.
9. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
10. 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 interior driveway/roadways are paved with all-weather pavement and operable fire hydrant(s) have been installed and approved by the Director of Fire Services.
11. The Applicant acknowledges that Section 205-116 of the SALDO provides for the payment of a fee in lieu of the dedication of parkland for park and recreation purposes. The Applicant hereby agrees to accept the provisions of Section 205-116(A) (2) of the SALDO. This fee must be paid prior to the submission of building permits.

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

1. **Waiver Request – Driveway Width:** A waiver from Section 205-10.G(6) of the Township Subdivision and Land Development Ordinance, which requires a driveway width of 26 feet, where the Applicant is proposing a driveway width at the southern DeKalb Pike access of 31.5 feet.

The Applicant requires a driveway width of 31.5 feet in order to accommodate emergency vehicles. *(The consultants have no objection to this waiver request.) (Granted/Denied)*

2. **Waiver Request – Drive Aisle Width:** A waiver from Section 205-10.H(4) of the Township Subdivision and Land Development Ordinance, which requires a commercial drive aisles for one-way traffic to be a minimum of 22 feet wide.

The Applicant is proposing a 12 foot wide lane for portions of the car wash queue and a 21 foot wide drive aisle in the area of the parking stalls. The Township Traffic Engineer has no objection to the waiver requires provided truck turning plans demonstrate that trucks can be accommodated because the proposed dimensions meet or exceed the recommended dimensions in the Urban Land Institute Publication, "The Dimensions of Parking", 5<sup>th</sup> Edition. *(The consultants have no objection to this waiver request.) (Granted/Denied)*

3. **Waiver Request – Street Trees:** A waiver from Section 205-52.A(2)(a) of the Township Subdivision and Land Development Ordinance, which requires street trees to be spaced 40 to 50 feet on center for each side of the street and Section 205-52.B(4)(a) of the Township Subdivision and Land Development Ordinance, which requires four shade trees and eight shrubs to be included for each 100 feet of property perimeter.

The Applicant is proposing street trees and the required softening buffer along the frontage of the property it controls, but is unable to provide street trees or a softening buffer along the adjacent PECO property frontage pursuant to the terms of the Easement Agreement with PECO. *(The consultants have no objection to this waiver request based on letter issued on June 28, 2019)*  
*(Granted/Denied)*

4. **Waiver Request – Street Lights:** A waiver from Chapter A237-1 (Amended by Ordinance #13-276), which requires street lighting to be installed along each street fronting a public street in each land development unless waived by the Board of Supervisors.

The Applicant is requesting a waiver from providing street lighting along DeKalb Pike and Welsh Road as there is no existing street lighting in the vicinity of the property's frontages on either street. *(The consultants have no objection to this waiver request.)* *(Granted/Denied)*

5. **Waiver Request – Dewatering Time Requirements:** A waiver from Section 206-11.K of the Township Stormwater Management Ordinance, which requires that storage facilities completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm.

The Applicant is utilizing the Managed Release Concept (e.g. extended detention) as a BMP given the infiltration rates at the site and has designed a system that exceeds the Township dewatering time requirements. This type of BMP is supported by the PaDEP and the Township Engineer recommended this waiver to allow the extended dewater times. *(The consultants have no objection to this waiver request based on letter issued on July 17, 2019)* *(Granted/Denied)*

Resolution #  
Page 4 of 5

This Resolution shall become effective on the date upon which all of the above stated conditions are accepted by the Applicant in writing. If, for any reason, the Applicant fails to acknowledge the acceptance of the conditions contained in this Resolution within ten (10) days from the date of this Resolution, then the Final Plan approval granted herein shall become null and void, the waivers requested shall be deemed denied, and the plan shall be denied for failure to comply with Sections of the Township Zoning Ordinance and/or Township Subdivision and Land Development Ordinance for the reasons cited herein or as set forth in the letters referenced herein.

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

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by the applicant this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Applicant Print Name

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

EXHIBIT "A"

**PLANS**

<u>DESCRIPTION</u>	<u>REVISED DATE</u>	<u>ORIGINAL DATE</u>
1. Cover Sheet		07/06/18
2. Legend and Notes		07/06/18
3. Existing Conditions Plan		07/06/18
4. Demolition Plan		07/06/18
5. Site Layout Plan		07/06/18
6. Grading & Drainage Plan		07/06/18
7. Utility Plan		07/06/18
8. Off-Site Sanitary Sewer Improvements		07/06/18
9. Landscaping Plan		07/06/18
10. Soil Erosion & Sediment Control Plan		07/06/18
11. Post Construction Stormwater Management Plan		07/06/18
12. Site Construction Details		07/06/18
13. Site Construction Details		07/06/18
14. Stormwater Details		07/06/18
15. Post Construction Stormwater Management Storm Details		07/06/18
16. E & S Details		07/06/18
17. E & S Details		07/06/18
18. Post Construction Stormwater Management Details		07/06/18
19. Post Construction Stormwater Management Details		07/06/18
20. Sanitary Sewer Details		07/06/18
21. Water Line Details		07/06/18
22. Landscape Details		07/06/18
23. Storm & Sanitary Sewer Profiles		07/06/18



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

July 17, 2019

File No. 2018-01153-01

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

Reference: Preliminary Land Development – LDS#699  
ProReal Ventures, LLC - Carwash  
Tax Map Parcel Numbers: 46-00-00745-00-1, Block 11 – Unit 25  
1274 Welsh Road

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the waivers requests per the Fox Rothschild letter dated June 19, 2019. We offer the following comments.

1. §206-11.K – Stormwater storage facilities shall completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm. The applicant is utilizing the Managed Release Concept (e.g. extended detention) as a BMP and has designed a system that exceeds the Township dewatering time requirements. This type of BMP is supported by the PADEP. We support this waiver request provided the Applicant demonstrate compliance with DEP's guidelines pertaining to the Managed Release Concept, which will be confirmed during review of the stormwater management design.
2. Waivers requested from §205-10.G(6), §205-10.H(4), §205-52.A(2)(a), §205-52.B(4)(a), and Chapter A237-1 are regarding driveway and drive aisle widths, street trees, softening buffers, and street lighting requirements. We defer review of these requests to the Township's Traffic Engineer, Landscape Architect, and Lighting Consultant.

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

Sincerely,

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/SW/sl

cc: Lawrence J. Gegan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator - Montgomery Township  
Richard Lesniak, Director of Fire Services – 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  
Andrey Shalaurov, Applicant – Pro Real Ventures, LLC  
Paul F. Boettinger, P.E., – T&M Associates  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.

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



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

**REVISED APRIL 24, 2019**

April 22, 2019

File No. 2018-01153-01

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

Reference: Preliminary Land Development – LDS#699  
ProReal Ventures, LLC - Carwash  
Tax Map Parcel Numbers: 46-00-00745-00-1, Block 11 – Unit 25  
1274 Welsh Road

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the preliminary land development application referenced above and offers the following comments for consideration by the Montgomery Township Board of Supervisors.

**I. SUBMISSION**

- A. Preliminary Land Development Plans for Pro Real Ventures, LLC (23 Sheets), prepared by T & M Associates, dated July 6, 2018, revised March 1, 2019.
- B. Sheet 5 Site Layout Plan, prepared by T & M Associates, dated July 6, 2018, revised April 17, 2019.
- C. Truck Turning Exhibits (4 sheets) prepared by T & M Associates, dated March 30, 2018, revised April 17, 2019.
- D. Stormwater Management Report for Sparkles Xpress Car Wash Development, prepared by T & M Associates, dated March 25, 2019.
- E. Comment Response Letter for Pro Real Ventures, LLC, prepared by T & M Associates, dated March 27, 2019.

**II. GENERAL**

The subject parcel is a 79,101 square feet (1.816 acres) vacant lot located at the intersection of Dekalb Pike (S.R. 0202) and Welsh Road (S.R. 0063), and is within the C - Commercial Zoning District. The Applicant, ProReal Ventures, LLC, proposes to construct an automatic car wash on the site. The proposed use is permitted by Conditional Use within the C - Commercial Zoning District. The applicant's plan includes appurtenant parking, utilities, storm water management, etc. to support the proposed use.

The Township Board of Supervisors granted Conditional Use approval, as well as a variance from certain landscape buffer requirements from Section 230-78.A of the Zoning Ordinance at a public meeting held April 23, 2018. Refer to Resolutions #4 and #5, respectively, for details.

**III. REVIEW COMMENTS**

**A. Zoning Ordinance (Chapter 230)**

Based on our review, the plans appear to comply with the Montgomery Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent.

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B. Subdivision and Land Development Ordinance (Chapter 205)

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

1. §205-9.B, §205-9.C, §205-19, & §205-20 – The Applicant shall provide documentation that public water and sewer services will be provided.
2. §205-10.H(4) - Commercial drive aisles for one-way traffic shall be a minimum of 22 feet wide. The plan denotes a 12 foot wide lane for portions of the car wash queue and a 21 foot wide drive aisle in the area of the parking stalls. The plan notes that the Applicant has requested a waiver from the minimum drive aisle width. We defer review of this information to the Township Traffic Engineer.
3. §205-24 – We defer review of lighting to the Township Lighting Consultant.
4. §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. We note an NPDES permit is required for this project.
5. §205-46 through §205-56 – We defer review of all landscaping requirements to the Township Landscape Architect.

C. Stormwater Management Ordinance (Chapter 206)

Based on our review, the following items do not appear to comply with the Montgomery Township Stormwater Management Ordinance (Chapter 206). Upon further development of plans, additional items may become apparent.

1. §206-11.K. – The Township Ordinance requires that storage facilities completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm. The applicant is utilizing the Managed Release Concept (e.g. extended detention) as a BMP and has designed a system that exceeds the Township dewatering time requirements. This type of BMP is supported by the PADEP. We recommend the applicant request a waiver to allow the extended dewater times.
2. §206-12, 13., & 21 – At a minimum, the applicant shall obtain an NPDES permit for the proposed earth disturbance and stormwater BMPs. All issued permits shall be provided to the Township.
3. §206-33. & 35. – The property owner(s) shall enter into a stormwater facilities and BMP operations and maintenance agreement to the satisfaction of the Township Solicitor.

D. General

1. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
2. With regard to the capability of the underground storm sewer and BMPs to safely support the load of Township fire apparatus, it was reported that the Township fire apparatus outriggers are designed to distribute 75 PSI pressure over a 24 inch x 24 inch area under each outrigger stabilizing pad. The Applicant has provided documentation indicating that the pipes are set at a depth that achieves or exceeds the ground cover requirements for AASHTO H-25 or HS-25 loading (a minimum of 1 foot of cover over the pipes). While the ground contact pressure of the fire apparatus (75 PSI at the outriggers) is lower than the AASHTO H-25 or HS-25 distributed loading of 100 PSI over a 10 inch x 20 inch tire contact area, the total weight transferred at each of the fire apparatus outriggers is 43,200 LBS which exceeds the AASHTO design wheel load of 20,000 LBS. The Applicant therefore must provide a computational analysis documenting that the proposed underground storm sewer system can support the loads from the fire apparatus.
3. Cover elevation over the underground SWM BMP shall be verified. The top of stone is reported to be 470.25, while the top of grate of MH1 is reported to be 470.90. Also, the paving cross section has a minimum depth of 10.5 inches. It appears the minimum elevation over the system should be 471.3 to accommodate the paving cross section without encroaching the stone of the BMP, notwithstanding the loading requirements of the fire apparatus mentioned above.

4. The Applicant should provide a waiver request letter listing all requested waivers, referenced by Ordinance section. The request shall include reasoning for the request. Also, all requested waivers and variances shall be listed by section on the Record Plan (Sheet 1 of 23).
5. We defer review of all landscaping, lighting, and traffic requirements to the Township Landscape Architect, Township Lighting Consultant, and Township Traffic Engineer, respectively.
6. Site Accessibility review will be provided under separate cover.

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

Sincerely,



James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/SW/st

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator - Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
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Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Ken Amey, AICP  
Andrey Shalaurov, Applicant – Pro Real Ventures, LLC  
Paul F. Boettinger, P.E., – T&M Associates  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



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

April 22, 2019

File No. 2018-01153-01

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

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ProReal Ventures, LLC - Carwash  
Tax Map Parcel Numbers: 46-00-00745-00-1, Block 11 – Unit 25  
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Dear Bruce:

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The Township Board of Supervisors granted Conditional Use approval, as well as a variance from certain landscape buffer requirements from Section 230-78.A of the Zoning Ordinance at a public meeting held April 23, 2018. Refer to Resolutions #4 and #5, respectively, for details.

**III. REVIEW COMMENTS**

**A. Zoning Ordinance (Chapter 230)**

Based on our review, the plans appear to comply with the Montgomery Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent.

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B. Subdivision and Land Development Ordinance (Chapter 205)

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

1. §205-9.B, §205-9.C, §205-19, & §205-20 – The Applicant shall provide documentation that public water and sewer services will be provided.
2. §205-10.H(4) - Commercial drive aisles for one-way traffic shall be a minimum of 22 feet wide. The plan denotes a 12 foot wide lane for portions of the car wash queue and a 21 foot wide drive aisle in the area of the parking stalls. The plan notes that the Applicant has requested a waiver from the minimum drive aisle width. We defer review of this information to the Township Traffic Engineer.
3. §205-24 – We defer review of lighting to the Township Lighting Consultant.
4. §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. We note an NPDES permit is required for this project.
5. §205-46 through §205-56 – We defer review of all landscaping requirements to the Township Landscape Architect.

C. Stormwater Management Ordinance (Chapter 206)

Based on our review, the following items do not appear to comply with the Montgomery Township Stormwater Management Ordinance (Chapter 206). Upon further development of plans, additional items may become apparent.

1. §206-11.K. – The Township Ordinance requires that storage facilities completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm. The applicant is utilizing the Managed Release Concept (e.g. extended detention) as a BMP and has designed a system that exceeds the Township dewatering time requirements. This type of BMP is supported by the PADEP. We recommend the applicant request a waiver to allow the extended dewater times.
2. §206-12, 13., & 21 – At a minimum, the applicant shall obtain an NPDES permit for the proposed earth disturbance and stormwater BMPs. All issued permits shall be provided to the Township.
3. §206-33. & 35. – The property owner(s) shall enter into a stormwater facilities and BMP operations and maintenance agreement to the satisfaction of the Township Solicitor.

D. General

1. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
2. With regard to the capability of underground storm sewer and BMPs supporting the load of Township fire apparatus, the Township fire apparatus outriggers are designed to distribute 75 psi over 24 inch x 24 inch stabilizing pads. The applicant has provided documentation indicating that the pipes are set at a depth that achieves or exceeds AASHTO H-25 or HS-25 loading (minimum 1 foot of cover over the pipe), which exceeds that of the fire apparatus. Also, the profiles on Sheet 23 indicate the minimum cover of the stormwater piping will be 1.21 feet (Inlet 8A).
3. Cover elevation over the underground SWM BMP shall be verified. The top of stone is reported to be 470.25, while the top of grate of MH1 is reported to be 470.90. Also, the paving cross section has a minimum depth of 10.5 inches. It appears the minimum elevation over the system should be 471.3 to accommodate the paving cross section without encroaching the stone of the BMP, notwithstanding the loading requirements of the fire apparatus mentioned above.
4. The Applicant should provide a waiver request letter listing all requested waivers, referenced by Ordinance section. The request shall include reasoning for the request. Also, all requested waivers and variances shall be listed by section on the Record Plan (Sheet 1 of 23).

5. We defer review of all landscaping, lighting, and traffic requirements to the Township Landscape Architect, Township Lighting Consultant, and Township Traffic Engineer, respectively.
6. Site Accessibility review will be provided under separate cover.

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

Sincerely,



James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/SW/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator - Montgomery Township  
Richard Lesniak, Director of Fire Services – 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  
Andrey Shalaurov, Applicant – Pro Real Ventures, LLC  
Paul F. Boettinger, P.E., – T&M Associates  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



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

April 22 2019

File No. 18-01153-01

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

Reference: Preliminary Land Development – LD/S#699  
Pro Real Ventures, LLC – Car Wash  
Tax Map Parcel Numbers: 46-00-00745-00-1, Block 11 – Unit 25  
1274 Welsh Road

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised Land Development Plan submission for the above-referenced project for accessibility. The review was completed in accordance with the requirements of the current Pennsylvania Uniform Construction Code for the site only and did not include doors, doorways, means of egress, outdoor recreational areas, or any interior elements, which we defer to the Building Code Official for review. We offer the following comments for consideration:

**I. SUBMISSION**

- A. Preliminary Land Development Plans for Pro Real Ventures, LLC 1274 Welsh Road (23 sheets), prepared by T&M Associates, dated July 6, 2018, revised March 1, 2019.

**II. ACCESSIBILITY REVIEW COMMENTS**

Based on our review, the following items do not appear to comply with the accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2015 International Building Code (IBC) and/or the ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standard:

1. IBC §1109.13 & ICC §§308, 309 – Information shall be provided to indicate that the proposed vacuums are accessible, including reach ranges and operable part requirements.
2. IBC §1111.3 – In the event not all vacuums or automated service systems are accessible, signage should be provided at the accessible facilities.
3. IBC §E105.5 & ICC §707 – Information shall be provided to indicate the automated service systems will comply with the requirements of these sections.
4. ICC §402, §403, & §406 – Information shall be provided to confirm that the slopes of all accessible routes comply with the walking surface and curb ramp requirements. The provided grading spot elevations for the curb ramps should be revised to provide spot elevations at the corners of the ramp section, landing, and the curb cut to confirm the requirements of this section are met. We defer review of the curb ramps within the right-of-way to the jurisdictional agency.
5. ICC §502.4.1 – Van accessible parking spaces that are angled shall have the access aisle located on the passenger side of the parking space. The plan should be revised to indicate the northern accessible space is to be marked with Reserved Parking (R7-8) and Van Accessible (R7-8P) signage, and the southern accessible space is to be marked with only R7-8 signage.

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

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

Sincerely,



Vincent J. Esposito, E.I.T.  
Accessibility Inspector/Plans Examiner, Certification #06133  
Gilmore & Associates, Inc.

VJE/JPD/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator - Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
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Andrey Shalaurov, Applicant – Pro Real Ventures, LLC  
Paul F. Boettinger, P.E., – T&M Associates  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.



August 2, 2018

File No. 2018-01153-01

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

Reference: Preliminary Land Development – LDS#699  
ProReal Ventures, LLC - Carwash  
Tax Map Parcel Numbers: 46-00-00745-00-1, Block 11 – Unit 25  
1274 Welsh Road

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the preliminary land development application referenced above and offers the following comments for consideration by the Montgomery Township Board of Supervisors.

**I. SUBMISSION**

- A. Preliminary Land Development Plans for Pro Real Ventures, LLC (20 Sheets), prepared by T & M Associates, dated July 6, 2018.
- B. Stormwater Management Report for Sparkles Xpress Car Wash Development, prepared by T & M Associates, dated July 6, 2018.

**II. GENERAL**

The subject parcel is a 79,101 square feet (1.816 acres) vacant lot located at the intersection of Dekalb Pike (S.R. 0202) and Welsh Road (S.R. 0063), and is within the C - Commercial Zoning District. The Applicant, ProReal Ventures, LLC, proposes to construct an automatic car wash on the site. The proposed use is permitted by Conditional Use within the C - Commercial Zoning District. The applicant's plan includes appurtenant parking, utilities, storm water management, etc. to support the proposed use.

The Township Board of Supervisors granted Conditional Use approval as well a waiver from certain landscape buffer requirements of Section 230-78.A at the public meeting held April 23, 2018. Refer to Resolutions #4 and #5, respectively, for details.

**III. REVIEW COMMENTS**

**A. Zoning Ordinance (Chapter 230)**

Based on our review, we note the following issues relative to the Montgomery Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent.

- 1. §230-136 – An off-street loading area is noted on Sheet 5 of 20, however the location of the area does not appear compliant with the requirements of §205-10.H(6). If the use will received regular deliveries by semitrailer truck, a loading area complaint with §205-10.H(6) shall be provided.

**B. Subdivision and Land Development Ordinance (Chapter 205)**

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

1. §205-9.B, §205-9.C, §205-19, & §205-20 – The Applicant shall provide documentation that public water and sewer services will be provided.
2. §205-10.G(9) & §205-10.H(5) - Driveways and aisles where illegal parallel parking is possible should be posted with signs reading "No parking by order of the Fire Marshal." Locations of signs shall be coordinated with the Township Fire Marshal.
3. §205-10.H(4) - All parking spaces shall be marked with all-weather paint and with double parallel lines to be a minimum of six inches apart to separate each space. The width of spaces is to be measured to the center of the double parallel lines.
4. §205-10.H(4) - Commercial drive aisles for one-way traffic shall be a minimum of 22 feet wide. The plan denotes a 12 foot wide lane for portions of the car wash queue and a 21 foot wide drive aisle in the area of the parking stalls. The plan notes that the Applicant has requested a waiver from the minimum drive aisle width. We recommend the Applicant provide a traffic circulation plan demonstrating adequate vehicular access is provided. We defer review of this information to the Township Traffic Engineer.
5. §205-10.H(6) - If the use will receive regular deliveries by semitrailer truck, a loading area compliant with the requirements of this section shall be provided and depicted on the plan.
6. §205-10.H(7) – Two accessible parking stalls are required for the site. At least one of them is to be van accessible. The plan shall be modified accordingly. The dimensions of the accessible space shall meet the minimum Federal requirements.
7. §205-17.A(3) & (4) – All commercial, industrial, and multifamily parking areas shall have a thickness of not less than 8 ½ inches. All commercial, industrial, and multifamily driveways (mostly car use) shall have a thickness of not less than 10 ½ inches. A detail for parking areas (8 ½ inch thickness) is provided on Sheet 12 of 20. A second detail (10 ½ inch thickness) shall be provided for the driveway areas. Conversely one detail may be used provided it meets both thickness requirements. The sheet also depicts a heavy duty concrete pavement detail. The plans shall be revised to depict the areas of each paving section/material.
8. §205-18.D(4) & §206-36 – The plans shall designate the party responsible for maintenance of all proposed stormwater facilities and BMPs. Also, easements shall be provided in favor of the Township for inspection and maintenance.
9. §205-18.D(4)(d) – A minimum four-foot-high fence, to the satisfaction of the Township Engineer, is required to be installed around the top of all basins, public or private. A fence shall be provided around the bio-retention BMP.
10. §205-21 – The applicant shall obtain approval of the number and locations of all required fire hydrants from the Township Fire Marshal.
11. §205-22 –The condition of the existing sidewalk along Welsh Road and Dekalb Pike should be reviewed. Any areas that are damaged, non-compliant or present trip hazard shall be replaced. Additionally, curb ramps, compliant with PennDOT Publication 72M, RC shall be provided at driveway entrances/exits.
12. §205-24 – We defer review of lighting to the Township Lighting Consultant.
13. §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. We note an NPDES permit is required for this project.
14. §205-28.D(2) & (3) - After final grading there shall be a minimum of eight inches of topsoil on the entire site other than that portion of the site where there are buildings or other impervious surface coverage. The developer is not required to import topsoil to the site if an eight-inch final depth cannot be achieved. In cases where the original site has less than eight inches of topsoil at the start of grading activities, the total amount available will become the minimum topsoil requirement. No topsoil will be allowed to be released from the site. All notes on the plans regarding the required topsoil depth shall be revised to reference the Township requirements.

15. §205-46 through §205-56 – We defer review of all landscaping requirements to the Township Landscape Architect.
16. §205-78.E, §205-79.A(3) & §205-79.B(3) – The applicant should review the enclosed memorandum regarding Recording Requirements for Plans and for Notary Acknowledgments and make any revisions necessary in order to record the plans.
17. §205-100 – We defer review of any traffic impact studies to the Township Traffic Engineer.
18. §205-Appendix A – All concrete curb, sidewalk, and driveway aprons shall be constructed with 4,000 psi concrete and sealed/cured with Aquaron 2000 or approved equal as soon as forms are removed. Notes shall be added to all pertinent details.

C. Stormwater Management Ordinance (Chapter 206)

Based on our review, the following items do not appear to comply with the Montgomery Township Stormwater Management Ordinance (Chapter 206). Upon further development of plans, additional items may become apparent.

1. §206-12, 13, & 21 – At a minimum, the applicant shall obtain an NPDES permit for the proposed earth disturbance and stormwater BMPs. All issued permits shall be provided to the Township.
2. §206-14.C(5) & (6) – Infiltration testing results shall be provided for review and approval. Infiltration BMPs shall meet the requirements of this section at a minimum.
3. §206-19.D. – All calculations shall use the rainfall depths and intensities consistent appropriate times-of-concentration for overland flow and return periods from Table A-1 in Appendix A. The Applicant used the latest NOAA values instead of those listed in the Ordinance. The Stormwater Management Report shall be updated accordingly.
4. §206-33. & 35. – The property owner(s) shall enter into a stormwater facilities and BMP operations and maintenance agreement to the satisfaction of the Township Solicitor.
5. §206-39.A & B – The paragraphs of these Ordinance sections, regarding the alteration of BMPs, shall be included as notes on the PCSM Plan to be recorded.
6. It is not clear that the 18 inch diameter pipe from INL 1 to Existing INL 1 is included in the routing analysis of INL 1 or in the Pipe Report in the Stormwater Management Report. This proposed pipe shall be included in the report.
7. It appears that the invert elevation for the 18 inch diameter pipe from INL 1 to Existing INL 1 is different between plan/profile view (Sheets 6 and 20 of 20) and the outlet structure detail (Sheet 13 of 20) (e.g. 465.85 vs 465.87). The correct elevation shall be noted in all locations and the elevation shall be coordinated with that in the Stormwater Management Report.
8. The plan provides for less than 2 feet of cover over all HDPE pipe. The industry standard is typically a minimum of 2 feet of cover. Documentation shall be provided supporting the proposed pipe cover depth.
9. The detail for INL 1 includes a tees and screens to allow the inlet to fully dewater utilizing the 2 inch underdrain. We recommend the applicant address potential clogging of the screened tees in the design on the outlet control structure.

D. General

1. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
2. We recommend that the applicant provide documentation to the satisfaction of the Township Fire Marshal with regard to the capability of underground storm sewer and BMPs supporting the load of Township fire apparatus. The applicant shall coordinate review and approval with the Township Fire Marshal.

3. The Applicant should provide a waiver request letter listing all requested waivers, referenced by Ordinance section. The request shall include reasoning for the request. Also, all requested waivers and variances shall be listed by section on the Record Plan (Sheet 1 of 20).
4. Sheet 1 of 20 should list the sheets intended to be recorded.
5. We defer review of all landscaping, lighting, and traffic requirements to the Township Landscape Architect, Township Lighting Consultant, and Township Traffic Engineer, respectively.
6. Site Accessibility review will be provided under separate cover.

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

Sincerely,



James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/SW/sl

Enclosure: as referenced

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator - Montgomery Township  
Richard Lesniak, Director of Fire Services – 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  
Andrey Shalaurov, Applicant – Pro Real Ventures, LLC  
Paul F. Boettinger, P.E., – T&M Associates  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



August 2, 2018

File No. 18-01153-01

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

Reference: Preliminary Land Development – LD/S#699  
Pro Real Ventures, LLC – Car Wash  
Tax Map Parcel Numbers: 46-00-00745-00-1, Block 11 – Unit 25  
1274 Welsh Road

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised Land Development Plan submission for the above-referenced project for accessibility. The review was completed in accordance with the requirements of the current Pennsylvania Uniform Construction Code for the site only and did not include doors, doorways, means of egress, outdoor recreational areas, or any interior elements, which we defer to the Building Code Official for review. We offer the following comments for consideration:

I. SUBMISSION

- A. Preliminary Land Development Plans for Pro Real Ventures, LLC 1274 Welsh Road (20 sheets), prepared by T&M Associates, dated July 6, 2018.

II. ACCESSIBILITY REVIEW COMMENTS

Based on our review, the following items do not appear to comply with the accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2015 International Building Code (IBC) and/or the ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standard:

1. IBC §1103.2.9 – Information should be provided to clarify if the proposed car wash equipment room meets the definition of this section. In the event the room does not meet the intent of an equipment space, it shall be made accessible.
2. IBC §1104.1 – At least one accessible route within the site shall be provided from the public sidewalk to the accessible building entrance served. The plans should be revised to meet the requirements of this section.
3. IBC §§1104.2 & 1105.1 – At least 60 percent of all public entrances shall be accessible and at least one accessible route shall connect all accessible elements, including between accessible building entrances and accessible parking spaces. All proposed building entrances shall be classified and labeled (public, restricted, service) on the plan to confirm whether these requirements have been met.
4. IBC §1105.1.3 – Information shall be provided to indicate whether any restricted entrances are proposed to determine whether the requirements of this section apply and have been met, as may be applicable.
5. IBC §1106.1 – Where parking is provided, accessible parking spaces shall be provided in compliance with Table 1106.1. Since the plan proposes 30 parking spaces, a minimum of 2 accessible spaces shall be provided. The plans shall be revised to accordingly.
6. IBC §1109.13 & ICC §§308, 309 – Information shall be provided to indicate that the proposed vacuums are accessible, including reach ranges and operable part requirements.

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7. IBC §1111.1 & §1111.2 – Accessible parking spaces should be identified by the International Symbol of Accessibility in addition to posted signage. In the event not all public and restricted entrances are accessible, signage shall be posted at all accessible entrances, with directional signage at inaccessible entrances, indicated the route to the nearest like accessible entrance. All signage shall comply with ICC §502.7 & §703.
8. IBC §1111.3 – In the event not all vacuums or automated service systems are accessible, signage should be provided at the accessible facilities.
9. IBC §E105.5 & ICC §707 – Information shall be provided to indicate the automated service systems will comply with the requirements of these sections.
10. ICC §§402, 403, & 406 – Information shall be provided to confirm that the slopes of all accessible routes comply with the walking surface and curb ramp requirements. Detailed designs shall be provided for each curb ramp and the proposed sidewalks with noted spot elevations, cross slopes, and longitudinal slopes between all accessible elements, building entrances, and facilities.
11. ICC §502.4.1 – Van parking spaces that are angled shall have access aisles located on the passenger side of the parking space. The plan shows the van access aisle on the driver side of the vehicle. The plans should be revised to meet the requirements of this section.
12. ICC §502.5 – Parking spaces and access aisles shall comply with ICC §302 and have surface slopes not steeper than 1:48. Spot elevations should be added to all corners of each accessible parking space and aisle with proposed slopes noted along the edges.

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

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

Sincerely,



Vincent J. Esposito, E.I.T.  
Accessibility Inspector/Plans Examiner, Certification #06133  
Gilmore & Associates, Inc.

VJE/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator - Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
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June 28, 2019

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

**SUBJECT: PRO REAL VENTURES, LLC, SPARKLES XPRESS CAR WASH  
WAIVER REQUEST LETTER REVIEW  
TOWNSHIP NO. LD/S- NO. 699  
PROJECT NO. 1855320R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Waiver Request Letter from Kimberly Freimuth of Fox Rothschild, LLP dated June 19, 2019. Following are the landscape waivers requested, and our responses.

1. A waiver from SLDO Section 205-52.A(2)(a) which requires street trees to be spaced 40 to 50 feet on center for each side of the street. Street trees are proposed along the lot frontage owned by the applicant, but not on the adjacent PECO property due to the terms of the Easement Agreement with PECO. *We have no objection to this waiver request, due to the Easement Agreement terms with PECO which prohibit the planting of street trees in the subject location. However, we do request a copy of the verbiage prohibiting the planting of trees in this location in order to properly document the restriction.*
2. A waiver from SLDO Section 205-52.B(4)(a) which requires four shade trees and eight shrubs to be included for each 100 feet of property perimeter. The waiver request letter indicates that the required softening buffer plantings are to be provided along the property frontage owned by the applicant, but not on the adjacent PECO property due to the terms of the Easement Agreement with PECO. *We have no objection to this waiver request, due to the Easement Agreement terms with PECO which prohibit the planting of landscape material in the subject location. However, we do request a copy of the verbiage prohibiting the planting of trees and shrubs in this location in order to properly document the restriction.*

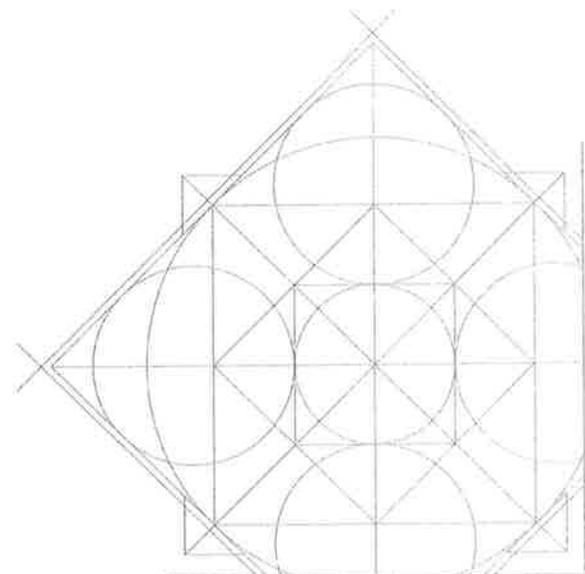
Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,

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

JSG/vll/kam

- Cc: Board of Supervisors  
Planning Commission  
Bruce Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer  
Mary Gambino, Project Coordinator, Planning and Zoning  
Frank R. Bartle, Esq., Dischell Bartle & Dooley, PC  
James P. Dougherty, P.E., Gilmore & Associates, Inc.  
Kevin Johnson, P.E., Traffic Planning & Design  
Ken Amey, AICP  
Andrey Shalaurov, Pro Real Ventures, LLC  
Paul F. Boettinger, P.E., T and M Associates  
Kimberly A. Freimuth, Fox Rothschild LLP





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Fax 610-419-9408

[www.bjengineers.com](http://www.bjengineers.com)

April 10, 2019

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

RECEIVED

APR 16 2019

MONTGOMERY TOWNSHIP

**SUBJECT: PRO REAL VENTURES, LLC, SPARKLES XPRESS CAR WASH  
PRELIMINARY LAND DEVELOPMENT PLANS  
TOWNSHIP NO. LD/S- NO. 699  
PROJECT NO. 1855320R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary Land Development Plans for the proposed Sparkles Xpress Car Wash. The submitted plan set was prepared by T and M Associates, is dated July 6, 2018 and last revised March 1, 2019. The site is located at the northeast corner of the intersection of DeKalb Pike and Welsh Road, within the C Commercial District and the ECPOD Expressway Corridor Preservation Overlay District.

The applicant proposes the construction of a 4,594 SF Car Wash Building with associated circulation drives, pay stations, vacuum bays, parking spaces, and stormwater management areas. Since the first submission, an additional entry/exit has been added to the plans and is proposed within an expanded easement on the adjacent PECO property.

At their regularly scheduled meeting on April 23, 2018, the Montgomery Township Board of Supervisors approved the Conditional Use application to permit the proposed automatic car wash use within the C Commercial District. At that same meeting, the Board of Supervisors also granted a waiver to permit a reduction of the required 25-foot screening buffer planting area dimension along the western and a portion of the northern property lines.

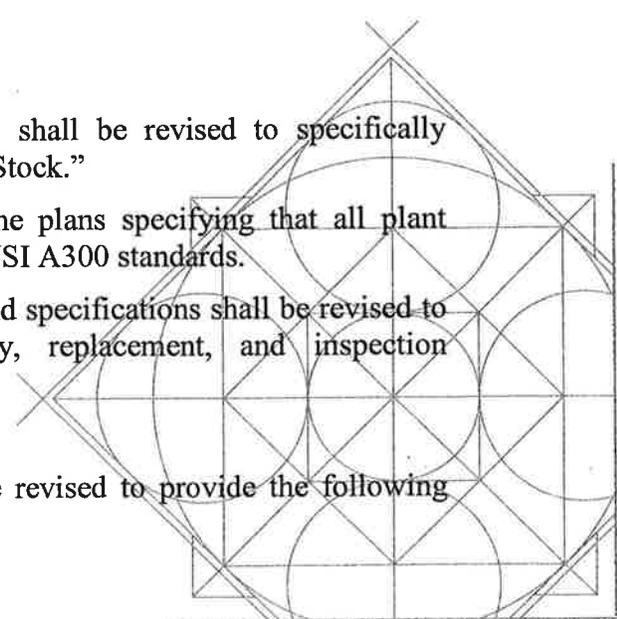
We offer the following comments for your consideration.

1. General Requirements

- a. SLDO 205-49.E: note 1 on sheet 22 of 23 shall be revised to specifically reference the "American Standard for Nursery Stock."
- b. SLDO 205-49.F: a note shall be added to the plans specifying that all plant material shall be pruned in accordance with ANSI A300 standards.
- c. SLDO 205-49.G and H: the landscape notes and specifications shall be revised to demonstrate compliance with the guaranty, replacement, and inspection requirements in these sections.

2. Landscape Plan Requirements

SLDO Section 205-51: The Landscape Plan shall be revised to provide the following information, or waivers would be required:



- a. Section 2: Setback lines, buffer lines, and adjacent zoning districts.
- b. Section 6: Locations of all proposed fences, freestanding signage, and site lighting.
- c. Section 7: Location and design of all stormwater management facilities, including slopes and subsurface infiltration basins.
- d. Section 8: All existing and proposed utilities.
- e. Section 9: The location of individual trees with trunks 8" in diameter or more, measured at 4 ½' above the ground. This information may be provided on the Existing Features plan.
- f. Section 13: All existing and proposed contour lines.
- g. Section 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.
- h. Section 19: The limits and details of temporary fencing to be used for protection of existing trees near the proposed construction, including adjacent properties. Tree protection fencing should also be shown on the E&S plans.

3. Planting Requirements

- a. ZO 230-78.A requires the provision of an area no less than 25' in width planted in accordance with landscaping and screening requirements of the Montgomery Township SLDO along all property lines including street frontages. On April 9, 2018 the Board of Supervisors adopted resolution #5 permitting the reduction of the required 25' planting area along the western and a portion of the northern property lines, with the requirement that the landscape plan conform with the recommendations of the **Boucher & James Inc.** conditional use review letter dated April 4, 2018. The following comments from that review letter must be addressed for the plans to comply with the buffer reduction approval requirements:
  - 1) We recommend that perpetual maintenance of the softening buffers be required and be noted on the plans and in the land development agreement. Should any trees and/or shrubs die at any time after construction, they should be removed and replaced in-kind during the next planting season.
  - 2) We recommend that the land development agreement and plans require that no additional intrusion aside from the required landscaping be permitted within the reduced buffer areas.
- b. ZO 230-127.A(8)(a): Two square feet of landscaped area are required for each square foot of freestanding sign area. The plans should be revised to provide information on all proposed freestanding signs and to demonstrate compliance with the landscaping requirement.

- c. SLDO 205-52.A(2)(a): Street trees are required to be spaced 40 to 50 feet on center for each side of the street. Based on the total land development frontage along DeKalb Pike and Welsh Road, a total of twelve (12) street trees are required. The plans shall be revised to provide the required street trees, or a waiver would be required.
- d. SLDO 205-52.B(4)(a): in all zoning districts, four shade trees and eight shrubs shall be included for each 100 feet of property perimeter. Calculations for the required softening buffer material within the north, west and south buffer areas have not been revised to account for the new easement lines within the PECO property. The plans should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required:
  - 1) Twenty-six (26) shade trees and fifty-one (51) shrubs are required within the northern softening buffer.
  - 2) Twenty-seven (27) shade trees and fifty-three (53) shrubs are required within the southern softening buffer.
  - 3) Four (4) shade trees and eight (8) shrubs are required within the western softening buffer.
- e. SLDO 205-52.B and Table 1: The plans propose the use of five evergreen trees and three flowering trees to meet the shade tree requirements for the western buffer. However, the SLDO does not permit the substitution of evergreen and flowering trees for softening buffer trees. In addition, it appears that the proposed evergreen trees are meant to double-count to meet both softening buffer requirements and screening buffer requirements for the dumpster. Plans may not be used to double-count to meet landscape requirements. The plans shall be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.
- f. SLDO 205-52.B(2)(b): Softening buffer areas shall be used for no purpose other than planting of trees, shrubs and lawn to meet planting requirements. A level spreader is proposed within the softening buffer area along the eastern property line, a dumpster is proposed within the softening buffer along the northern property line, and parking spaces are proposed within the buffer area along the western property line. A waiver is required.
- g. SLDO 205-52.B(3)(a) requires that softening buffers be aligned adjacent and parallel to the property perimeter but may be sited on any portion of the property if permitted by the Board of Supervisors. Trees required to be planted in the western buffer are proposed to be located elsewhere on the site due to overhead utility lines.
- h. SLDO 205-52.C(2)(b) requires that all trash receptacles and mechanical equipment be screened from view from streets. Screening has been provided for the rear of the dumpster, but there is no effective screening between the dumpster and Welsh Road. In addition, vacuum equipment and any other trash receptacles are required to be screened from adjacent streets. The plans shall be revised to

demonstrate compliance with the ordinance requirements, or a waiver would be required.

- i. SLDO 205-52.D(1)(e) requires the provision of one shade tree for each 290 SF of planting island. The use of salt tolerant species is encouraged. The plans shall be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.
- j. SLDO 205-52.D(1)(a): Table 1 requires the provision of six (6) shrubs for every two (2) spaces around the perimeter of the entire parking lot. Calculations provided in the plan set base the required number of shrubs on thirty parking spaces. However, thirty-one spaces are shown in the plan. In addition, the required shrubs are not all shown in the correct locations adjacent the parking spaces. The plans shall be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.

4. Preservation, Protection and Replacement of Trees

- a. SLDO 205-53.B(1): A note shall be added to the plan indicating that should it become necessary to disturb more than 1/4 of the total root area of a tree, the tree will no longer be considered to be preserved and must be replaced.
- b. SLDO 205-53.B(3): A note shall be added to the plan indicating that at the direction of the Township Engineer, Township Shade Tree Commission or Township Landscape Architect, existing trees which have not been adequately protected are to be removed and replaced.
- c. SLDO 205-53.C(1): The plans shall be revised to indicate whether any of the trees on the property are 8" in caliper or greater. If there are, the plans shall be revised to demonstrate compliance with the requirements of SLDO 205-53.C and 205-54.
- d. Tree Protection Fencing shall be provided along the side and rear property lines to protect vegetation on adjacent properties.
- e. The General Demolition notes on sheet 4 and the Construction Sequence on sheet 18 shall be revised to require that tree protection fencing shall be installed, inspected, and approved by the Township Landscape Architect before any clearing and grubbing occurs, and tree protection fencing shall remain in place and in good condition until final grading and stabilization is complete.

5. Recommended Plant List and Planting Standards and Guidelines

- a. SLDO 205-56 permits the use of plants not included in the Recommended Plant List provided they meet the listed quality and form requirements. Green Giant Arborvitae, China Boy Holly, Knockout Rose, Emerald Sea Shore Juniper, and Hameln Dwarf Fountain Grass are proposed. These plants appear to meet the requirements of this section and are appropriate for use in the landscape plan.
- b. SLDO 205-56 states that plants classified by DCNR as invasive or are on the DCNR "watch list" as potentially invasive are not permitted. Table 11.4 Recommended Seed Mixtures on sheet 19 shall be revised to remove all seed mixtures containing Tall Fescue, which is on the watchlist, Reed Canarygrass,

which is classified as invasive, and Crownvetch, which is classified as situationally invasive.

- c. SLDO 205-56.A: A note shall be added to the plans requiring that street trees shall have a single, straight trunk and unpruned central leader free of codominant stems within the lower half of the crown and shall be free of disease and mechanical damage.
- d. SLDO 205-56.C: All the trees listed in the deciduous trees section in the plant schedule shall be revised to comply with the size and quality requirements for shade trees. Trees permitted to be used as Small Street Trees in accordance with 205-56.B are not permitted to be used to meet shade tree requirements.
- e. SLDO 205-56.E: The plant schedule shall be revised to comply with the size and quality requirements for ornamental/flowering trees.
- f. SLDO Appendix C: The Landscape Planting Notes and Specifications shall be revised to comply with the following Planting Standards and Guidelines as provided in Appendix C:
  - 1) A(1): Plant names shall agree with the nomenclature of "Standard Plant Names" as adopted by the American Joint Committee on Horticulture Nomenclature.
  - 2) A(2): All plants which are found unsuitable in growth or condition or which are not true to name shall be removed and replaced with acceptable plants.
  - 3) A(3): A note shall be added to the plans demonstrating compliance with the measurement requirements of this section.
  - 4) A(4): A note shall be added to the plans demonstrating compliance with the plant preparation requirements of this section.
  - 5) A(10): A note shall be added to the plans demonstrating compliance with the debris removal requirements of this section.
  - 6) A(12): A note shall be added to the plans demonstrating compliance with the tree wrap requirements in this section.

6. General Comments

- a. SLDO 205-55.A: No building permit shall be issued unless a performance bond or other surety approved by the Township solicitor has been filed with the Township in an amount equal to the cost of purchasing, planting, maintaining and replacing all vegetative materials for a period of 18 months after written acceptance of the first landscape installation by the Township.
- b. The plans should be revised to provide a note indicating that if a plant species or other substitution is made without receiving prior substitution request approval from the Township, the unapproved plants will be rejected upon inspection. All plant substitution requests should be forwarded in writing to this office for review and approval.

Mr. Lawrence Gregan, Township Manager  
Pro Real Ventures, LLC Car Wash  
April 10, 2019  
Page 6 of 6

- c. The plans shall be revised to provide a minimum of 10' between all utility lines and proposed trees, and a minimum of 5' between shrubs and utilities.
- d. The Level Spreader detail on sheet 14 shows that the floor of the bio-retention facility is to consist of 12" depth river stone with surrounding water-tolerant plantings. However, the Landscape Plan does not show any plantings aside from shade trees and shrubs in the vicinity of the level spreader. The plans should be revised to correct this discrepancy.
- e. Many of the plant species proposed along Welsh Road and DeKalb Pike are sensitive to salt spray. Due to heavy salt use on these roads in the wintertime, we recommend that tree and shrub species to be planted in this area be selected for salt tolerance.
- f. The plant schedule shall be revised to provide remarks requiring a single, straight leader and no branches below 7' for the Seedless Sweetgum trees.
- g. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

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

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  
Marianne McConnell, Deputy Zoning Officer  
Mary Gambino, Project Coordinator, Planning and Zoning  
Frank R. Bartle, Esq., Dischell Bartle & Dooley, PC  
James P. Dougherty, P.E., Gilmore & Associates, Inc.  
Kevin Johnson, P.E., Traffic Planning & Design  
Ken Amey, AICP  
Andrey Shalaurov, Pro Real Ventures, LLC  
Paul F. Boettinger, P.E., T and M Associates



**Boucher & James, Inc.**  
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[www.bjengineers.com](http://www.bjengineers.com)

August 13, 2018

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

**SUBJECT: PRO REAL VENTURES, LLC, SPARKLES XPRESS CAR WASH  
PRELIMINARY LAND DEVELOPMENT PLANS  
TOWNSHIP NO. LD/S- NO. 699  
PROJECT NO. 1855320R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary Land Development Plans for the proposed Sparkles Xpress Car Wash. The submitted plan set was prepared by T and M Associates and is dated July 6, 2018. The site is located at the northeast corner of the intersection of DeKalb Pike and Welsh Road, within the C Commercial District and the ECPOD Expressway Corridor Preservation Overlay District.

The applicant proposes the construction of a 4,594 SF Car Wash Building with associated circulation drives, pay stations, vacuum bays, parking spaces, and stormwater management areas.

At their regularly scheduled meeting on April 23, 2018, the Montgomery Township Board of Supervisors approved the Conditional Use application to permit the proposed automatic car wash use within the C Commercial District. At that same meeting, the Board of Supervisors also granted a waiver to permit a reduction of the required 25-foot screening buffer planting area dimension along the western and a portion of the northern property lines.

We offer the following comments for your consideration.

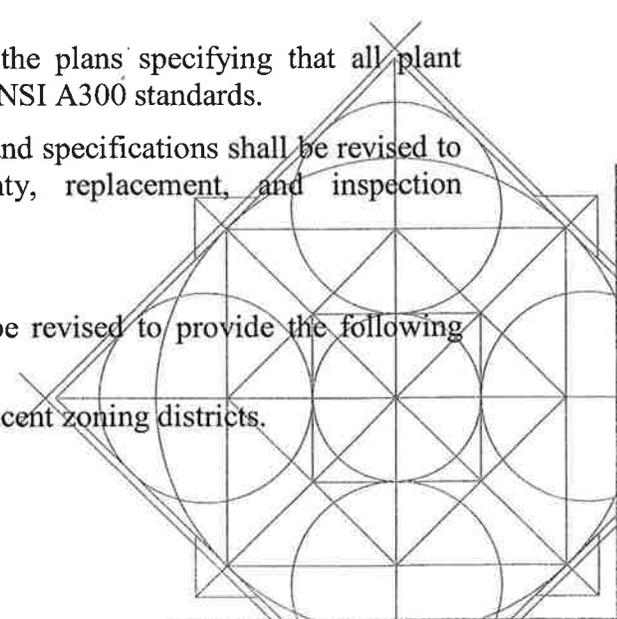
1. General Requirements

- a. SLDO 205-49.F: a note shall be added to the plans specifying that all plant material shall be pruned in accordance with ANSI A300 standards.
- b. SLDO 205-49.G and H: the landscape notes and specifications shall be revised to demonstrate compliance with the guaranty, replacement, and inspection requirements in these sections.

2. Landscape Plan Requirements

SLDO Section 205-51: The Landscape Plan shall be revised to provide the following information, or waivers would be required:

- a. Section 2: Setback lines, buffer lines, and adjacent zoning districts.



- b. Section 6: Locations of proposed fences, freestanding signage, and site lighting.
- c. Section 7: Location and design of all stormwater management facilities, including slopes and subsurface infiltration basins.
- d. Section 8: All existing and proposed utilities.
- e. Section 9: The location of individual trees with trunks 8" in diameter or more, measured at 4 ½' above the ground. This information may be provided on the Existing Features plan.
- f. Section 13: All existing and proposed contour lines.
- g. Section 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.
- h. Section 19: The limits and details of temporary fencing to be used for protection of existing trees near the proposed construction, including on adjacent properties. Tree protection fencing should also be shown on the E&S plans.

3. Planting Requirements

- a. ZO 230-78.A requires the provision of an area no less than 25' in width planted in accordance with landscaping and screening requirements of the Montgomery Township SLDO along all property lines including street frontages. On April 9, 2018 the Board of Supervisors adopted resolution #5 permitting the reduction of the required 25' planting area along the western and a portion of the northern property lines, with the requirement that the landscape plan conform with the recommendations of the **Boucher & James Inc.** conditional use review letter dated April 4, 2018. The following comments from that review letter must be addressed for the plans to comply with the buffer reduction approval requirements:
  - 1) We recommend that perpetual maintenance of the softening buffers be required and be noted on the plans and in the land development agreement. Should any trees and/or shrubs die at any time after construction, they should be removed and replaced in-kind during the next planting season.
  - 2) We recommend that the land development agreement and plans require that no additional intrusion aside from the required landscaping be permitted within the reduced buffer areas.
- b. ZO 230-127.A(8)(a): Two square feet of landscaped area are required for each square foot of freestanding sign area. The plans should be revised to provide information on all proposed freestanding signs and to demonstrate compliance with the landscaping requirement.

- c. SLDO 205-52.B: The plans propose the use of five evergreen trees and three flowering trees to meet the shade tree requirements for the western buffer. However, the SLDO does not permit the substitution of evergreen and flowering trees for softening buffer trees. The plans shall be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.
- d. SLDO 205-52.B(2)(b): Softening buffer areas shall be used for no purpose other than planting of trees, shrubs and lawn to meet planting requirements. A bio-infiltration basin is proposed within the softening buffer area along the eastern property line, a dumpster is proposed within the softening buffer along the northern property line, and parking spaces are proposed within the buffer area along the western property line. A waiver is required.
- e. SLDO 205-52.B(3)(a) requires that softening buffers be aligned adjacent and parallel to the property perimeter but may be sited on any portion of the property if permitted by the Board of Supervisors. Trees required to be planted in the western buffer are proposed to be located elsewhere on the site due to overhead utility lines.
- f. SLDO 205-52.B(4)(a): Four shade trees and eight shrubs are required for each 100 feet of property perimeter to meet softening buffer requirements. The Landscape Requirements Chart states that there are 376 LF of property line on the southern boundary. However, the street tree calculation states that there are 458 LF of property line in this location. The softening buffer requirements must be calculated based on the full length of the property line, or a waiver would be required.
- g. SLDO 205-52.C(2)(b) requires that all trash receptacles and mechanical equipment be screened from view from streets. Screening has been provided for the rear of the dumpster, but there is no effective screening between the dumpster and Welsh Road. In addition, vacuum equipment and any other trash receptacles are required to be screened from adjacent streets. The plans shall be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.
- h. SLDO 205-52.D(1)(e) requires the provision of one shade tree for each 290 SF of planting island. The use of salt tolerant species is encouraged. The plans shall be revised to demonstrate compliance with the ordinance requirement or a waiver would be required.
- i. SLDO 205-52.F(6) requires the provision of one shade tree and two shrubs for each 30 LF of stormwater management facility perimeter. The Landscape Planting Requirements table indicates that the perimeter of the proposed bio-retention facility is 187 LF. However, the facility perimeter appears to be closer to 280 LF. The plans shall be revised to demonstrate compliance with the ordinance requirements or a waiver would be required.

4. Preservation, Protection and Replacement of Trees

- a. SLDO 205-53.B(1): A note shall be added to the plan indicating that should it become necessary to disturb more than 1/4 of the total root area of a tree, the tree will no longer be considered to be preserved and must be replaced.
- b. SLDO 205-53.B(3): A note shall be added to the plan indicating that at the direction of the Township Engineer, Township Shade Tree Commission or Township Landscape Architect, existing trees which have not been adequately protected are to be removed and replaced.
- c. SLDO 205-53.C(1): The plans shall be revised to indicate whether any of the trees on the property are 8" in caliper or greater. If there are, the plans shall be revised to demonstrate compliance with the requirements of SLDO 205-53.C and 205-54.
- d. Tree Protection Fencing shall be provided along the north and east property lines to protect vegetation on adjacent properties.
- e. The General Demolition notes on sheet 4 and the Construction Sequence on sheet 18 shall be revised to require that tree protection fencing shall be installed, inspected, and approved by the Township Landscape Architect before any clearing and grubbing occurs, and tree protection fencing shall remain in place and in good condition until final grading and stabilization is complete.

5. Recommended Plant List and Planting Standards and Guidelines

- a. SLDO 205-56 permits the use of plants not included in the Recommended Plant List provided they meet the listed quality and form requirements. Green Giant Arborvitae, China Boy Holly, Knockout Rose, Emerald Sea Shore Juniper, and Hameln Dwarf Fountain Grass are proposed. These plants appear to meet the requirements of this section and are appropriate for use in the landscape plan.
- b. SLDO 205-56 states that plants classified by DCNR as invasive or are on the DCNR "watch list" as potentially invasive are not permitted. Table 11.4 Recommended Seed Mixtures on sheet 19 shall be revised to remove all seed mixtures containing Tall Fescue, which is on the watchlist, Reed Canarygrass, which is classified as invasive, and Crownvetch, which is classified as situationally invasive.
- c. SLDO 205-56.A: A note shall be added to the plans requiring that street trees shall have a single, straight trunk and unpruned central leader free of codominant stems within the lower half of the crown and shall be free of disease and mechanical damage.
- d. SLDO 205-56.C: All the trees listed in the deciduous trees section in the plant schedule shall be revised to comply with the size and quality requirements for shade trees. Trees permitted to be used as Small Street Trees in accordance with 205-56.B are not permitted to be used to meet shade tree requirements.

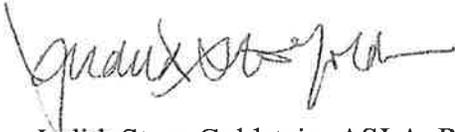
- e. SLDO 205-56.E: The plant schedule shall be revised to comply with the size and quality requirements for ornamental/flowering trees.
  - f. SLDO Appendix C: The Landscape Planting Notes and Specifications shall be revised to comply with the following Planting Standards and Guidelines as provided in Appendix C:
    - 1) A(1): Plant names shall agree with the nomenclature of “Standard Plant Names” as adopted by the American Joint Committee on Horticulture Nomenclature.
    - 2) A(2): All plants which are found unsuitable in growth or condition or which are not true to name shall be removed and replaced with acceptable plants.
    - 3) A(3): A note shall be added to the plans demonstrating compliance with the measurement requirements of this section.
    - 4) A(4): A note shall be added to the plans demonstrating compliance with the plant preparation requirements of this section.
    - 5) A(10): A note shall be added to the plans demonstrating compliance with the debris removal requirements of this section.
    - 6) A(12): A note shall be added to the plans demonstrating compliance with the tree wrap requirements in this section.
6. General Comments
- a. SLDO 205-55.A: No building permit shall be issued unless a performance bond or other surety approved by the Township solicitor has been filed with the Township in an amount equal to the cost of purchasing, planting, maintaining and replacing all vegetative materials for a period of 18 months after written acceptance of the first landscape installation by the Township.
  - b. The plans should be revised to provide a note indicating that if a plant species or other substitution is made without receiving prior substitution request approval from the Township, the unapproved plants will be rejected upon inspection. All plant substitution requests should be forwarded in writing to this office for review and approval.
  - c. The plans shall be revised to provide a minimum of 10’ between all utility lines and proposed trees, and a minimum of 5’ between shrubs and utilities.
  - d. The Bio-Retention Facility with Level Spreader detail on sheet 13 shows that the floor of the bio-retention facility is to consist of 24” depth river stone. However, the Landscape Plan indicates that the floor of the bio-retention facility is to be planted in shrubs and a seed mix. The plans should be revised to correct this discrepancy.

Mr. Lawrence Gregan, Township Manager  
Pro Real Ventures, LLC Car Wash  
August 13, 2018  
Page 6 of 6

- e. Many of the plant species proposed along Welsh Road and DeKalb Pike are sensitive to salt spray. Due to heavy salt use on these roads in the wintertime, we recommend that tree and shrub species to be planted in this area be selected for salt tolerance.
- f. The plant schedule shall be revised to provide remarks requiring a single, straight leader and no branches below 7' for the Seedless Sweetgum trees.
- g. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

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

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  
Marianne McConnell, Deputy Zoning Officer  
Mary Gambino, Project Coordinator, Planning and Zoning  
Frank R. Bartle, Esq., Dischell Bartle & Dooley, PC  
James P. Dougherty, P.E., Gilmore & Associates, Inc.  
Kevin Johnson, P.E., Traffic Planning & Design  
Ken Amey, AICP  
Andrey Shalaurov, Pro Real Ventures, LLC  
Paul F. Boettinger, P.E., T and M Associates



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

**July 18, 2019**

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

**RE: ProReal Ventures, LLC – Carwash**  
**1274 Welsh Road**  
**Waiver Request Letter, L/D 699**  
*Montgomery Township, Montgomery County, PA*  
TPD No. MOTO-00119

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the June 19, 2019 Waiver Request Letter prepared by Fox Rothschild, LLP for the above referenced project. Based on our review, we have no objections to Waiver Requests 1, 2, and 4, which pertain to traffic and lighting.

Please call if you have any questions.

Sincerely,

Kevin L. Johnson, P.E.

President

[kjohnson@TrafficPD.com](mailto:kjohnson@TrafficPD.com)

cc: Larry Gregan, Township Manager  
Kevin Costello, Township Public Works Director  
Mary Gambino, Township Planning and Zoning Project Coordinator  
Russ Dunlevy, P.E., Township Engineer  
Robert Iannozzi, Esq., Dischell Bartle Dooley  
Frank Falzone, P.E., TPD  
Jerry Baker, P.E., TPD  
Eric Hammond, TPD  
Christopher Jensen, P.E., T and M Associates  
Andrey Shalaurov, Shine Time Wash  
Kimberly Freimuth, Esq., Fox Rothschild, LLP  
Mark A. Roth, P.E., McMahan Associates, Inc.  
Jonathan Hornyak, T and M Associates  
Gregory Rishel, T and M Associates



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

**April 26, 2019**

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

**RE: ProReal Ventures, LLC – Carwash**  
**1274 Welsh Road**  
**Preliminary Plan Review L/D 699**  
*Montgomery Township, Montgomery County, PA*  
TPD No. MOTO-00119

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) reviewed the March 1, 2019 Preliminary Land Development Plans prepared by T and M Associates for the above referenced project. Based on our review, we offer the following comments using the same numbering system as our March 1, 2018, March 26, 2018, April 22, 2018, September 6, 2018 and October 9, 2018 review letters for those comments not yet addressed. Comments that were addressed and need no further explanation are not shown.

**Previous Plan Comments**

2. TPD has not been copied on any of the HOP submissions by the applicant which violates the Conditional Use decision by the Township which required the applicant to comply with all comments in our April 22, 2018 Review Letter. As such, we do not know if all TPD Review Letters were included in PennDOT HOP submissions as required in the Conditional Use decision by the Township.
6. Truck turning templates need to be provided for delivery trucks, a garbage truck, and Montgomery Township's largest fire truck. In addition, a note needs to be provided on the plans indicating that deliveries will be restricted to non-business hours since delivery trucks will be required to unload in the driveway aisles.
7. The one-way parking aisle is 21 feet wide with angled parking provided on both sides. A land development waiver request to provide one way drive aisles less than 22 feet wide is

shown on Sheet 2 of the plan set. However, this waiver request needs to state the waiver is being requested from Section 205-10.H(4) of the Montgomery Township Subdivision and Land Development Ordinance. TPD has no objections to this waiver request if the truck turning plans demonstrate that trucks can be accommodated because the proposed dimensions meet or exceed the recommended dimensions in the Urban Land Institute Publication, "The Dimensions of Parking", 5<sup>th</sup> Edition.

9. Even though the following notes were included in the Conditional Use approval, it is our opinion they need to be added to the General Notes section on sheet 2 of the plan set:
  - The hours of operation will be from 8 AM to 8 PM.
  - No detailing will be provided on site.
  - Dumpster pick-ups will only occur between 6-8 AM.
  - Parking spaces are provided at the end of the tunnel for customers to vacuum their cars and provide further drying if they wish. Employees will not vacuum cars for customers nor will they hand dry vehicles for customers.
  
11. The need for additional signage for the proposed driveways was discussed with PennDOT and, together with monitoring the site access on Welsh Road for one year after opening, will be addressed in the condition statement PennDOT will add to the Highway Occupancy Permit.
  
13. The following comments pertain to the handicap ramps:
  - a. The Type 4A details on Sheet 12 should be clearly labeled.
  - b. The Type 1A ramp on the north side of the southern Dekalb Pike access should be revised to a Type 4A ramp.
  - c. The diagonal crosswalk through the internal intersection of the Bail Out Lane and the vacuum bays should be revised to provide two perpendicular crosswalks.
  
14. The "Curb – Concrete" detail on Sheet 12 indicates an eight inch reveal for the curb and the use of Class A concrete. The detail needs to be revised to be in accordance with Appendix A of the Montgomery Township Subdivision and Land Development Ordinance (i.e. six inch curb reveal and 4,000 psi air entrained concrete).

### New Plan Comments

15. An area of the plan parallel to DeKalb Pike has been labeled "AREA ALLOCATED FOR FUTURE INGRESS". This area either needs to be curbed and paved now or the note expanded to read "AREA ALLOCATED FOR FUTURE INGRESS ONLY TO BE CURBED AND PAVED BY APPLICANT AND/OR ITS SUCCESSORS WHEN PECO PARCELS APN 46-00-00706-004 AND/OR APN 46-00-03463-001 LOCATED NORTH OF THE 13 FOOT WIDE EGRESS ARE DEVELOPED."
16. All internal traffic control signs must be clearly labeled with the sign type, message, and size (i.e. "Stop Sign" (R1-1), 30' x 30").
17. Subsequent to the Land Development Plan submission, TPD received a revision to Sheet 5 on April 23, 2019 which shows modifications to the southern Dekalb Pike access. The revised plan shows the driveway having a paved width of approximately 31.5 feet. A waiver will be required from Section 205-10.G(6) to provide a driveway width greater than 26 feet.

### Lighting Comments

1. A Lighting Plan needs to be provided for review. The comments below have been provided for reference in designing and presenting the site lighting information. Since no lighting information was provided, TPD may have comments with respect to lighting as additional information is provided.
  - Per the Montgomery Township Street Lighting Specifications, poles supporting lighting fixtures for the illumination of parking areas and located directly behind parking spaces shall be placed a minimum of five (5) feet outside paved area, curbing or tire stops, or on concrete pedestals at least thirty (30) inches high above the pavement, or suitably protected by other approved means.
  - A lighting analysis needs to be provided for the proposed parking areas which are being reconfigured as a result of the site development. Lighting from all existing and proposed fixtures needs to be included in the analysis.
  - A note shall be placed on the plans stating the following:
    - i. The Township reserves the right to conduct a post-installation nighttime inspection to verify compliance with the Township lighting standards. If the inspection reveals a non-conformance to Township standards, the Township shall direct corrective action, which shall be executed by the property owner at no expense to the Township. Remedial action must be completed within thirty (30) days of notification from the Township.

Mr. Bruce S. Shoupe  
April 26, 2019  
Page 4

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*

[kjohnson@TrafficPD.com](mailto:kjohnson@TrafficPD.com)

cc: Larry Gregan, Township Manager  
Kevin Costello, Township Public Works Director  
Mary Gambino, Township Planning and Zoning Project Coordinator  
Russ Dunlevy, P.E., Township Engineer  
Robert Iannozi, Esq., Dischell Bartle Dooley  
Frank Falzone, P.E., TPD  
Jerry Baker, P.E., TPD  
Eric Hammond, TPD  
Christopher Jensen, P.E., T and M Associates  
Andrey Shalaurov, Shine Time Wash  
Kimberly Freimuth, Esq., Fox Rothschild, LLP  
Mark A. Roth, P.E., McMahon Associates, Inc.  
Jonathan Hornyak, T and M Associates  
Gregory Rishel, T and M Associates



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

October 9, 2018

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

**RE: ProReal Ventures, LLC – Carwash**  
**1274 Welsh Road**  
**Preliminary Plan Review L/D 699**  
*Montgomery Township, Montgomery County, PA*  
TPD No. MOTO-00119

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) reviewed the July 6, 2018 Preliminary Land Development Plans prepared by T and M Associates and the review letters dated August 24, 2018 from PennDOT and September 6, 2018 from TPD. TPD spoke with PennDOT on October 1, 2018 to reconcile differences between these review letters. Instead of requiring the installation of Quick Kurb along the Welsh Road Right In entrance as shown on the July 20, 2018 Highway Occupancy Permit (HOP) plan submission (as had been approved by the Township subject to PennDOT approval), PennDOT will include a Condition Statement on the HOP requiring monitoring of the access. If it is determined that motorists are ignoring the signage and the curvature of the driveway to make left turns in from Welsh Road for one year after the carwash is open, then the applicant will be required to address the issue to PennDOT's satisfaction. As such, our September 6, 2018 letter has been revised resulting in the removal of Comments 1 and 8 and the revision of Comment 11.

Based on our review, we offer the following comments using the same numbering system as our March 1, 2018, March 26, 2018, April 22, 2018 and September 6, 2018 review letters for those comments not yet addressed. Comments that were addressed and need no further explanation are not shown.

#### Previous Plan Comments

2. Despite our request to include all Review Letters in PennDOT HOP submissions in Comment 2 of our April 22, 2018 Review Letter so as to explain the rationale for many of the traffic

related issues relevant to the Township, none of the TPD review letters were submitted to PennDOT. Despite our request to be copied on all PennDOT HOP submissions in Comment 2 of our April 22, 2018 Review Letter, TPD was not copied on the HOP submission by the applicant. As with Comment 1, failure to do both of these items violated the Conditional Use decision by the Township which required the applicant to comply with all comments in our April 22, 2018 Review Letter.

6. Truck turning templates need to be provided for delivery trucks, a garbage truck, and Montgomery Township's largest fire truck. In addition, a note needs to be provided on the plans indicating that deliveries will be restricted to non-business hours since delivery trucks will be required to unload in the driveway aisles.
7. The one-way parking aisle that runs through the center of the site is 21 feet wide with angled parking provided on both sides of the drive aisle. In addition, the one-way aisle with angled employee parking located on the northern side of the site is approximately 15 feet wide. Section 205-10.H(4) of the Montgomery Township Subdivision and Land Development Ordinance requires the parking aisles to be a minimum width of 22 feet. A land development waiver has been requested to provide drive aisles less than 22 feet wide. TPD has no objections to this waiver request because the proposed dimensions meet or exceed the recommended dimensions in the Urban Land Institute Publication, "The Dimensions of Parking", 5<sup>th</sup> Edition.
9. Even though the following notes were included in the Conditional Use approval, it is our opinion they need to be added to the plans:
  - The hours of operation will be from 8 AM to 8 PM.
  - No detailing will be provided on site.
  - Dumpster pick-ups will only occur between 6-8 AM.
  - Parking spaces are provided at the end of the tunnel for customers to vacuum their cars and provide further drying if they wish. Employees will not vacuum cars for customers nor will they hand dry vehicles for customers.
11. The need for additional signage for the proposed driveways was discussed with PennDOT and will be addressed in the condition statement PennDOT will add to the Highway Occupancy Permit.

#### **New Plan Comments**

12. Change the pavement marking legend from "IN" to "ENTER" on the DeKalb Pike access.
13. All proposed handicap ramps need to be clearly labeled with the type of ramp.

Mr. Bruce S. Shoupe  
October 9, 2018  
Page 3

14. The "Curb – Concrete" detail on Sheet 12 indicates an eight inch reveal for the curb and the use of Class A concrete. The detail needs to be revised to be in accordance with Appendix A of the Montgomery Township Subdivision and Land Development Ordinance (i.e. six inch curb reveal and 4,000 psi air entrained concrete).

### Lighting Comments

1. A Lighting Plan needs to be provided for review. The comments below have been provided for reference in designing and presenting the site lighting information. Since no lighting information was provided, TPD may have comments with respect to lighting as additional information is provided.
  - Per the Montgomery Township Street Lighting Specifications, poles supporting lighting fixtures for the illumination of parking areas and located directly behind parking spaces shall be placed a minimum of five (5) feet outside paved area, curbing or tire stops, or on concrete pedestals at least thirty (30) inches high above the pavement, or suitably protected by other approved means.
  - A lighting analysis needs to be provided for the proposed parking areas which are being reconfigured as a result of the site development. Lighting from all existing and proposed fixtures needs to be included in the analysis.
  - A note shall be placed on the plans stating the following:
    - i. The Township reserves the right to conduct a post-installation nighttime inspection to verify compliance with the Township lighting standards. If the inspection reveals a non-conformance to Township standards, the Township shall direct corrective action, which shall be executed by the property owner at no expense to the Township. Remedial action must be completed within thirty (30) days of notification from the Township.

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

[kjohnson@TrafficPD.com](mailto:kjohnson@TrafficPD.com)

Mr. Bruce S. Shoupe  
October 9, 2018  
Page 4

cc: Larry Gregan, Township Manager  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Robert Iannozzi, Esq., Dischell Bartle Dooley  
Frank Falzone, P.E., TPD  
Joseph Platt, P.E., TPD  
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Jonathan Hornyak, T and M Associates  
Gregory Rishel, T and M Associates



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

**September 6, 2018**

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

**RE: ProReal Ventures, LLC – Carwash**  
**1274 Welsh Road**  
**Preliminary Plan Review L/D 699**  
*Montgomery Township, Montgomery County, PA*  
Montgomery Township  
TPD No. MOTO-00119

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed Preliminary Land Development Plans prepared by T and M Associates, dated July 6, 2018.

Based on our review, we offer the following comments using the same numbering system as our March 1, 2018, March 26, 2018, and April 22, 2018 review letters for those comments not yet addressed. Comments that were addressed and need no further explanation are not shown.

**Previous Plan Comments**

1. The applicant has submitted for a PennDOT Highway Occupancy Permit (HOP) for the proposed driveways on Welsh Road (S.R. 0063) and DeKalb Pike. PennDOT issued a comment letter on this submission. The applicant did not invite TPD to the scoping meeting with PennDOT even though this request was contained in Comment 1 of our April 22, 2018 Review Letter. Furthermore, the Conditional Use decision by the Township required the applicant to comply with all comments in our April 22, 2018 Review Letter. Our attendance was required in order to explain the rationale for many of the traffic related issues relevant to the Township. It is imperative that a meeting take place with PennDOT, the applicant, and our office prior to further submissions and any action taken on this project.

2. Despite our request to include all Review Letters in PennDOT HOP submissions in Comment 2 of our April 22, 2018 Review Letter so as to explain the rationale for many of the traffic related issues relevant to the Township, none of the TPD review letters were submitted to PennDOT. Despite our request to be copied on all PennDOT HOP submissions in Comment 2 of our April 22, 2018 Review Letter, TPD was not copied on the HOP submission by the applicant. As with Comment 1, failure to do both of these items violated the Conditional Use decision by the Township which required the applicant to comply with all comments in our April 22, 2018 Review Letter.
6. Truck turning templates need to be provided for delivery trucks, a garbage truck, and Montgomery Township's largest fire truck. In addition, a note needs to be provided on the plans indicating that deliveries will be restricted to non-business hours since delivery trucks will be required to unload in the driveway aisles.
7. The one-way parking aisle that runs through the center of the site is 21 feet wide with angled parking provided on both sides of the drive aisle. In addition, the one-way aisle with angled employee parking located on the northern side of the site is approximately 15 feet wide. Section 205-10.H(4) of the Montgomery Township Subdivision and Land Development Ordinance requires the parking aisles to be a minimum width of 22 feet. A land development waiver has been requested to provide drive aisles less than 22 feet wide. TPD has no objections to this waiver request because the proposed dimensions meet or exceed the recommended dimensions in the Urban Land Institute Publication, "The Dimensions of Parking", 5<sup>th</sup> Edition.
8. All proposed signs and pavement markings must be clearly shown and labeled on the plans. The Applicant's engineer must utilize the marked up plan which was attached to our April 22, 2018 review letter. None of the changes on this marked up plan were incorporated into the land development plans. As stated previously, the Conditional Use decision by the Township required the applicant to comply with all comments in our April 22, 2018 Review Letter including the attachment.
9. Even though the following notes were included in the Conditional Use approval, it is our opinion they need to be added to the plans:
  - The hours of operation will be from 8 AM to 8 PM.
  - No detailing will be provided on site.
  - Dumpster pick-ups will only occur between 6-8 AM.
  - Parking spaces are provided at the end of the tunnel for customers to vacuum their cars and provide further drying if they wish. Employees will not vacuum cars for customers nor will they hand dry vehicles for customers.

11. Comment 11 in our April 22, 2018 Review Letter covered T and M Associates plan sheets CSP-1A and CSP-1B submitted on April 20, 2018. The difference between the two plans is CSP-1A shows the exiting curb extending across a short section of the PECO frontage but remaining fully within the PennDOT right-of-way. While CSP-1B is acceptable, CSP-1A remains the preferred plan. Prior to submission of land development plans and prior to submission of an HOP plan set to PennDOT, the applicant needed to meet with PECO to attempt to obtain approval for CSP-1A. No evidence of any submissions to PECO or meetings with PECO over the last 20 weeks was supplied. Evidence of PECO denying permission to extend the curb across the short section of their frontage but remaining fully within the PennDOT right-of-way must be supplied before proceeding further without that extension.

None of the PennDOT required signs as indicated in our marked up attachment for a right-in only entrance at the Welsh Road driveway and for a right-out only exit at the DeKalb Pike driveway was included in the Land Development Submission. As discussed, the Conditional Use decision by the Township required the applicant to comply with all comments in our April 22, 2018 Review Letter including the attachment.

#### New Plan Comments

12. Change the pavement marking legend from "IN" to "ENTER" on the DeKalb Pike access.
13. All proposed handicap ramps need to be clearly labeled with the type of ramp.
14. The "Curb – Concrete" detail on Sheet 12 indicates an eight inch reveal for the curb and the use of Class A concrete. The detail needs to be revised to be in accordance with Appendix A of the Montgomery Township Subdivision and Land Development Ordinance (i.e. six inch curb reveal and 4,000 psi air entrained concrete).

#### Lighting Comments

1. A Lighting Plan needs to be provided for review. The comments below have been provided for reference in designing and presenting the site lighting information. Since no lighting information was provided, TPD may have comments with respect to lighting as additional information is provided.
  - Per the Montgomery Township Street Lighting Specifications, poles supporting lighting fixtures for the illumination of parking areas and located directly behind parking spaces shall be placed a minimum of five (5) feet outside paved area, curbing or tire stops, or on concrete pedestals at least thirty (30) inches high above the pavement, or suitably protected by other approved means.

Mr. Bruce S. Shoupe  
September 6, 2018  
Page 4

- A lighting analysis needs to be provided for the proposed parking areas which are being reconfigured as a result of the site development. Lighting from all existing and proposed fixtures needs to be included in the analysis.
- A note shall be placed on the plans stating the following:
  - i. The Township reserves the right to conduct a post-installation nighttime inspection to verify compliance with the Township lighting standards. If the inspection reveals a non-conformance to Township standards, the Township shall direct corrective action, which shall be executed by the property owner at no expense to the Township. Remedial action must be completed within thirty (30) days of notification from the Township.

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

Please call if you have any questions.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Kevin L. Johnson, P.E.

President

[kjohnson@TrafficPD.com](mailto:kjohnson@TrafficPD.com)

cc: Larry Gregan, Township Manager  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Robert Iannozzi, Esq., Dischell Bartle Dooley  
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Gregory Rishel, T and M Associates

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

April 16, 2019

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

Re: MCPC #18-0042-003  
Plan Name: Pro Real Ventures, LLC Sparkles Xpress Car Wash  
(1 lot comprising 1.82 acres)  
Situate: DeKalb Pike (east)/Welsh Road (north)  
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 29, 2019. We forward this letter as a report of our review.

## **BACKGROUND**

The applicant, Pro Real Ventures LLC, proposes to construct an automatic car wash complex on a 1.816 acre lot at the northeast corner of U.S. Business Route 202 (DeKalb Pike) and PA Route 63 (Welsh Road). The complex would include a 4,594-square foot car wash building, car stacking lines, and parking/vacuum bays for employees and customers totaling 32 spaces. Access to the site will be via an existing right-in only entrance off of westbound Welsh Road, as well as a right-in entrance on northbound DeKalb Pike. The existing exit drive onto Welsh Road is proposed to be closed. The current zoning for this area in Montgomery Township is Commercial. A conditional use application was submitted prior to the land development proposal, which the Planning Commission reviewed on March 14, 2018, and a previous version of the land development proposal was reviewed with a MCPC letter dated July 26, 2018. Since the previous letter, plan revisions have been made to the egress from the site; all exits will take place via an in/out stub driveway further north along DeKalb Pike from the right-in entrance. In addition, the stormwater management has been revised to utilize an underground detention and constructed filter facility.

## COMPREHENSIVE PLAN COMPLIANCE

Montgomery Township's 2008 Comprehensive Plan Update Vision Plan identifies this area as commercial, matching the planned uses further west along Welsh Road. We believe that this project is compatible with the Township's vision plans.

Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, identifies this area on its Future Land Use map as "Community Mixed Use". This project is compatible with *Montco 2040*.

## 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

### LANDSCAPE DESIGN

1. Our previous letter mentioned a request for diversity in plantings along the ingress drive aisle from DeKalb Pike. We reiterate this comment at this time; though the rest of the site offers a reasonable amount of plant diversity, the 78 consecutive China Boy holly plants do not support healthy biodiversity goals for a landscape plan.

### TRAFFIC

1. This revision of the plan shows all traffic exiting the site at a new "full access" driveway curb cut along northbound DeKalb Pike. The MCPC assumes that this will be a shared access driveway for future development further north along DeKalb Pike. However, at the moment, if vehicles were to enter this driveway, they would immediately be forced to turn around, as the only connection at the moment is from the exit lane from the car wash parking area. We would recommend that the Township work with PennDOT to consider a "Do Not Enter" sign at the driveway entrance off of DeKalb Pike in addition to the signs off of the exit-only driveway. This sign could be taken down once additional driveways tie in to this primary proposed one.

## 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 commercial 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, Senior Transportation Planner  
[mpopek@montcopa.org](mailto:mpopek@montcopa.org) - 610-278-3730

c: ProReal Ventures LLC, Applicant  
Paul F. Boettinger, P.E., T and M Associates, Applicant's Representative  
Lawrence Gregan, Twp. Manager  
Jay Glickman, Chrm., Twp. Planning Commission  
Fran Hanney, PennDOT District 6

Attachments: Aerial Photograph of Site  
Land Development Plan

*Aerial – ProReal Ventures LLC, Montgomery Township*



Pro Real Ventures LLC  
Sparkles Xpress Car Wash  
180042003

Montgomery  
County  
Planning  
Commission  
Montgomery County Council - Planning Commission  
PO Box 311 • Norristown, PA 19380-0311  
p: 610.273.3722 • f: 610.273.3241  
www.montco.org/planning  
This site plan is a map provided by the  
Deale & Valley Regional Planning Commission



**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**  
VALERIE A. ARKOOSH, MD, MPH, CHAIR  
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JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

July 26, 2018

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

Re: MCPC #18-0042-002  
Plan Name: Pro Real Ventures, LLC Sparkles Xpress Car Wash  
(1 lot comprising 1.82 acres)  
Situate: DeKalb Pike (east)/Welsh Road (north)  
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 12, 2018. We forward this letter as a report of our review.

## BACKGROUND

The applicants, Pro Real Ventures LLC, propose to construct an automatic car wash complex on a 1.816 acre lot at the northeast corner of U.S. Business Route 202 (DeKalb Pike) and PA Route 63 (Welsh Road). The complex would include a 4,594-square foot car wash building, a car stacking line of 66 spaces, and parking for employees and customers totaling 34 spaces. Access to the site will be via an existing right-in only entrance off of westbound Welsh Road, as well as full-movement entrance and exit access through an existing curb cut on northbound DeKalb Pike. The existing exit drive onto Welsh Road is proposed to be closed. The current zoning for this area in Montgomery Township is Commercial. A conditional use application was submitted prior to the land development proposal, which the Planning Commission reviewed on March 14, 2018.



## 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

### LANDSCAPE DESIGN

1. We have reviewed the post-development drainage plans which include a subsurface infiltration basin that drains to a bioretention basin with an attached overflow level spreader along the eastern property line. During heavy rainstorms, the level spreader may cause runoff overflow onto the adjoining property. We would ask the township engineer to confirm that the basin bioretention and spreader design meets township codes.
2. The landscape plans call for 78 China Boy holly plants between the ingress drive aisle from DeKalb Pike and the roadway. While we commend the applicant for placing a planting buffer between the drive aisle and road, we would recommend that multiple types of evergreen bushes and shrubs be used for biodiversity purposes. Four or five different groupings of plantings should be diverse enough to prevent major issues from potential plant blights.

### TRAFFIC

1. The site appears to have carefully considered stacking aisles for access from both DeKalb Pike and Welsh Road. We would like the municipality to make sure that the applicant has provided evidence that the stacking queue designs will work for peak traffic demands for the car wash; in particular, to make sure that the stacking queue will not reach back onto Welsh Road at any time. (Another option to help prevent overflow traffic could be a sign near the Welsh Road entrance driveway stating "Additional Entrance Next Right" or similar.)
2. The applicant could consider additional signage (Stop or Yield signs) on site to handle the merging flows of queueing traffic along the rear of the site. It appears that the two queueing lanes merge into one and then diverge into two approaching the car wash building; some additional signage such as "May Use Both Lanes" could alleviate potential driver confusion.

## 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 commercial 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 II  
[mpopek@montcopa.org](mailto:mpopek@montcopa.org) – 610-278-3730

- c: ProReal Ventures LLC, Applicant
- Paul F. Boettinger, P.E., T and M Associates, Applicant's Representative
- Lawrence Gregan, Twp. Manager
- Jay Glickman, Chrm., Twp. Planning Commission
- Fran Hanney, PennDOT District 6-0

Attachments: Aerial Photograph of Site  
Subdivision Record Plan

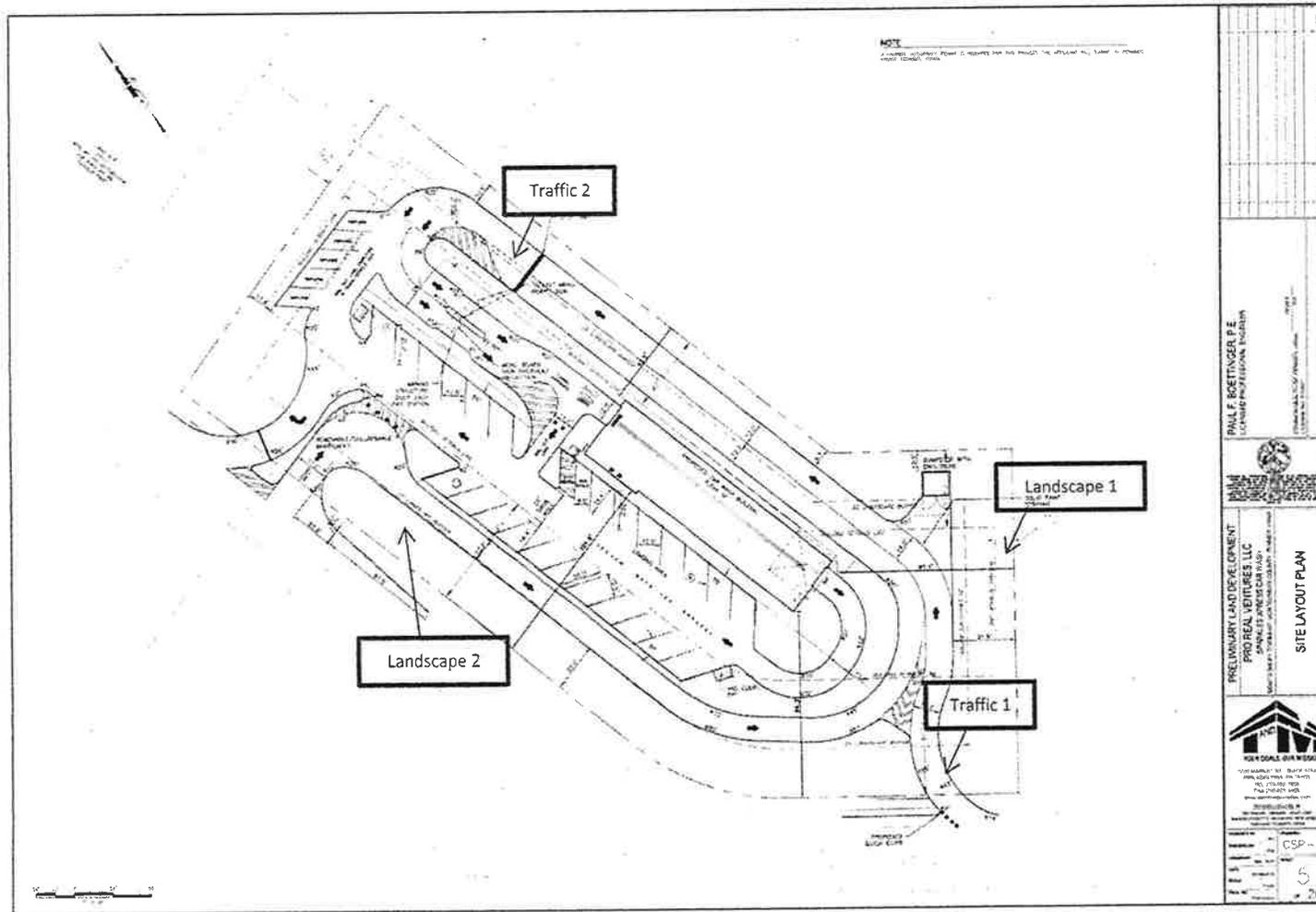
*Aerial – ProReal Ventures LLC, Montgomery Township*

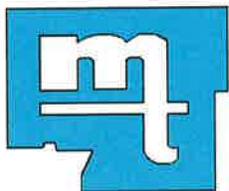


Pro Real Ventures LLC  
Sparkles Xpress Car Wash  
180042002

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 315 • 16100 PA 19403-0315  
p: 610 278 3722 • f: 610 278 5841  
www.montco.org/planning  
Year 2018 aerial photograph provided by the  
Delaware Valley Regional Planning Commission

Conditional Use Plan – ProReal Ventures LLC, Montgomery Township





## ***MEMORANDUM***

**TO:** Board of Supervisors

**FROM:** Planning Commission  
Jay Glickman, Chairman

**DATE:** June 20, 2019

**RE:** ProReal Ventures, LLC – Carwash LDS 699

The Planning Commission has reviewed the above land development plan and would 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 stated that the waiver request would be determined by the Board of Supervisors based upon the recommendation of the Township's consultants.

**ZONING ORDINANCE  
PLAN REVIEW  
ProReal Ventures LLC**

DATE: June 13, 2019

PLAN REVIEW – ProReal Ventures LLC – 1274 Welsh Road  
LD/S # 700 – Preliminary/Final Approval Requested

DEVELOPMENT NAME: ProReal Ventures LLC LOCATION: 798 Bethlehem Pike  
LOT NUMBER & SUBDIVISION: 1  
ZONING DISTRICT: C- Commercial  
PROPOSED USE: Carwash  
ZONING HEARING BOARD APPROVAL REQUIRED? No                      ZHB  
CONDITIONAL USE APPROVAL REQUIRED? Yes    C68 issued March 26, 2018

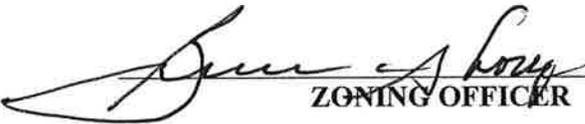
	Proposed	Required	Approved	Not Approved	WAIVER
USE	Carwash		X CU		
HEIGHT	<35 feet	Max 35 ft.	X		
LOT SIZE	1.816 Ac	Min 25,000 SF	X		
SETBACKS					
FRONT	94.3 ft	60 ft.	X		
SIDES	91.1 ft	10 ft.	X		
REAR	43.5 ft	40 ft.	X		
BUFFERS					
SOFTENING	9.7feet	25 ft.			
BUILDING COVERAGE	5.8%**	Max 20%	X		
IMPERVIOUS COVERAGE	Max 64.4%**	Max 75%	X		
GREEN AREA	Min 35.6%**	Min 25%	X		

\*\* does not include Peco easement area

**ADDITIONAL COMMENTS**

Board of Supervisors waived Section 230-78 reducing required 25-foot landscape buffer to 8.5 feet on eastside of carwash.

Record Page must be approved by Township Engineer and Solicitor prior to recording.

  
ZONING OFFICER

6.13.19  
DATE



## 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: Bruce S. Schoupe  
Director of Planning and Code Enforcement

From: J. Scott Bendig, Chief of Police 

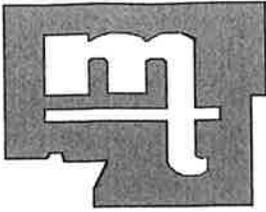
Date: April 24, 2019

Re: LDS #: 699  
1274 Welsh Road  
Date of Plan: July 6, 2018

---

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

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



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

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

**FIRE MARSHALS OFFICE:**  
215-393-6936

August 13, 2018

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

Re: Pro Real Ventures, LLC Sprinkles Xpress Car Wash

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans of the: Pro Real Ventures, LLC Sprinkles Xpress Car Wash.

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

- 503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.  
**Comment: The applicant proposes to install a subsurface detention basin. The basin should be designed to support the imposed loads of our fire apparatus. Design calculations shall be submitted to the Township Engineer for review and approval.**
- 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 applicant shall submit a vehicle movement plan showing that our fire apparatus can maneuver through the site.**
- 503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. "NO PARKING FIRE LANE" signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office.

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

**Comment: The applicant shall install signage as directed above.**
- 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. 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.

5. **C103.1 Fire hydrants available.** The minimum number of hydrants available to a building shall not be less than that listed in Table C105.1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted. **Comment: Requesting a fire hydrant be located on the south side of the entrance on DeKalb Pike as shown on the attached sheet.**

#### GENERAL COMMENTS

6. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.
7. 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.
8. Fire Department key boxes (Knox Box) SHALL be provided on buildings at an approved location. Knox Box forms are available through the Fire Marshals or Code Enforcement Office.
9. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13.

The Fire Marshal's Office recommends that the proposed plans need to be revised and reviewed by the Fire Marshal prior to the development being approved.

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

Sincerely,



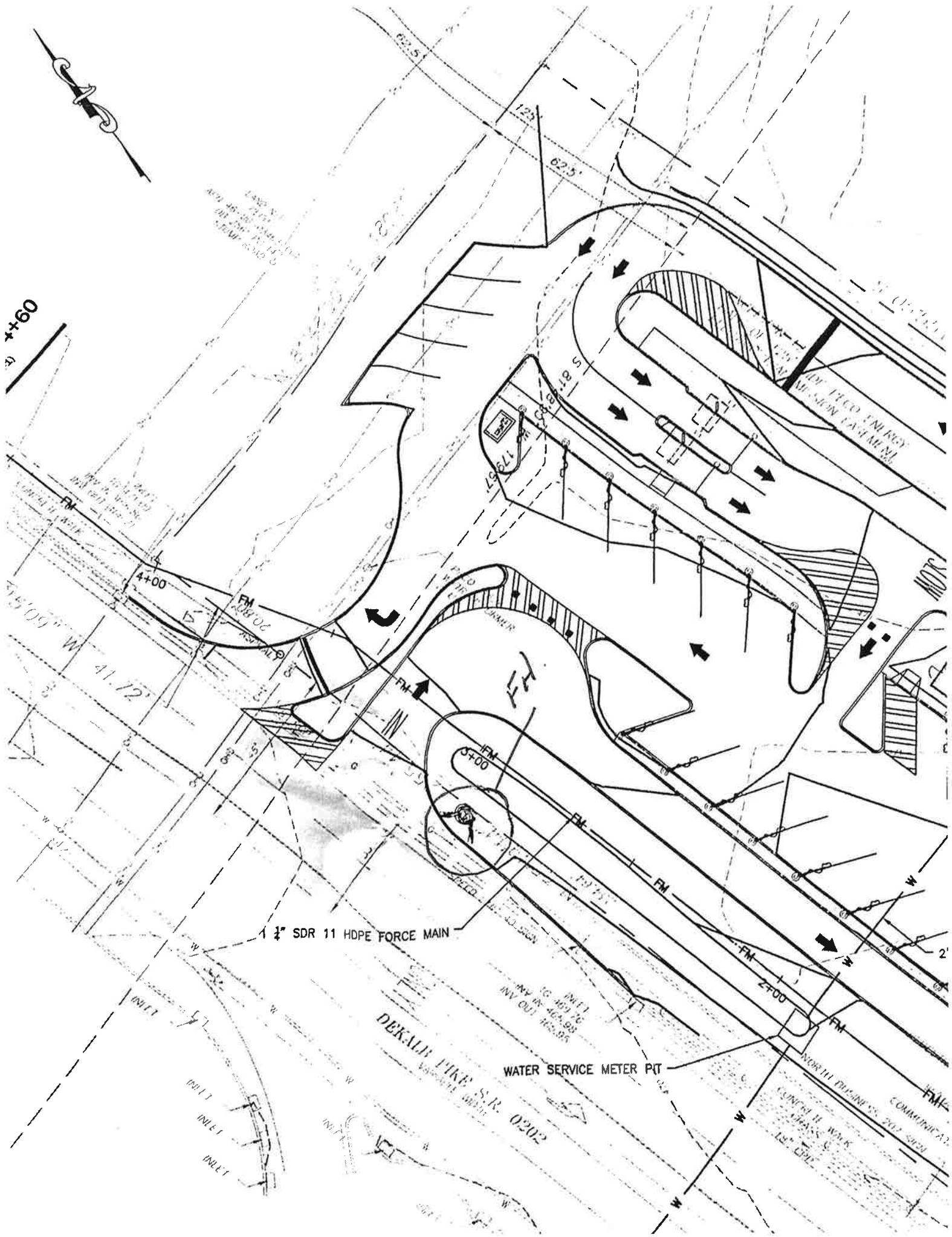
Richard M. Lesniak  
Director of Fire Services

Attachment: Site plan with location of proposed fire hydrant

cc: Larry Gregan, Township Manager  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Robert Iannozzi, Esq., Dischell Bartle Dooley  
Frank Falzone, P.E., TPD  
Joseph Platt, P.E., TPD  
Jerry Baker, P.E., TPD  
Eric Hammond, TPD  
Christopher Jensen, P.E., T and M Associates  
Andrey Shalaurov, Shine Time Wash  
Kimberly Freimuth, Esq., Fox Rothschild, LLP  
Mark A. Roth, P.E., McMahan Associates, Inc.  
Jonathan Hornyak, T and M Associates  
Gregory Rishel, T and M Associates



09+60



1 1/2" SDR 11 HDPE FORCE MAIN

WATER SERVICE METER PIT

DEKALB FIRE S.R. 0202

NORTH BUSINESS 202 SIGN  
COMMUNAL

KENNETH AMEY, AICP  
professional land planner

September 3, 2018

(via e-mail)

Bruce S. Shoupe, Director of Planning & Zoning  
MONTGOMERY TOWNSHIP  
1001 Stump Road  
Montgomeryville, PA 18936

Re: PROREAL VENTURES - CARWASH  
Preliminary Land Development  
1274 Welsh Road  
Township File #LD/S-699

Dear Bruce:

I have reviewed the above referenced application and plans prepared by T&M Associates, dated July 6, 2018. The proposed location is at the intersection of Welsh Road and Dekalb Pike, is 1.816 acres in area, and is zoned C-Commercial. The site is currently vacant. This application proposes construction of a 4,594 square foot automatic carwash on the property along with associated parking, landscaping and stormwater management facilities. The Board of Supervisors approved a Conditional Use application for a car wash on this property on April 23, 2018. My comments follow:

1. Zoning Ordinance compliance items noted in my March 5, 2018 review of the Conditional Use application have been resolved with this submission.
2. The plans indicate a request for waiver of drive aisle width. I will defer any comment regarding this waiver along with any site access and circulation concerns to the Township Traffic Engineer.

If there are any questions, please let me know.

Very truly yours,



Kenneth Amey

1122 Old Bethlehem Pike  
Lower Gwynedd, PA 19002



phone: 215.283.9619  
fax: 215.646.3458  
kenamey@aol.com

cc: Bruce S. Shoupe, Township Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer  
James Dougherty, PE, Township Engineer  
Frank Bartle, Esq., Township Solicitor  
Kevin Johnson, PE, Township Traffic Engineer  
Judith Stern Goldstein, ASLA, Township Landscape Architect  
Kim Freimuth, Esq., Applicant's Attorney

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

SUBJECT: Consider Construction Escrow Release 6, LDS 694 – Higher Rock Partners – Phase 1

MEETING DATE: July 22, 2019

ITEM NUMBER: #13a

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: Michael J. Fox  
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 sixth release for Phase 1 and is in the amount of \$72,300.00. The new balance would be \$265,780.78.

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 \$72,300.00 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
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.



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

July 17, 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 6

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 \$72,300.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

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

We have not recommended release of the following item requested by the developer:

1.E.1 – Contingency. Available for release upon completion of all work and receipt of the Maintenance Bond.

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 (July 17, 2019), Summary of Improvement Escrow Account (July 17, 2019), & Developer's Request (July 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: 07/05/2019

Development: Higher Rock - Grading Permit - LDS-694  
Release #: 6

G&A Project #: 2016-07014-01

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$138,540.83. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

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

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

Date: 07/17/2019

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$72,300.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 7/17/2019  
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 \$138,540.83, 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 \$72,300.00; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$72,300.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.  
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$1,821,622.83 pursuant to a signed Land Development Agreement and that \$1,483,542.05 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$265,780.78 in escrow.

MOTION BY: \_\_\_\_\_  
SECOND BY: \_\_\_\_\_  
DATED: \_\_\_\_\_  
RELEASED BY: \_\_\_\_\_

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

Department Director



**ESCROW RELEASE NO. 6**

DATE PREPARED: 17-Jul-2019

PROJECT NAME: Higher Rock - Grading Permit	TOTAL ENGINEERING (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	MAINTENANCE BOND AMOUNT (15%): \$ 248,403.11	G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY: Letter of Credit		AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS		TOTAL	BALANCE
		CURRENT	PRIOR		
CONSTRUCTION	\$1,656,020.75	\$ 72,300.00	\$ 1,483,542.05	\$ 1,555,842.05	\$100,178.70
CONTINGENCY (10%)	\$ 165,602.08	\$ -	\$ -	\$ -	\$ 165,602.08
<b>TOTAL</b>	<b>\$ 1,821,622.83</b>	<b>\$ 72,300.00</b>	<b>\$ 1,483,542.05</b>	<b>\$ 1,555,842.05</b>	<b>\$ 265,780.78</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>PHASE I (GRADING PERMIT)</b>												
<b>1.A. SOIL EROSION AND SEDIMENT CONTROL</b>												
<i>Stage 1</i>												
1. Construction Entrance	EA	2	\$ 7,600.00	\$ 15,200.00	\$ -	\$ -	2.00	\$ 15,200.00	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	\$ -	\$ -	\$ -		\$ -		\$ -	\$ -	\$ -
<b>1.B. EARTHWORK</b>												
1. Site Grading	LS	1	\$ 424,574.00	\$ 424,574.00	\$ -	\$ -	0.95	\$ 403,345.30	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	2,800.00	\$ 62,300.00	20,745.00	\$ 461,576.25	23,545.00	\$ 523,876.25	2,200.00	\$ 48,950.00
4. Fall Protection Fence	LF	1,200	\$ 25.00	\$ 30,000.00	\$ -	\$ -		\$ -		\$ -	1,200.00	\$ 30,000.00
<b>1.C. STORM SEWER</b>												
1. IN49	EA	1	\$ 20,000.00	\$ 20,000.00	0.50	\$ 10,000.00	0.50	\$ 10,000.00	1.00	\$ 20,000.00	\$ -	\$ -
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	\$ -	\$ -
<b>1.D. MISCELLANEOUS</b>												
1. Construction Stakeout	LS	1	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	1.00	\$ 20,000.00	1.00	\$ 20,000.00	\$ -	\$ -
<b>1.E. CONTINGENCY</b>												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 165,602.08	\$ 165,602.08	\$ -	\$ -		\$ -		\$ -	1.00	\$ 165,602.08

**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 81, 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 5 - LDS 694 - Higher Rock Partners - Phase 2

MEETING DATE: July 22, 2019

ITEM NUMBER: #136

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: Michael J. Fox  
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 fifth release for Phase 2 and is in the amount of \$897,652.55. The new balance would be \$ 2,518,110.26.

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 \$897,652.55 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
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.



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

July 17, 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 5

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 \$897,652.55 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.

We have recommended release of less than the requested quantities for the following items:

- 2.A.5. – Remove E&S Protection. Removal of E&S controls will be evaluated upon site stabilization.
- 2.C.1. – Concrete Curb. Curb is outstanding at the 4,500 sf Garden Center and at the 16,000 Office Building.
- 2.C.3. – 2.5 in. 25mm Binder Course. Binder is outstanding at the 4,500 sf Garden Center and at the 16,000 Office Building.
- 2.C.16. – Concrete Sidewalk. Sidewalk is outstanding along portions of Witchwood Dr and the interior of the lots.
- 2.C.25. – Sleeve-its for Fence. These do not appear to have been installed for the retail space retaining wall.
- 2.G.4. – Construction Stakeout. Stakeout for ramps, curb, and sidewalk remain.
- 2.H.1. – Contingency. Available for release upon completion of all work and receipt of the Maintenance Bond.

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 (July 17, 2019), Summary of Improvement Escrow Account (July 17, 2019), & Developer's Request (July 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: 07/05/2019

**Development:** Higher Rock - Land Development - LDS-694  
**Release #:** 5

**G&A Project #:** 2016-07014-01

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$1,269,566.61. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

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

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

Date: 07/17/2019

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$897,652.55 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.

James P. Dougherty 7/17/2019  
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 \$1,269,566.61, 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 \$897,652.55; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$897,652.55; 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 \$1,433,390.55 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$2,518,110.26 in escrow.

MOTION BY: \_\_\_\_\_  
SECOND BY: \_\_\_\_\_  
DATED: \_\_\_\_\_  
RELEASED BY: \_\_\_\_\_  
Department Director

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



<b>PROJECT NAME:</b> Higher Rock - Land Development	<b>TOTAL ENGINEERING/LEGAL (CASH ESCROW):</b> \$ 40,000.00	<b>MONTGOMERY TOWNSHIP</b>
<b>DEVELOPER:</b> Higher Rock Partners, LP	<b>TOTAL ADMINISTRATION (CASH ESCROW):</b> \$ 5,000.00	<b>TOWNSHIP NO.:</b> LDS-694
<b>ESCROW AGENT:</b> Fulton Bank		<b>G&amp;A PROJECT NO.:</b> 2016-07014-01
<b>TYPE OF SECURITY:</b> Letter of Credit	<b>MAINTENANCE BOND AMOUNT (15%):</b> \$ 661,248.19	<b>AGREEMENT DATE:</b>

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 897,652.55	\$ 1,433,390.55	\$ 2,331,043.10	\$ 2,077,278.14
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
<b>TOTAL</b>	<b>\$ 4,849,153.36</b>	<b>\$ 897,652.55</b>	<b>\$ 1,433,390.55</b>	<b>\$ 2,331,043.10</b>	<b>\$ 2,518,110.26</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>PHASE 2 - LAND DEVELOPMENT</b>													
<b>2.A. SOIL EROSION AND SEDIMENT CONTROL</b>													
<i>Stage 2</i>													
1. Inlet Protection	EA	50	\$ 255.00	\$ 12,750.00	8.00	\$ 2,040.00	40.00	\$ 10,200.00	48.00	\$ 12,240.00	2.00	\$ 510.00	
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		\$ -	14,700.00	\$ 3,528.00	14,700.00	\$ 3,528.00	4,900.00	\$ 1,176.00	
5. Remove E&S Measures	LS	1	\$ 6,500.00	\$ 6,500.00		\$ -	0.15	\$ 1,275.00	0.15	\$ 1,275.00	0.85	\$ 7,225.00	
<b>2.B. STORMWATER</b>													
1. 4 in. PVC	LF	672	\$ 25.00	\$ 16,800.00		\$ -	500.00	\$ 12,500.00	500.00	\$ 12,500.00	172.00	\$ 4,300.00	
2. 6 in. PVC	LF	300	\$ 28.00	\$ 8,400.00		\$ -	250.00	\$ 7,000.00	250.00	\$ 7,000.00	50.00	\$ 1,400.00	
3. 15 in. HDPE	LF	2,948	\$ 38.00	\$ 112,024.00		\$ -	2,766.00	\$ 105,108.00	2,766.00	\$ 105,108.00	182.00	\$ 6,916.00	
4. 18 in. HDPE	LF	316	\$ 43.00	\$ 13,588.00		\$ -	304.00	\$ 13,072.00	304.00	\$ 13,072.00	12.00	\$ 516.00	
5. 24 in. HDPE	LF	1,322	\$ 49.00	\$ 64,778.00		\$ -	1,322.00	\$ 64,778.00	1,322.00	\$ 64,778.00		\$ -	
6. Inlet	EA	50	\$ 2,550.00	\$ 127,500.00		\$ -	48.00	\$ 122,400.00	48.00	\$ 122,400.00	2.00	\$ 5,100.00	
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		\$ -	25.00	\$ 66,625.00	25.00	\$ 66,625.00	7.00	\$ 18,655.00	
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	1.00	\$ 105,300.00		\$ -
13. StormTech Basin UGB2B	6342 CY	LS	1	\$ 40,500.00	\$ 40,500.00		\$ -	1.00	\$ 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	1.00	\$ 66,200.00		\$ -
15. StormTech Basin UGB3	15274 CY	LS	1	\$ 99,000.00	\$ 99,000.00	1.00	\$ 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		\$ -	1.00	\$ 111,000.00		\$ -
19. Contact Unit	EA	3	\$ 60,000.00	\$ 180,000.00	2.00	\$ 120,000.00		\$ -	2.00	\$ 120,000.00	1.00	\$ 60,000.00	
20. Outlet Structure	EA	5	\$ 5,400.00	\$ 27,000.00	1.00	\$ 5,400.00	3.00	\$ 16,200.00	4.00	\$ 21,600.00	1.00	\$ 5,400.00	
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	2.00	\$ 500.00		\$ -	
23. Fabco Inlet Filters	EA	15	\$ 900.00	\$ 13,500.00		\$ -		\$ -		\$ -	15.00	\$ 13,500.00	
<b>2.C. SITE IMPROVEMENTS</b>													
1. Concrete Curb, inc. curb line sealing	LF	10,154	\$ 17.00	\$ 172,618.00	3,881.00	\$ 65,977.00	3,000.00	\$ 51,000.00	6,881.00	\$ 116,977.00	3,273.00	\$ 55,641.00	
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	9,500.00	\$ 85,500.00		\$ -	9,500.00	\$ 85,500.00	5,500.00	\$ 49,500.00	
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	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	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	5,000.00	\$ 87,500.00		\$ -	
<b>2.C. SITE IMPROVEMENTS (continued)</b>													



<b>PROJECT NAME:</b> Higher Rock - Land Development	<b>TOTAL ENGINEERING/LEGAL (CASH ESCROW):</b> \$ 40,000.00	<b>MONTGOMERY TOWNSHIP</b>
<b>DEVELOPER:</b> Higher Rock Partners, LP	<b>TOTAL ADMINISTRATION (CASH ESCROW):</b> \$ 5,000.00	<b>TOWNSHIP NO.:</b> LDS-694
<b>ESCROW AGENT:</b> Fullon Bank		<b>G&amp;A PROJECT NO.:</b> 2016-070-14-01
<b>TYPE OF SECURITY:</b> Letter of Credit	<b>MAINTENANCE BOND AMOUNT (15%):</b> \$ 661,248.19	<b>AGREEMENT DATE:</b>

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS		TOTAL	BALANCE
		CURRENT	PRIOR		
CONSTRUCTION	\$ 4,408,321.24	\$ 897,652.55	\$ 1,433,390.55	\$ 2,331,043.10	\$2,077,278.14
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
<b>TOTAL</b>	<b>\$ 4,849,153.36</b>	<b>\$ 897,652.55</b>	<b>\$ 1,433,390.55</b>	<b>\$ 2,331,043.10</b>	<b>\$2,518,110.26</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
10. Witchwood 7 in 25mm Binder Course	SY	5,000	\$ 39.00	\$ 195,000.00			5,000.00	\$ 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	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	7,070.00	\$ 53,025.00			7,070.00	\$ 53,025.00	13,207.00	\$ 99,052.50
17. ADA/PennDOT Compliant Ramp, inc. DWS	EA	28	\$ 3,000.00	\$ 84,000.00		14.00	\$ 42,000.00		14.00	\$ 42,000.00	14.00	\$ 42,000.00
18. Retaining Wall - Pump Station	SF	413	\$ 22.55	\$ 9,313.15		413.00	\$ 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		2,948.00	\$ 66,477.40		
20. Retaining Wall - Wawa	SF	3,051	\$ 22.55	\$ 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		2,412.00	\$ 54,390.60		
22. Retaining Wall - Garden Center North	SF	692	\$ 22.55	\$ 15,604.60		692.00	\$ 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		596.00	\$ 13,439.80		
24. Retaining Wall - Office Building	SF	3,304	\$ 22.55	\$ 74,505.20				2,500.00	\$ 56,375.00		804.00	\$ 18,130.20
25. Sleeve-Its for Fence, 6 ft. on Center	LS	1	\$ 16,500.00	\$ 16,500.00		0.50	\$ 8,250.00		0.50	\$ 8,250.00	0.50	\$ 8,250.00
26. Sleeve-Its for Guiderail, Walls 1, 2, 3, & 6	LS	1	\$ 7,100.00	\$ 7,100.00		0.55	\$ 3,905.00		0.45	\$ 3,195.00	1.00	\$ 7,100.00
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	10.00	\$ 35,000.00			10.00	\$ 35,000.00	31.00	\$ 108,500.00
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 'Rotundifolia' (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	\$ 800.00	\$ 2,400.00							3.00	\$ 2,400.00
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>												
<b>2.E. LANDSCAPING (continued)</b>												
15. Cercis canadensis (2-2 1/2 ft. cal. min.)	EA	15	\$ 400.00	\$ 6,000.00							15.00	\$ 6,000.00



**ESCROW RELEASE NO. 5**  
DATE PREPARED: 17-Jul-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:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 897,652.55	\$ 1,433,390.55	\$ 2,331,043.10	\$2,077,278.14
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
<b>TOTAL</b>	<b>\$ 4,849,153.36</b>	<b>\$ 897,652.55</b>	<b>\$ 1,433,390.55</b>	<b>\$ 2,331,043.10</b>	<b>\$2,518,110.26</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
16. Magnolia virginiana (3"cal. Min.) Evergreen Trees	EA	21	\$ 400.00	\$ 8,400.00							21.00	\$ 8,400.00
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.) Evergreen Shrubs	EA	10	\$ 600.00	\$ 6,000.00							10.00	\$ 6,000.00
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' hl.) Deciduous Shrubs	EA	14	\$ 105.00	\$ 1,470.00							14.00	\$ 1,470.00
29. Caltha 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 'Synnesvedt' (3 - 4 ft. ht.)	EA	37	\$ 90.00	\$ 3,330.00							37.00	\$ 3,330.00
43. Weigela florida 'Bokraspiw' (30 in. min.) Ground Cover	EA	33	\$ 90.00	\$ 2,970.00							33.00	\$ 2,970.00
44. Rhus aromatica 'Gro-Low' (15 - 18 in. spd.) Perennials	EA	90	\$ 35.00	\$ 3,150.00							90.00	\$ 3,150.00
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
<b>2.E. LANDSCAPING (continued)</b>												
51. Sod	SF	27,655	\$ 1.00	\$ 27,655.00							27,655.00	\$ 27,655.00



**ESCROW RELEASE NO. 5**

DATE PREPARED: 17-Jul-2019

<b>PROJECT NAME:</b> Higher Rock - Land Development	<b>TOTAL ENGINEERING/LEGAL (CASH ESCROW):</b> \$ 40,000.00	<b>MONTGOMERY TOWNSHIP</b>
<b>DEVELOPER:</b> Higher Rock Partners, LP	<b>TOTAL ADMINISTRATION (CASH ESCROW):</b> \$ 5,000.00	<b>TOWNSHIP NO.:</b> LDS-694
<b>ESCROW AGENT:</b> Fulton Bank		<b>G&amp;A PROJECT NO.:</b> 2016-07014-01
<b>TYPE OF SECURITY:</b> Letter of Credit	<b>MAINTENANCE BOND AMOUNT (15%):</b> \$ 661,248.19	<b>AGREEMENT DATE:</b>

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
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<b>TOTAL</b>	<b>\$ 4,849,153.36</b>	<b>\$ 897,652.55</b>	<b>\$ 1,433,390.55</b>	<b>\$ 2,331,043.10</b>	<b>\$2,518,110.26</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.F. STUMP ROAD WIDENING &amp; PAVING</b>												
1. Grade Widening	SY	1,255	\$ 4.00	\$ 5,020.00	1,015.00	\$ 4,060.00	240.00	\$ 960.00	1,255.00	\$ 5,020.00		
2. Traffic Control	LS	1	\$ 7,575.00	\$ 7,575.00	0.70	\$ 5,302.50	0.30	\$ 2,272.50	1.00	\$ 7,575.00		
3. Striping	LS	1	\$ 15,600.00	\$ 15,600.00							1.00	\$ 15,600.00
4. Slump Rd 1.5 in. 9.5mm Wearing Course	SY	8,480	\$ 7.75	\$ 65,720.00							8,480.00	\$ 65,720.00
5. Slump Rd 2.5 in. 19mm Binder Course	SY	1,255	\$ 17.50	\$ 21,962.50	1,255.00	\$ 21,962.50			1,255.00	\$ 21,962.50		
6. Slump Rd 7 in. 25mm Binder Course	SY	1,255	\$ 39.00	\$ 48,945.00	1,255.00	\$ 48,945.00			1,255.00	\$ 48,945.00		
7. Slump Rd 6 in. 2A Stone	SY	1,255	\$ 12.00	\$ 15,060.00	1,255.00	\$ 15,060.00			1,255.00	\$ 15,060.00		
8. Slump 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	0.60	\$ 12,000.00			0.60	\$ 12,000.00	0.40	\$ 8,000.00
5. As-Built Plans	LS	1	\$ 30,000.00	\$ 30,000.00							1.00	\$ 30,000.00
<b>2.H. CONTINGENCY</b>												
1. 10% Contingency	LS	1	\$ 440,832.12	\$ 440,832.12							1.00	\$ 440,832.12

**NOTES:**

1. 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: Consider Payment of Bills

MEETING DATE: July 22, 2019

ITEM NUMBER: #14

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

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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					
07/09/2019	01	75540	00001662	RICHARD GRIER	220.64
07/15/2019	01	75541	00000006	ACME UNIFORMS FOR INDUSTRY	139.64
07/15/2019	01	75542	00000072	CANON FINANCIAL SERVICES, INC	1,622.00
07/19/2019	01	75543	00000723	A TO Z PARTY RENTAL	33.00
07/19/2019	01	75544	00000006	ACME UNIFORMS FOR INDUSTRY	437.70
07/19/2019	01	75545	100000892	ADAM ZWISLEWSKI	40.00
07/19/2019	01	75546	00001875	ADVANCED COLOR AND GRIND LLC	2,000.00
07/19/2019	01	75547	00000179	ADVENTURE AQUARIUM	990.00
07/19/2019	01	75548	100000876	ALEXANDER J. DEANGELIS	30.00
07/19/2019	01	75549	100000814	AMAZON.COM SERVICES, INC	668.85
07/19/2019	01	75550	100001076	AMY HUSELTON	129.00
07/19/2019	01	75551	100000888	ANDREW WEINER	15.00
07/19/2019	01	75552	100000918	ARNOLDS FAMILY FUN CENTER	2,248.65
07/19/2019	01	75553	00906105	BATTERIES & BULBS	23.97
07/19/2019	01	75554	00902946	BETTE'S BOUNCES, LLC	1,260.42
07/19/2019	01	75555	00000209	BOUCHER & JAMES, INC.	13,587.81
07/19/2019	01	75556	00000209	VOID	0.00
07/19/2019	01	75557	100000979	BRANDON UZDZIENSKI	45.00
07/19/2019	01	75558	100001080	BRIAN GRUBER	15.00
07/19/2019	01	75559	00000069	C L WEBER CO INC.	36.11
07/19/2019	01	75560	00000071	CANON SOLUTIONS AMERICA, INC.	879.88
07/19/2019	01	75561	00001601	CDW GOVERNMENT, INC.	444.28
07/19/2019	01	75562	00091234	CENERO, LLC	1,152.00
07/19/2019	01	75563	00000363	COMCAST	266.35
07/19/2019	01	75564	00000335	COMCAST CORPORATION	447.39
07/19/2019	01	75565	100001086	COMMONWEALTH OF PENNSYLVANIA	500.00
07/19/2019	01	75566	MISC	COOL DOG GEAR, INC.	198.54
07/19/2019	01	75567	00000111	DAVID H. LIGHTKEP, INC.	182.83
07/19/2019	01	75568	00001556	DCED-PA DEPT OF COMMUNITY &	1,116.00
07/19/2019	01	75569	00000989	DEAN GAROFOLO	950.00
07/19/2019	01	75570	MISC	DESAI PRAGNESH N & PAYAL P	1,200.00
07/19/2019	01	75571	MISC	DEVDHARA SANDIP & FORAM	1,200.00
07/19/2019	01	75572	00000125	DISCHELL, BARTLE DOOLEY	17,114.75
07/19/2019	01	75573	00000125	VOID	0.00
07/19/2019	01	75574	100000213	DOG TOWN	329.94
07/19/2019	01	75575	100000893	DONALD TUCKER	15.00
07/19/2019	01	75576	100000933	E5 MOBILE ENTERTAINMENT	845.00
07/19/2019	01	75577	100001072	ERIC SCOTT STEPHENS	1,200.00
07/19/2019	01	75578	00903110	ESTABLISHED TRAFFIC CONTROL	654.00
07/19/2019	01	75579	100000129	EUROFINS QC, INC.	195.00
07/19/2019	01	75580	00000900	FDMTRA - FIRE DEPARTMENT OF	2,360.00
07/19/2019	01	75581	00000169	FEDEX	138.48
07/19/2019	01	75582	100001047	FIRST STUDENT, INC	1,525.00
07/19/2019	01	75583	100001047	FIRST STUDENT, INC	1,952.00
07/19/2019	01	75584	100000408	FSSOLUTIONS	460.80
07/19/2019	01	75585	MISC	GARY SILKNITTER	75.00
07/19/2019	01	75586	00000198	GLASGOW, INC.	671.19
07/19/2019	01	75587	100000132	HARRY T. ALLEN	225.00
07/19/2019	01	75588	100001091	HCR MANORCARE PROPERTIES, LLC	1,294.76
07/19/2019	01	75589	00441122	HORSHAM CAR WASH	277.00
07/19/2019	01	75590	00000531	INTERSTATE GRAPHICS	625.00
07/19/2019	01	75591	100000882	JACOB MILLEVOI	30.00
07/19/2019	01	75592	100000889	JACOB WELTMAN	30.00
07/19/2019	01	75593	100000881	JOHN H. MOGENSEN	90.00
07/19/2019	01	75594	100000750	JOHNSON CONTROLS FIRE PROTECTION LP	430.57
07/19/2019	01	75595	100000887	JON WASHINGTON	60.00
07/19/2019	01	75596	MISC	KATHERINE MCGRAW	79.00
07/19/2019	01	75597	00000264	KENCO HYDRAULICS, INC.	771.47
07/19/2019	01	75598	00000261	KERSHAW & FRITZ TIRE SERVICE, INC.	158.40
07/19/2019	01	75599	00902911	KIM P. GREENE	225.00
07/19/2019	01	75600	00000057	LAWN AND GOLF SUPPLY COMPANY, INC.	77.01
07/19/2019	01	75601	00000687	MARLANE GRAPHICS, INC.	97.50
07/19/2019	01	75602	100000883	MARY NEWELL	60.00
07/19/2019	01	75603	100001089	MARYANN MATTEO	165.00
07/19/2019	01	75604	100000877	MATTHEW GIORGIO	40.00
07/19/2019	01	75605	MISC	MATTRESS FIRM #168037	26.69
07/19/2019	01	75606	MISC	MATTRESS FIRM #168052	774.87
07/19/2019	01	75607	00000974	MCCARTHY AND COMPANY, PC	6,343.75
07/19/2019	01	75608	MISC	MCMURTRIE JOSPEH & KELLIE	22,515.50
07/19/2019	01	75609	100000875	MICHAEL BEAN	45.00
07/19/2019	01	75610	100000885	MICHAEL SHEARER	30.00
07/19/2019	01	75611	100001082	MINNIE HUANG	105.00
07/19/2019	01	75612	00000771	MONTGOMERY TOWNSHIP HISTORICAL	6,000.00
07/19/2019	01	75613	100001092	MOORE BROTHERS BASKETBALL	1,357.00
07/19/2019	01	75614	00000324	MOYER INDOOR / OUTDOOR	159.00
07/19/2019	01	75615	100001083	NANCY PUSHART	230.00
07/19/2019	01	75616	00001134	OFFICE DEPOT, INC	251.14
07/19/2019	01	75617	00000597	PATRICIA A. GALLAGHER	759.57

Check Date	Bank	Check	Vendor	Vendor Name	Amount
07/19/2019	01	75618	100000890	PAUL MOGENSEN	120.00
07/19/2019	01	75619	00000397	PECO ENERGY	9,681.51
07/19/2019	01	75620	00000399	PECO ENERGY	8,657.42
07/19/2019	01	75621	100000754	PETROLEUM TRADERS CORP.	1,387.05
07/19/2019	01	75622	100000755	PETROLEUM TRADERS CORP.	626.04
07/19/2019	01	75623	00000446	PHISCON ENTERPRISES, INC.	300.00
07/19/2019	01	75624	00000945	PIPERSVILLE GARDEN CENTER, INC.	74.49
07/19/2019	01	75625	100000037	PREETHY CYRIAC	720.00
07/19/2019	01	75626	00000252	PURE CLEANERS	951.50
07/19/2019	01	75627	100001010	RACHEL GIBSON	15.00
07/19/2019	01	75628	100000886	RACHEL TROUTMAN	15.00
07/19/2019	01	75629	00001146	RESERVE ACCOUNT	1,500.00
07/19/2019	01	75630	00000741	ROBERT E. LITTLE, INC.	546.22
07/19/2019	01	75631	100000873	RYAN ALLISON	45.00
07/19/2019	01	75632	100000884	RYAN RUDELLE	30.00
07/19/2019	01	75633	00000452	S&S WORLDWIDE	75.57
07/19/2019	01	75634	100001090	SACHA BOND	675.00
07/19/2019	01	75635	100001073	SALLY MITLAS	1,400.00
07/19/2019	01	75636	100000498	SANDY COSTELLO	230.00
07/19/2019	01	75637	100000874	SEAN ALLISON	60.00
07/19/2019	01	75638	100001084	SHANNON BUSCHMANN	166.00
07/19/2019	01	75639	100001085	SHANNON KELLY	250.00
07/19/2019	01	75640	00000833	SHERWIN WILLIAMS COMPANY	36.52
07/19/2019	01	75641	100000790	SHOEN SAFETY & TRAINING	800.00
07/19/2019	01	75642	00000015	SPRINT	497.50
07/19/2019	01	75643	100000203	SUE DREVERS	450.00
07/19/2019	01	75644	00000485	SYRENA COLLISION CENTER, INC.	2,427.45
07/19/2019	01	75645	00661122	TEES WITH A PURPOSE	808.00
07/19/2019	01	75646	00000772	THE PEAK CENTER	3,000.00
07/19/2019	01	75647	00002020	THOMSON REUTERS	220.50
07/19/2019	01	75648	00001771	TIMAC AGRO USA	758.87
07/19/2019	01	75649	00001984	TRAFFIC PLANNING AND DESIGN, INC.	100,599.34
07/19/2019	01	75650	00001984	VOID	0.00
07/19/2019	01	75651	00000506	TRANS UNION LLC	75.00
07/19/2019	01	75652	100000897	TREVOR DALTON	15.00
07/19/2019	01	75653	00000040	VERIZON	139.99
07/19/2019	01	75654	100001088	VIJAY CHAKRAVARTHI	110.00
07/19/2019	01	75655	100000787	VILLAGE RESALES LLC	23.73
07/19/2019	01	75656	100000854	VINAY SETTY	120.00
07/19/2019	01	75657	100000891	VINCENT ZIRPOLI	150.00
07/19/2019	01	75658	00001329	WELDON AUTO PARTS	534.32
07/19/2019	01	75659	100001013	WILLIAM F. WIEGMAN III	90.00
07/19/2019	01	75660	00001084	WITMER ASSOCIATES, INC.	6,638.00
07/19/2019	01	75661	100001042	ZACHARY EIDEN	45.00
07/19/2019	01	75662	00001225	MONTGOMERY TOWNSHIP MUNICIPAL	5,000.00
07/19/2019	01	75663	00001394	STANDARD INSURANCE COMPANY	7,811.37

01 TOTALS:

(3 Checks Voided)

Total of 121 Disbursements:

260,825.84

07/19/2019

Check List  
For Check Dates 07/09/2019 to 07/22/2019

Check Date	Vendor Name	Description	Amount
07/10/2019	PA UC FUND	2nd Qtr. UC-2 Payment	\$ 1,289.84
07/11/2019	BCG 401	401 Payment	\$ 16,466.13
07/11/2019	BCG 457	457 Payment	\$ 11,793.59
07/11/2019	PA SCDU	Withholding Payment	\$ 802.03
07/11/2019	PBA	PBA Payment	\$ 1,250.00
07/11/2019	UNITED STATES TREASURY	941 Tax Payment	\$ 95,239.69
07/17/2019	STATE OF PA	State Tax Payment	\$ 10,570.39
Total Checks: 7			\$ 137,411.67