

**AGENDA**  
**MONTGOMERY TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**JULY 26, 2021**  
**7:00 P.M.**

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

Tanya C. Bamford  
Candyce Fluehr Chimera  
Annette M. Long  
Matthew W. Quigg  
Beth A. Staab

Carolyn McCreary  
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Announcements
4. Public Comment
5. Announcement of Executive Session
6. Consent Agenda:

Consider Approval of Minutes of June 28, 2021 Meeting and Payment of the Bills

7. Public Hearing: Westrum Development, Proposed Text Amendment
8. Presentation: Parks & Recreation Board, Windlestrae Park Protection Ordinance

**Planning & Zoning:**

9. Presentation of Survey Results for Backyard Chickens on Residential Parcels
10. Consider Ordinance Amendment to Permit Outdoor Dining
11. Consider Escrow Release #12, Higher Rock Partners - Phase 2 (LDS 694)

**Public Safety:**

12. Consider Authorization to Advertise No Parking Ordinance Amendment for Bridal Path Road
13. Consider Appointment of Bill Wiegman as EMS Coordinator for the Township

**Public Works:**

14. Consider Approval of Participation: 2021-22 Montgomery County Consortium Fuel Contract

**Administration & Finance:**

15. Consider Approval of ESRI Quotation for GIS License Agreement
16. Consider Authorization to Issue Bond for Capital Investment Plan
17. Consider Formation of Ready For 100 Ad Hoc Committee

**Other Business:**

18. Department Reports
19. Committee Liaison Reports
20. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item # **3**

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SUBJECT: Announcements  
MEETING DATE: July 26, 2021  
BOARD LIAISON:  
INITIATED BY: Tanya C. Bamford, Chair

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- Montgomery Township Day, “Harvesting Community” Event – Saturday, October 9<sup>th</sup> from 1pm to 6pm. After more than a year of being unable to gather with our neighbors, we are thrilled to announce this special event. Much like our traditional Autumn Festival, this day is to celebrate our residents and community. It will be a day of delicious food options, live music, fall activities, amusements, and displays by Township departments and volunteer committees. In 2020 we were set to mark our 20<sup>th</sup> Autumn Festival event. Due to the pandemic and the uncertainty that carried into 2021, we decided to put together this alternate special event. The 20<sup>th</sup> Anniversary Autumn Festival will return in 2022. Additional details about this special event will be forthcoming in the weeks and months ahead.
- North Penn Community Build-A-Bag Backpack & School Supply Drive: The Township building will serve as a drop off donation site for the collection of new backpacks and school supplies for children in need. The goal is to positively impact the start of the school year for these students. Please check the Township’s social media accounts for more information and a list of supplies needed. The drive will end on Monday, August 16!

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY  
Item # 4.

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SUBJECT: Public Comment  
MEETING DATE: July 26, 2021  
BOARD LIAISON:  
INITIATED BY:

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BACKGROUND:

Persons wishing to make public comment during this meeting on any items not listed on the agenda may do so at this time.

Please come forward to the microphone and state your name and address for the record.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item # **5**

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SUBJECT:                   Announcement of Executive Session  
MEETING DATE:         July 26, 2021  
BOARD LIAISON:  
INITIATED BY:           Tanya C. Bamford, Chair

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**BACKGROUND:**

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

**The Board of Supervisors met in Executive Session at 6:30 PM on July 12, 2021 utilizing Microsoft TEAMS to discuss one matter of litigation.**

**The Board of Supervisors met in Executive Session at 6:30 PM on July 26, 2021 to discuss one personnel matter and two litigation matters.**

**The topics discussed were legitimate subjects of an Executive Session pursuant to the Commonwealth of Pennsylvania's Sunshine Law.**



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item # **6**

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SUBJECT: Consent Agenda:  
Approval of Minutes of June 28, 2021 Meeting and Payment of Bills  
MEETING DATE: July 26, 2021  
BOARD LIAISON:  
INITIATED BY:

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**BACKGROUND:**

**MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED for the following:**

- Minutes of the June 28, 2021 Board meeting;
- Ratification of the Payment of Bills for July 12, 2021; and
- Payment of Bills for July 26, 2021

**MINUTES OF MEETING  
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
JUNE 28, 2021**

**1. Call to Order:** The June 28, 2021 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chair Tanya C. Bamford called the meeting to order at 7:00 p.m.

**IN ATTENDANCE:**

Chair Tanya C. Bamford  
Vice Chair Matthew W. Quigg  
Supervisor Candyce Fluehr Chimera  
Supervisor Annette M. Long  
Supervisor Beth A. Staab  
Township Manager Carolyn McCreary  
Township Solicitor Sean Kilkenny, Esq.

**ALSO IN ATTENDANCE:**

Police Chief J. Scott Bendig  
Director of Administration & HR Ann Shade  
Director of Finance Brian Shapiro  
Director of Fire Services William Wiegman  
Director of Information Technology Rich Grier  
Director of Planning & Zoning Bruce Shoupe  
Director of Public Works Greg Reiff  
Recording Secretary Deborah A. Rivas

**2. & 3. Pledge of Allegiance and Announcements:** Following the Pledge of Allegiance, the following announcements were made:

Ms. Bamford stated that the Fire Service Certification Advisory Committee of the PA Office of the State Fire Commissioner recently recognized the Montgomery Township Department of Fire Services as a Participating Department of the Pennsylvania Fire Service Certification Program. The department was recognized for 75% of the membership certifying to National Professional Qualification Standards. The certification includes career members of the DFS and volunteer members of the FDMT. Ms. Bamford also thanked the members of the FDMT for participating in the Friendship Park ribbon cutting and dedication on Saturday, June 26, 2021 as well as the Boy Scouts Rocket Launch later that day.

**4. Public Comment –** There was no public comment from the audience.

**5. Consent Agenda:**

**MOTION:** Upon motion by Ms. Bamford, seconded by Ms. Long and unanimously carried, the minutes of the May 24, 2021 meeting and the bills list dated June 28, 2021 were approved as presented.

**6. Recognition of Township Resident, Rachel Beck:** Ms. Bamford stated that Rachel Beck has been described as an inspiration in her commitment to capturing stunning images for our communities, friends and families. She is part of the Chamber of Commerce for Greater Montgomery County's *Power Your Potential* women's leadership conference. The Board of Supervisors recognized and congratulated Rachel for being the recipient of the Chamber's Women in Leadership Award for the month of June.

**7. Township's Popular Annual Financial Report (PAFR)** – Ms. Lucy Gonzalez from the Finance Department provided a summary of the first Popular Annual Financial Report. The report is based on the Township's most recently completed Comprehensive Financial Report. It provides information about the Township's financial condition without overwhelming detail and technical governmental accounting jargon. The report will be submitted to the Government Finance Officers' Association (GFOA) for consideration of their award in this category. Ms. McCreary and Mr. Shapiro recognized Ms. Gonzalez for her outstanding work on this project.

**Planning & Zoning:**

**8. Conditional Final Minor Subdivision Approval for 311 Stump Road** – George Hartman, P.E. of Bohler Engineering, representing the applicant, John Antonucci, presented the plan for a two-lot subdivision located at 311 Stump Road. The applicant proposes to create one buildable lot for a new single-family home. Mr. Hartman discussed the three waivers for curb and sidewalk, streetlights and existing features to be shown. Discussion followed regarding the curb and sidewalk. The applicant agreed to add sidewalk at the future request of the Township.

**MOTION:** Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the Board adopted Resolution No. 2021-31 granting preliminary/final approval of the minor two-lot subdivision located at 311 Stump Road (LDS 715).

**9. Escrow Release #3 – Timberlane, 150 Domorah Drive:**

**MOTION:** Upon motion by Ms. Long, seconded by Ms. Chimera and unanimously carried, the Board authorized a construction escrow release in the amount of \$19,117.72 as recommended by the Township Engineer for RMS Development Company, LP.

**10. Extension of Outdoor Dining Guidelines:**

**MOTION:** Upon motion by Ms. Bamford, seconded by Mr. Quigg and unanimously carried, the Board authorized the extension of the time limit of Resolution #20-102 that established guidelines and a policy for limited outdoor sales of merchandise and outdoor dining for existing businesses in the Township until November 30, 2021, which at that time all existing businesses shall be required to end outdoor sales of merchandise and outdoor dining and return to normal operations, subject to review by the Township Solicitor and Zoning Officer.

**11. Waiver of Permit Fee – 753 Hidden Springs Lane**

**MOTION:** Upon motion by Ms. Staab, seconded by Ms. Long and unanimously carried, the Board approved the request to waive the permit fee in the amount of \$274.50 associated with the installation of a handicap ramp by the Veterans Administration at 753 Hidden Springs Lane.

**12. Board Positions for Zoning Hearing Board Applications:** Mr. Shoupe presented four applications to be considered by the Zoning Hearing Board at their July meeting. The first application is for 988 Bethlehem Pike to permit outdoor sales. The second application is for 122 Gwynmont Drive for a basement egress. The third application is for 1200 Welsh Road for a dental office variance. The fourth application is for 801 Bethlehem Pike for a outdoor dining area to be constructed on the stand alone pad site formerly occupied by Wendy's. The Board declined to intervene on the applications.

**Administration and Finance:**

**13. Award of Contract for Police Pension Fund Investment Consultant:** Ms. McCreary reported that the Board had authorized staff to prepare and place an RFP for investment consultant services for the Police Pension Fund.

**MOTION:** Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried, the Board approved the stipulated settlement for 422 Stump Road and authorized the Township Solicitor to execute the settlement stipulations.

**14. Assignment of General Fund Surplus to Capital Reserves Fund:**

**MOTION:** Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried, the Board approved the transfer of \$481,774 from the General Fund to the Capital Reserves Fund in accordance with past Township practice.

**15. Presentation: Results of 2020 Operations (Audited Financial Statements):** Mr. Shapiro summarized the 2020 audited financial statements. The Township received a clean audit with no findings. The annual report has been submitted to the GFOA for consideration of the award for excellence in financial reporting. A summary of the 2020 results of operations can be found in the newly drafted Popular Annual Financial Report. The fund balance as of 12/31/20 for all government funds is \$16.3 million with the General Fund at \$4.2 million and the Capital Reserve Fund at \$8.4 million. Even in a year where the COVID-19 pandemic was at the forefront of everyone's lives, the Township was able to continue its operations and complete a variety of projects resulting in expenditures of \$16.7 million.

**16. Presentation and Discussion: Township's Capital Investment Plan:** Ms. McCreary stated that during the budget, staff introduced a capital investment plan. The purpose of the plan was to have a blueprint for future capital needs; infrastructure, equipment, vehicles, etc. Many hours went into this plan and every person involved was committed to the goal, which is a plan that presents a clear and accurate picture of the Township's future capital needs. Ms. McCreary also noted the importance that all of the items included in the CIP have a useful life of 5 to 30 years and as such, staff believes that serious consideration should be given to borrowing money to fund part of the CIP. This funding would remove the need to utilize current resources and stretches the reserves further to meet unexpected capital needs that could arise. With interest rates continuing to be at historic lows, now would be the opportune time to begin the necessary

work to issue a General Obligation bond. Discussion followed. The Board's consensus was to move forward and investigate a financial analysis regarding a borrowing of funds up to \$20 million.

**17. Other Business: Department and Committee Liaison Reports:** There were no questions for the Department heads regarding their reports for the month of May.

At the request of Ms. Bamford, each Department has been asked to be featured each month and provide an update at the meeting. The Finance Department was selected for this meeting. Mr. Shapiro stated that he would be following up on the year 2020 and his most recent presentation to the Finance Committee. The receipt and timing of revenues during the year were discussed.

Under Committee Liaison reports: Ms. Staab stated that the Shade Tree Commission had reported on its latest tree project which involved numerous plantings of trees along 202 and around the retention basin. The Environmental Advisory Committee (EAC) will be hosting a Solar Summit on July 27 at 7:00 p.m. where information will be provided to residents about the process for solar energy panel installation.

Ms. Long reported that the Public Safety Committee met in person for the first time before the summer break. The volunteer fire department has four new volunteer members. There have been no offers made on Ladder 18. The Police Department is ready for the Public Safety Committee to interview for two new police officer positions and there are three good candidates.

Ms. Bamford reported on the latest Bio Bot study and that the current COVID cases are way down in the Township. Ms. Bamford recommended that everyone continue to use safety protocols.

Ms. Bamford also reported on the 71<sup>st</sup> Anniversary Commemoration of the Korean War event which was held at the Korean American Alliance Peace Park.

Ms. Bamford stated that she wanted to discuss the identity crisis that is occurring in the Township. She said that there is a lack of awareness of residents as to where they live. Many people think they live in Lansdale, North Wales, or Colmar because of the post office mailing address. Montgomeryville is a small section of the Township. Discussion followed and suggestions were made to work on a campaign on social media to educate residents as to where they live so that people could have a better understanding and appreciation. The Community and Recreation Center was also discussed as not having an identity as to what residents call it. It was agreed that staff would work on ideas to help educate the public.

**Adjournment:** Upon motion by Ms. Bamford and seconded by Ms. Chimera, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary

07/09/2021 11:55 AM  
 User: msanders  
 DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP  
 CHECK DATE FROM 06/29/2021 - 07/12/2021

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07/09/2021	01	88922	00000967	DVHT DELAWARE VALLEY HEALTH TRUST	158,943.55
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07/09/2021	01	88924	00000120	DVWCT DELAWARE VALLEY WC TRUST	64,721.00
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07/09/2021	01	88933	00000198	GLASGOW, INC.	743.61
07/09/2021	01	88934	00001323	GLICK FIRE EQUIPMENT COMPANY INC	3,715.92
07/09/2021	01	88935	00001784	GOOGLE INC.	24.00
07/09/2021	01	88936	00000608	GOOSE SQUAD L.L.C.	900.00
07/09/2021	01	88937	00000903	HOME DEPOT CREDIT SERVICES	103.13
07/09/2021	01	88938	00000102	INTERSTATE BATTERY SYSTEMS OF	231.90
07/09/2021	01	88939	100000882	JACOB MILLEVOI	50.00
07/09/2021	01	88940	100001420	JIHUI GUO	640.00
07/09/2021	01	88941	100001768	JOHN CIAVOLA	75.00
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07/09/2021	01	88945	100001592	KILKENNY LAW, LLC	9,488.25
07/09/2021	01	88946	100001661	KYLE STUMP	60.00
07/09/2021	01	88947	100001767	LINDA LITTLETON	1,200.00
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07/09/2021	01	88956	00000306	MICHAEL JENKINS	2,378.28
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07/09/2021	01	88970	100001010	RACHEL GIBSON	80.00

07/09/2021 11:55 AM  
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DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP  
CHECK DATE FROM 06/29/2021 - 07/12/2021

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07/09/2021	01	88996	00000040	VERIZON	69.68
07/09/2021	01	88997	00000040	VERIZON	39.38
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07/09/2021	01	89001	00001329	WELDON AUTO PARTS	199.71
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01 TOTALS:

Total of 111 Disbursements:

471,624.97

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07/23/2021	01	89009	100000814	AMAZON.COM SERVICES, INC	443.65
07/23/2021	01	89010	00001291	ANCHOR FIRE PROTECTION CO., INC.	292.00
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07/23/2021	01	89027	100001086	COMMONWEALTH OF PENNSYLVANIA	500.00
07/23/2021	01	89028	100001774	COMMONWEALTH OF PENNSYLVANIA	20.00
07/23/2021	01	89029	MISC	DICRISTO MARTIN B & KRISTEN A	1,200.00
07/23/2021	01	89030	00000125	DISCHELL, BARTLE DOOLEY PC	96.00
07/23/2021	01	89031	100000893	DONALD TUCKER	40.00
07/23/2021	01	89032	100000429	EDWARD MOUNT	1,800.00
07/23/2021	01	89033	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	4,240.00
07/23/2021	01	89034	100001775	EMERICH STEINBERGER	65.00
07/23/2021	01	89035	100000129	EUROFINS QC, INC.	135.00
07/23/2021	01	89036	00000169	FEDEX	88.17
07/23/2021	01	89037	00001466	FEDEX OFFICE	31.00
07/23/2021	01	89038	100001602	FRANK BLUSIEWICZ	95.00
07/23/2021	01	89039	100000187	FRED BEANS FORD LINCOLN	71,184.00
07/23/2021	01	89040	100000408	FSSOLUTIONS	971.00
07/23/2021	01	89041	03214568	FULTON CARDMEMBER SERVICES	4,946.10
07/23/2021	01	89042	100001744	FUNDAMENTAL TENNIS	3,680.00
07/23/2021	01	89043	00001852	G.L. SAYRE, INC.	197.34
07/23/2021	01	89044	00001524	GEMPLER'S	618.09
07/23/2021	01	89045	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	621.00
07/23/2021	01	89046	00000672	GET IT GOT IT LLC	294.50
07/23/2021	01	89047	00000817	GILMORE & ASSOCIATES, INC.	20,125.84
07/23/2021	01	89048	00000198	GLASGOW, INC.	6,025.93
07/23/2021	01	89049	00000235	GLENN A. DAVIS	1,000.00
07/23/2021	01	89050	00001709	GOULDEY WELDING & FABRICATIONS, INC	722.32
07/23/2021	01	89051	00000213	Hajoca Corporation	20.50
07/23/2021	01	89052	00000903	HOME DEPOT CREDIT SERVICES	144.89
07/23/2021	01	89053	MISC	HOME DEPOT USA	50.00
07/23/2021	01	89054	00441122	HORSHAM CAR WASH	658.00
07/23/2021	01	89055	00000102	INTERSTATE BATTERY SYSTEMS OF	131.95
07/23/2021	01	89056	00000168	JEFFREY DEPOLO	1,000.00
07/23/2021	01	89057	100001777	JENNIFER SCHUSTER	100.00
07/23/2021	01	89058	100001785	JILL MOFFITT	50.00
07/23/2021	01	89059	100000881	JOHN H. MOGENSEN	90.00
07/23/2021	01	89060	100000554	KEITH GRIERSON	15.00
07/23/2021	01	89061	00000574	KEVIN CARNEY	224.47
07/23/2021	01	89062	100001661	KYLE STUMP	45.00
07/23/2021	01	89063	100001009	LEVAN MACHINE & TRUCK EQUIPMENT	40.24
07/23/2021	01	89064	00001706	LOWE'S COMPANIES INC.	398.48
07/23/2021	01	89065	00002021	MARRIOTT'S EMERGENCY EQUIPMENT	400.00
07/23/2021	01	89066	100001765	MARVIN MOSEBY	15.00
07/23/2021	01	89067	00000201	MASTERTech AUTO SERVICE, LLC	79.47
07/23/2021	01	89068	00001330	MCCALLION STAFFING SPECIALISTS	621.18
07/23/2021	01	89069	100000875	MICHAEL BEAN	60.00
07/23/2021	01	89070	100000885	MICHAEL SHEARER	30.00
07/23/2021	01	89071	00000321	MUSCO CORPORATION	7,850.00
07/23/2021	01	89072	00001247	NELSON WIRE ROPE CORPORATION	70.44
07/23/2021	01	89073	00000356	NORTH WALES WATER AUTHORITY	24.00
07/23/2021	01	89074	00001134	OFFICE DEPOT, INC	141.38
07/23/2021	01	89075	00000424	PA STATE ASSOC. OF BOROUGHES	45.00
07/23/2021	01	89076	100000039	PA TURNPIKE TOLL BY PLATE	16.00
07/23/2021	01	89077	100001784	PATRICK HARRINGTON	150.00
07/23/2021	01	89078	100000890	PAUL MOGENSEN	105.00
07/23/2021	01	89079	00000397	PECO ENERGY	1,772.22
07/23/2021	01	89080	00000595	PENN VALLEY CHEMICAL COMPANY	90.43



Check Date	Bank	Check	Vendor	Vendor Name	Amount
07/23/2021	01	89081	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC.	320.18
07/23/2021	01	89082	100000754	PETROLEUM TRADERS CORP.	1,279.22
07/23/2021	01	89083	00000009	PETTY CASH	74.86
07/23/2021	01	89084	00001171	PHILA OCCHEALTH/DBA WORKNET OCC	368.30
07/23/2021	01	89085	00000446	PHISCON ENTERPRISES, INC.	600.00
07/23/2021	01	89086	00000345	PRINTWORKS & COMPANY, INC.	190.00
07/23/2021	01	89087	00000252	PURE CLEANERS	415.50
07/23/2021	01	89088	100001010	RACHEL GIBSON	95.00
07/23/2021	01	89089	00906102	READY REFRESH	230.33
07/23/2021	01	89090	00001146	RESERVE ACCOUNT	678.00
07/23/2021	01	89091	00001153	RICARDO DEJESUS	1,000.00
07/23/2021	01	89092	00000117	RIGGINS INC	2,844.60
07/23/2021	01	89093	00000115	RIGGINS, INC	3,003.32
07/23/2021	01	89094	100000873	RYAN ALLISON	15.00
07/23/2021	01	89095	100000884	RYAN RUDELL	30.00
07/23/2021	01	89096	00000653	SCATTON'S HEATING & COOLING, INC.	1,595.61
07/23/2021	01	89097	100000874	SEAN ALLISON	30.00
07/23/2021	01	89098	100001776	SECKIN GOKALTUN	65.00
07/23/2021	01	89099	00000465	SHAPIRO FIRE PROTECTION COMPANY	270.02
07/23/2021	01	89100	100000790	SHOEN SAFETY & TRAINING	630.00
07/23/2021	01	89101	00000015	SPRINT	139.28
07/23/2021	01	89102	100001788	ST. FRANCIS XAVIER CATHOLIC CHURCH	100.00
07/23/2021	01	89103	00001394	STANDARD INSURANCE COMPANY	7,999.00
07/23/2021	01	89104	100001172	STREET COP TRAINING	945.00
07/23/2021	01	89105	00000485	SYRENA COLLISION CENTER, INC.	4,576.74
07/23/2021	01	89106	100001778	TERRI SAUERS	100.00
07/23/2021	01	89107	100001782	THE BEAT TELLS, LLC	1,600.00
07/23/2021	01	89108	100000585	THE CHAMBER OF COMMERCE FOR	600.00
07/23/2021	01	89109	00001783	THE HOMER GROUP	7,057.40
07/23/2021	01	89110	00906111	THE PROTECTION BUREAU	1,896.00
07/23/2021	01	89111	00000684	THOMAS WARD	504.50
07/23/2021	01	89112	00002020	THOMSON REUTERS	247.74
07/23/2021	01	89113	00001771	TIMAC AGRO USA	1,079.75
07/23/2021	01	89114	100000434	TODD WALTER	1,000.00
07/23/2021	01	89115	00001984	TRAFFIC PLANNING AND DESIGN, INC.	2,923.50
07/23/2021	01	89116	00000506	TRANS UNION LLC	158.63
07/23/2021	01	89117	100000897	TREVOR DALTON	15.00
07/23/2021	01	89118	398	UNITED STATES TREASURY	683.62
07/23/2021	01	89119	00000040	VERIZON	269.00
07/23/2021	01	89120	00000040	VERIZON	74.47
07/23/2021	01	89121	00000040	VERIZON	43.96
07/23/2021	01	89122	100000854	VINAY SETTY	120.00
07/23/2021	01	89123	100000891	VINCENT ZIRPOLI	30.00
07/23/2021	01	89124	00001329	WELDON AUTO PARTS	885.72
07/23/2021	01	89125	00906130	WISMER AUTO INTERIORS	550.00
07/23/2021	01	89126	100001766	YI-LING LIN	320.00
07/23/2021	01	89127	100001042	ZACHARY EIDEN	15.00
07/23/2021	01	89128	00001166	DRUMHELLER CONSTRUCTION, INC.	27,681.50
07/23/2021	01	89129	00001852	G.L. SAYRE, INC.	79.84
07/23/2021	01	89130	00000368	HOOVER STEEL INC.	405.00
07/23/2021	01	89131	00000324	MOYER INDOOR / OUTDOOR	165.60
07/23/2021	01	89132	00000945	PIPERSVILLE GARDEN CENTER, INC.	126.30
07/23/2021	01	89133	100001181	TURTLE & HUGHES ELECTRICAL &	2,422.00

01 TOTALS:

Total of 131 Disbursements:

222,741.49

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item # **7**

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SUBJECT:	Consider Adoption of Ordinance # 21-321Z - Text Amendment I-Industrial Zoning District - Westrum Development Company – Lifestyle Apartments.
MEETING DATE:	July 26, 2021
BOARD LIAISON	Tanya C. Bamford, Chair
INITIATED BY:	Bruce Shoupe, Director of Planning and Zoning

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**BACKGROUND:**

Staff has met with Westrum Development Company concerning the development of the vacant 10 +/- acre parcel of land behind the Roadway Inn on Bethlehem Pike for approximately 230+ Lifestyle Apartments. The Developer expresses that creating this new use would provide a variety of housing types where vacant Limited Industrial zoned land are under-utilized and suitable as a transition use adjacent to residential districts.

The Township Staff and Consultants have reviewed the information provided with some items still outstanding and under review (signage, traffic, and park and recreation).

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:** Presently the use is not allowed in the I-Industrial zoning district. A public hearing had been authorized for the Applicant to provide the Board with information on this proposed development and request that the Zoning Code be amended to allow this use in the I-Industrial zoning district. A packet of the review information of this proposed use is attached.

**RECOMMENDATION:** A public hearing had been authorized for the Applicant to provide the Board with information on this proposed development and request that the Zoning Code be amended to allow this use in the I-Industrial zoning district. A packet of the review information of this proposed use is attached.

**MOTION/RESOLUTION:**

MOTION to adopt Ordinance # 21-321Z for the attached proposed Zoning Text Amendment Ordinance **OR**;

MOTION to continue to work with Staff and Consultant on revising the proposed ordinance.

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



MediaNews Group

PENNSYLVANIA GROUP

Account: **881229**  
 Name: **Maryanne Sanders**  
 Company: **Montgomery Township - Legal Notices**  
  
 Address: **1001 STUMP ROAD**  
**MONTGOMERYVILLE, PA 18936**  
  
 Telephone: **(215) 393-6913**  
 Fax: **(215) 393-6900**  
 Description: **MONTGOMERY TOWNSHIP LEGAL NOTICE**  
**On**

Date: **07/06/21**  
 Start Date: **07/16/21** Stop Date: **07/16/21**  
 Class: **1201 - Legal Notices**  
 Ad ID: **2194438**  
 Ad Taker: **DRDMCCORMICK**  
 Sales Person: **Diane McCormick (063308)**  
 Words: **318**  
 Lines: **90**  
 Agate Lines: **90**  
 Depth: **10.0**  
 Inserts: **2**  
 Blind Box:  
 PO Number:

Ad sample

Total: **\$513.31**

Paid Amount: **\$0.00**

Amount Due: **\$513.31**

**MONTGOMERY TOWNSHIP  
LEGAL NOTICE**

On Monday, July 26, 2021, at 7:00 p.m. the Montgomery Township Board of Supervisors, during its regularly scheduled meeting at the Township Building located at 1001 Stump Rd., Montgomeryville, PA 18936, will hold a hearing to consider amending the Township Zoning Code to create a definition for "Lifestyle Apartments", the title and summary of which appears below:

**AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE MONTGOMERY TOWNSHIP ZONING CODE TO CREATE A DEFINITION FOR "LIFESTYLE APARTMENTS"; TO ALLOW LIFESTYLE APARTMENTS BY CONDITIONAL USE IN THE LI - LIMITED INDUSTRIAL DISTRICT; TO ADD AREA AND BULK REQUIREMENTS FOR LIFESTYLE APARTMENTS; AND PROVIDING A SEVERABILITY CLAUSE, A REPEALER CLAUSE AND AN EFFECTIVE DATE;**

The purpose of this amendment is to define and provide standards for a new use entitled "Lifestyle Apartments", as such use is becoming more popular in the housing industry and provides positive economic, health and social benefits to the Township. Certain portions of the Montgomery Township LI-Limited Indus-

trial District, being adjacent to the Township's residential districts are vacant and suitable for the development of Lifestyle Apartments to transition the uses along arterial corridors from single family communities to commercial uses. Lifestyle Apartments encourage the development of underutilized land within certain portions of the LI-Limited Industrial District in Montgomery Township.

A copy of the full text of the proposed ordinance is available for inspection and copying by the public by appointment at the Township Building, located at 1001 Stump Rd., Montgomeryville, PA 18936, the offices of this newspaper, and the Montgomery County law library.

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

CAROLYN MCCREARY  
TOWNSHIP MANAGER  
LAN: July 8. a-1

**Publication**

The Reporter, The Reporter Digital

*We Appreciate Your Business!*  
*Thank You Maryanne Sanders!*

**Reporter, The**

Publication Name:

**Reporter, The**

Publication URL:

Publication City and State:

**Lansdale, PA**

Publication County:

**Montgomery**

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Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:

**202107191021571636319**

**387451020**

Notice URL:

[Back](#)

Notice Publish Date:

Friday, July 16, 2021

**Notice Content**

MONTGOMERY TOWNSHIP LEGAL NOTICE On Monday, July 26, 2021, at 7:00 p.m. the Montgomery Township Board of Supervisors, during its regularly scheduled meeting at the Township Building located at 1001 Stump Rd., Montgomeryville, PA 18936, will hold a hearing to consider amending the Township Zoning Code to create a definition for "Lifestyle Apartments", the title and summary of which appears below: AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE MONTGOMERY TOWNSHIP ZONING CODE TO CREATE A DEFINITION FOR "LIFESTYLE APARTMENTS"; TO ALLOW LIFESTYLE APARTMENTS BY CONDITIONAL USE IN THE LI - LIMITED INDUSTRIAL DISTRICT; TO ADD AREA AND BULK REQUIREMENTS FOR LIFESTYLE APARTMENTS; AND PROVIDING A SEVERABILITY CLAUSE, A REPEALER CLAUSE AND AN EFFECTIVE DATE; The purpose of this amendment is to define and provide standards for a new use entitled "Lifestyle Apartments", as such use is becoming more popular in the housing industry and provides positive economic, health and social benefits to the Township. Certain portions of the Montgomery Township LI-Limited Industrial District, being adjacent to the Township's residential districts are vacant and suitable for the development of Lifestyle Apartments to transition the uses along arterial corridors from single family communities to commercial uses. Lifestyle Apartments encourage the development of underutilized land within certain portions of the LI-Limited Industrial District in Montgomery Township. A copy of the full text of the proposed ordinance is available for inspection and copying by the public by appointment at the Township Building, located at 1001 Stump Rd., Montgomeryville, PA 18936, the offices of this newspaper, and the Montgomery County law library. The public is invited to attend and will be given an opportunity to provide comments regarding this proposed ordinance. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900. CAROLYN MCCREARY TOWNSHIP MANAGER LAN: July 8. a-1

[Back](#)

**MONTGOMERY TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2021-\_\_\_\_\_**

**AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE MONTGOMERY TOWNSHIP ZONING CODE TO CREATE A DEFINITION FOR “LIFESTYLE APARTMENTS”; TO ALLOW LIFESTYLE APARTMENTS BY CONDITIONAL USE IN THE LI – LIMITED INDUSTRIAL DISTRICT; TO ADD AREA AND BULK REQUIREMENTS FOR LIFESTYLE APARTMENTS; AND PROVIDING A SEVERABILITY CLAUSE, A REPEALER CLAUSE AND AN EFFECTIVE DATE;**

**WHEREAS**, Section 230-187 of the Montgomery Township Zoning Code and Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, authorize the Board of Supervisors of Montgomery Township to enact amendments to the Montgomery Township Zoning Code; and

**WHEREAS**, the Board of Supervisors of Montgomery Township has determined that it is in the best interests of the residents of Montgomery Township to define and provide standards for a new use entitled “Lifestyle Apartments”, as such use is becoming more popular in the housing industry and provides positive economic, health and social benefits of the Township; and

**WHEREAS**, certain portions of the Montgomery Township LI-Limited Industrial District, being adjacent to the Township’s residential districts are vacant and suitable for the development of Lifestyle Apartments to transition the uses along arterial corridors from single family communities to commercial uses; and

**WHEREAS**, Lifestyle Apartments encourage the development of underutilized land within certain portions of the LI-Limited Industrial District; and

**WHEREAS**, a public hearing was held, following public notice, for the purpose of considering this amendment to the Montgomery Township Zoning Code; and,

**WHEREAS**, the Board of Supervisors of Montgomery Township, after public hearing, pursuant to public notice, and after receipt of recommendations from the Montgomery Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Code be amended as set forth herein and that such amendment is in accordance with the spirit and the intent of the Montgomery Township Zoning Code.

**NOW, THEREFORE**, be it, and it is hereby ORDAINED by the Montgomery Township Board of Supervisors, and it is hereby ENACTED and ORDAINED by authority of same as follows:

**SECTION 1.** The Zoning Code of Montgomery Township, Section 230-5.B, shall be amended by

adding a new definition for Lifestyle Apartments as subsection (2)(b) under the definition of “Dwelling”, as follows:

(2)(b) LIFESTYLE APARTMENTS – A multifamily dwelling offering communal amenities to its residents, such as, but not limited to, an outdoor pool, a fitness center, a business center, a recreation area, a dog washing station and/or a dog run area.

**SECTION 2.** The Zoning Code of Montgomery Township, Section 230-103 shall be amended by adding a new subsection C(4) to allow Lifestyle Apartments in the LI zoning district by conditional use:

- (4) Lifestyle Apartments, provided that:
  - (a) The property to be developed as Lifestyle Apartments shall have a minimum gross site area of ten (10) acres.
  - (b) The use is located on a lot that is immediately adjacent to an existing residential zoning district.
  - (c) The use is located on a lot that has two points of access to arterial streets. Such access may be permitted via a permanent easement over adjacent properties, with the terms of such easement to be reasonably approved by the Township. If such an easement is utilized, the lot shall not be considered a flag lot and shall not be subject to the regulations contained within Section 230-156.5.
  - (d) The property to be developed as Lifestyle Apartment shall include pedestrian connections to existing commercial developments and/or recreational or civic uses in the Township, where feasible. All trails and/or trail connections shall be generally consistent with the Montgomery Township Open Space Plan. If such trail connections are not feasible due to unique features of the subject property, the Board of Supervisors may waive such requirement and accept a fee-in-lieu thereof.

**SECTION 3.** The Zoning Code of Montgomery Township, Section 230-115 shall be amended by designating the existing paragraph as subsection A and adding a new subsection B, as follows:

B. The maximum height of a building used for Lifestyle Apartments shall be 30 feet; provided, however, the height of such building shall be permitted to increase by one (1) foot for each

additional foot the building is setback beyond the required minimum side yard setback line, but in no event shall the building height exceed 65 feet.

**SECTION 4.** The Zoning Code of Montgomery Township, Section 230-117 shall be amended by designating the existing paragraph as subsection A and adding a new subsection B, as follows:

**B. Parking Requirements For Lifestyle Apartments.**

(1) A Lifestyle Apartment use shall provide the following parking spaces:

- (i) 1.25 parking spaces/ studio unit;
- (ii) 1.5 parking spaces/ 1 bedroom unit;
- (iii) 2 parking spaces/ 2 and 3 bedroom units.

(2) If a covered parking garage is included as part of the Lifestyle Apartment building, then up to fifteen percent (15%) of the parking spaces located in the covered parking garage shall be permitted to be compact parking spaces 8 feet x 16 feet; provided, that such compact parking spaces shall be assigned spaces to the residents of the Lifestyle Apartment building by the management company thereof.

(3) Parking may be permitted in the front yard of the subject property if the property does not have frontage immediately adjacent to a public right of way and/or in front of the proposed building; provided, however, parking shall be setback at least fifteen (15) feet from any property boundary line.

(4) In the event of a conflict between the requirements contained in this section and other requirements contained in this Chapter, the requirements of this §230-117.B shall supersede any requirements contained elsewhere in this Chapter.

**SECTION 5.** The Zoning Code of Montgomery Township, Section 230-118(B) is amended and restated to read as follows:

**B.** Upon receipt of plans for any proposed use in the LI-Limited Industrial District, and recommendations thereon by the Board of Supervisors, the Board shall have the power of approval or disapproval of these plans. The Secretary of the Board of Supervisors shall notify, in writing, the Zoning Officer of its final decision and any special conditions agreed upon regarding any limited industrial use.

**SECTION 6.** The Zoning Code of Montgomery Township, Section 230-118 is amended by adding a new subsection C, as follow:

C. Plans for Lifestyle Apartments shall be submitted to the Board of Supervisors prior to the issuance of any zoning permit or certificate of occupancy as provided in Article XXII and such plans shall include, among other things, the following:

(1) An accurate plot plan, drawn to scale, of the lot, showing the location of all present and proposed buildings, driveways, parking areas, abutting streets, alleys, highways, grass areas and areas of plantings, and other constructional features on the lot and streams and other topographical features of the lot.

(2) Architectural plans for any proposed buildings.

**SECTION 7.** The Zoning Code of Montgomery Township, Section 230-127.A shall be amended as follows:

A. Section 230-127.A(9) shall be revised to provide as follows:

(9) Off-premises signs. All off-premises signs permitted in these districts, excepting signs for Lifestyle Apartments which are regulated by subsection (11) below, shall comply with the standards herein prescribed for on-premises signs in §230-126.

B. A new subsection 230-127.A(11) is hereby created to provide as follows:

(11) Notwithstanding any other provisions of this Article related to permitted signage and sign criteria, properties developed as Lifestyle Apartments that do not have frontage to a public street within the LI District shall be only be permitted the following signage as conditioned below:

(a) One off-premises freestanding sign with a sign area not exceeding thirty four (34) square feet, and a height not exceeding ten (10) feet and set back a minimum of twenty (20) feet from the edge of the road at the primary entrance. Permission from the property owner on which such off-premises sign is proposed shall be obtained in writing and supplied to the Township. Such off-premises sign may be directly illuminated, nonilluminated, or indirectly illuminated, and shall only display the name and address of the premises or complex.



- (b) One on-premises freestanding sign with a sign area not exceeding twenty (20) square feet and a height not exceeding six (6) feet. The sign may be directly illuminated, nonilluminated, or indirectly illuminated and shall only display the name and address of the premises or complex
- (c) Signs displayed for the direction, safety, or convenience of the public, including signs which identify restrooms, parking areas, entrances or exits, freight entrances or similar directions, provided that the area of any such sign shall not exceed four (4) square feet.
- (d) Changeable copy signs are prohibited.

**SECTION 8. Severability.** If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality or invalidity shall not affect or impair any of the remaining provisions, sentences, or parts of this Ordinance. It is hereby declared to be the express intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or parts thereof not been included herein.

**SECTION 9. Repealer.** All Resolutions, Ordinances, or parts of Ordinances conflicting or inconsistent herewith are hereby repealed to the extent of the conflict or inconsistency.

**SECTION 10. Effective Date.** This Ordinance shall become effective immediately after adoption by the Board of Supervisors for Montgomery Township, Montgomery County, Pennsylvania.

Enacted and ordained by the Board of Supervisors for Montgomery Township, Montgomery County, Pennsylvania this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS

Attest: \_\_\_\_\_

**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

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

July 8, 2021

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

Re: MCPC #21-0176-001  
Plan Name: Westrum Proposed Lifestyle Apartment Use: Zoning Amendment  
(1 lot, approx. 10.08 acres)  
Situate: Bethlehem Pike, near Knapp Road  
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced zoning ordinance amendment proposal in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 17, 2021. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Montgomery Township, is submitting a zoning ordinance amendment proposal on behalf of Westrum Development Corporation to add "lifestyle apartments" as a conditional use in the Township's LI – Light Industrial zoning district. The zoning ordinance text amendment includes provisions for a definition of "lifestyle apartments", conditions to meet for approval, height, parking, and signage requirements, and cleanup of the application and approval procedure sections of the code. As proposed, "lifestyle apartments" will only be permitted on site areas larger than 10 acres that are immediately adjacent to residential districts and with two points of access to arterial streets. The submission included a preliminary sketch plan for a proposal by Westrum Development Corporation to construct a 237 dwelling unit lifestyle apartment building near the intersection of Bethlehem Pike and Knapp Road. Since the development proposal would need to proceed through a conditional use hearing once this zoning amendment is in place, this review letter will only concern the proposed zoning text amendment.



## COMPREHENSIVE PLAN COMPLIANCE

Montgomery Township's *2008 Comprehensive Plan Update Vision Plan* identifies a Special Area B, bordered by PA 309, the since-constructed US 202 parkway, Stump Road, and a potential ring trail adjacent to nearby medium-density residential. The "special conditions and issues" note for Special Area B is as follows: "Located along 309, upgrades to these buildings are desirable, but driveways are not. Impacts on nearby residential properties should be minimized and a segment of the county trail system included. A coordinated plan for the transformation of all of the properties in this area is desirable." While the zoning text amendment and subsequent allowable development would result in upgraded buildings without additional driveway access to 309, as well as county trail access and screening from residential properties, we do not believe that coordination for transforming all of the properties in this area has been accomplished. The necessary access easements across other properties to reach Stump Road shows that coordination is possible, but the Township will need to consider how this entire area can be upgraded as part of this eventual development proposal.

Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision* identifies the entire area around Bethlehem Pike and Knapp Road as part of a regional mixed-use center. In addition, the plan calls for "flexibly adapt[ing] to market conditions and demographics" by encouraging "walkable, mixed use...and entertainment-supportive employment centers, towns, and destinations to attract young workers and other key demographic groups". While this is just the start of Montgomery Township's efforts to implement mixed-use developments, we applaud the township for its willingness to consider broadening zoning classifications in previously restricted areas.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the proposed zoning text amendment, however, in the course of our review we have identified the following issues that the municipality may wish to consider prior to final plan approval. Our comments are as follows.

## REVIEW COMMENTS

### ZONING CHANGE – BROAD BASED COMMENTS

1. The current Montgomery Township zoning code contains definitions for "dwellings", with a subset of definitions for "single-family dwelling" and "multifamily dwelling", and one further subset definition under multifamily dwelling for "garden apartments". This zoning amendment proposal is to add "lifestyle apartments" as the second subset definition, and only to permit the specific "lifestyle apartments" type in Light Industrial districts. There are two questions about this proposal that naturally arise:
  - a. Are there further types of multifamily residences, or for that matter any type of residences, that should be added to Montgomery Township's zoning code definition list at this time? There are types of multifamily dwellings that do not neatly fit into "lifestyle apartments" and "garden apartments" categories; for that matter, depending on the proposal, these two categories would not be explicitly differentiated. Even if this zoning

text amendment is meant to reflect the needs for one specific development proposal, we would encourage Montgomery Township to consider additional dwelling types that should have definitions added to the code with this amendment process, even if they are not slated to be permitted in zones for now.

- b. As with all zoning text amendments, changes made to the zoning code apply uniformly across the entire township, as opposed to zoning map amendments where specific parcels are rezoned. Has Montgomery Township considered whether all light industrial zones throughout the township would be suitable for other types of multifamily dwellings, such as garden apartments? The MCPC encourages zoning codes to be written as broadly as possible without attempting specific carve-outs for individual development proposals, as well-intentioned as the code changes may seem.

## **ZONING CHANGE - SPECIFIC TEXT COMMENT**

If it is assumed that the main goal of the proposal is kept intact, that lifestyle apartments will be permitted in Light Industrial zones on tracts greater than 10 acres, we would recommend that Montgomery Township consider if any additional proposal and site requirements for multifamily uses would be needed that would be different from light industrial uses, such as maximum impervious area and building coverage or screening and softening buffer requirements. While modifying zoning codes to add atypical uses into zones is encouraged by the MCPC, we recognize that transitions to new standards of development patterns require additional considerations of previous requirements for uses when they were separated.

## **SIGNAGE**

1. In general, restrictions on signage concerning what content can be displayed have been found to be unconstitutional, such as in *Reed v. Town of Gilbert* (US Supreme Court, 2015). We recommend that the proposed language to be added to 230-127.A(11) (under Section 7 of the zoning text amendment) contain no references to signage content, such as "name and address of the premises or complex". Additionally, 11(c) should be sufficient stating "Signs displayed for the direction, safety, or convenience of the public" without the listed examples.
2. While a total square footage maximum is provided for directional signs in 11(c) at 4 square feet, we would recommend including maximum height regulations and illumination standards to match sections 11(a) and 11(b).

## **CONCLUSION**

We wish to reiterate that MCPC generally supports the zoning code amendment, but we believe that our suggested revisions will better achieve Montgomery Township's broad-based planning objectives.

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

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

Sincerely,

A handwritten signature in black ink that reads "Matthew Popek". The signature is written in a cursive, flowing style.

Matthew Popek, AICP  
Transportation Planning Assistant Manager  
[mpopek@montcopa.org](mailto:mpopek@montcopa.org) - 610-278-3730

c: Michael Maier, Westrum Development Company, Applicant  
Carolyn McCreary, Twp. Manager  
Jim Rall, Chrm., Twp. Planning Commission

## Planning Commission Meeting Minutes

### January 21, 2021

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**In attendance:** Jay Glickman, Jim Rall, Steve Krumenacker, Frank Davey, Rutuke Patel and Tom Borghetti. Also in attendance; Bruce Shoupe and Marianne McConnell.

**Call to Order:** 7:30pm

**Approval of Minutes:** On a motion made by Jay and seconded by Jim, the minutes from the November 2020 meeting were approved as submitted.

**Public Comment:** none

**Westrum Development / Bethlehem Pike Proposed Project – Text Amendment** – Ms. Carrie Nase, attorney for the applicant, Westrum Development, introduced the proposed project to the Planning Commission noting that they are not requesting any formal action tonight, but wanted to get some feedback on the applicant's proposed lifestyle apartment project. The property under discussion is a 10-acre vacant landlocked parcel behind the Rodeway Inn and sits within the LI – Limited Industrial District. The proposed apartment use is not permitted by right in this district. The applicant proposes a text amendment to the existing zoning ordinance to allow this use by Conditional Use.

Mr. John Westrum presented the proposed lifestyle apartment building to the Planning Commission members and others in attendance including residents, township staff, and township consultants. Mr. Westrum discussed the history of their business and other projects within Montgomery County that they have completed. The property they proposed to develop was a former swim club that has been vacant since the late 80's / early 90's. Westrum Development chose this parcel as it is close to employment, retail, recreation, and infrastructure. The proposed luxury lifestyle apartment building is a self-contained technologically advanced and socially integrated community. A full-time lifestyle coordinator is on site. The community includes a lobby area, outdoor courtyard, pool, dog park, byob bar area, lounge area, gaming and fitness areas. Half of the parking is outside the building and half is underneath the building. The units are smaller studio, one and two bedroom apartments. There are no balconies. Access to the site would be from Stump Road with an emergency access to 309. The proposed apartment building would sit, at its closest point, 299.5 feet to the residential area. The applicant intends to keep the existing vegetation / trees between the residential properties and the proposed apartment building. Mr. Westrum discussed the increase in taxes for the municipality, county, and school district should it be developed as proposed, traffic concerns, and stormwater management.

The following questions were asked by the Planning Commission members:

1. Do you plan doing any coordination with public transits, may have a bust stop at the apartment building to mitigate some traffic? - *That is something we have not looked in to, but we will. We can research if it is feasible or not.*
2. Do you market to millennials for specific parking spaces for ride sharing or food deliveries? *The building is designed that we never want parking immediately against the building, so Uber and ride-sharing, and deliveries. They would utilize visitor parking spots and be the resident meets them in the lobby area.*

3. Do you have plans to install charging stations for electric cars? *Yes, we do.*

4. There has always been talk about having access to 309 from this site and trying to get the roads to line up. Any plans to try to link to Knapp Road? *Knapp Road meets where the Neshaminy Creek comes in, so we don't believe we could match up to Knapp Rd. We know that there is a concern with coming out of the site and making a left onto Stump Road. That is an issue we are looking at. We do like the fact that you can come into the site coming up 309 North, passing Stump Road and turning into the existing jug handle and then make a left into the site.*

5. Is this traditional or modular construction? *Traditional*

6. There is 1.5 parking spaces per unit overall. Is the parking assigned outside or in the garage, or is it a first come, first serve basis? *There is assigned parking in the underground parking, there is an extra fee for the underground secured parking. In the outside area, they are not assigned spaces, but the resident has a sticker for parking.*

7. In regards to traffic, you are assuming less than 50% of the residents are going to be commuting during normal times. I think you had 100 out of 237 and then 80 out of 237. Those are peak hour pm and am peak hour trips? *Peak hours are 4:30 to 5:30 and 5:30 to 6:30. You have 237 trips per peak. ???*

8. I assume the building is all wood. Will it be sprinklered? *Yes. It's actually a steel podium with concrete and then four stories of wood over top of it. The podium is at ground level and then everything drops and your stream that going around. So, in our of a 10-acre site, were really only using about 4.5 acres.*

9. Were the figures that you had for the traffic usage, were they actual? Was a study done? Was it from an actual study or were they estimates? *The trip generation figures of the peak hour trips are calculated from trip rates from the Institute of Transportation Engineers trip generation manual. Not from local traffic studies. The standard procedure is to use the ITE triple A's for estimating traffic for the vast majority of land users. – Mr. Andy Hierarch, applicant's Traffic Consultant.*

10. Stump Road is pretty busy in the morning with commuter traffic; when someone exists the apartment building to make a right turn onto Stump Road, does that pose any problem? *It's going to be a stop sign controlled. With increased traffic, it'll take a little longer to get in and out. But, based on our studies, it is an acceptable level. We feel that we need a deceleration lane so that there would be the ability to feather the traffic in onto Stump Road.*

11. What kind of studies have you done with regard to the stream, and the impact of potential flooding on the building and the parking garage? *Extensive. We've identified all the wetlands that are there, all the stream corridors from an engineering standpoint. – Andy Heirarch. The floodplain limit associated with the stream was delineated in the filed by an environmental engineer. We're close to getting a jurisdictional determination letter from the State confirming the limits of the stream. There were some minimum wetland areas identified. - Mr. Anthony Campanegro, applicant's Civil Engineer*

12. Is there an acceleration / deceleration lane planned? *Yes, on Stump Road. Coming from 309 heading towards Horsham Rd, left turn lane.*

The following questions / comments from members of the public in attendance:

1. Resident / Jonathan Drive – Will this project affect property taxes in any way? *The property taxes are controlled by the County. I can't tell you if your taxes will every go up, but I can say that this particular project will not be a catalyst to have those taxes go up.*

A lot of wildlife, rodents start running towards our houses during the construction process. Is there anything that you can do about that? *We can certainly look into that and investigate the situation.*

2. Resident / Jonathan Drive – There is already a lot of construction noise from the old Harriet Carter building. We did not receive any letters about it. There is a lot of noise and vibrations. Also, the traffic on Stump Road is very heavy and you have a couple of accidents at the intersection. Every month we have accidents. I fear there will be a lot of disturbance. I bought the house here because it is secluded. I know this property may be used for industrial. Maybe, I though trucking that's fine, but I don't know about the residential. I have some reservations.

The following questions / statements were submitted via email from residents to the Township:

1. Who is responsible for the maintenance of the access road? *That would be the owner of the building, up until where PennDot takes over. Outside of the PennDot Right of Way.*

2. What benefit is construed to be provided to the current residents of the nearby housing developments? Why should your neighbors be happy about this? Is there any concern for that? *This building, I believe, is smaller than what would be permitted under industrial use. It has bigger buffers from the actual building than would be probably for an industrial use. And we've tried to keep it as far away from the residential as possible. As well as putting the parking areas closer to the residential versus the building. The benefits is that it's not an industrial building.*

3. Are there any applications positive or negative to the neighboring developments? Any tax implications? *It's kind of a ratable and it really doesn't have school-aged children. All of the maintenance and operations are all handled privately, without municipal services.*

4. What is the expected impact to utilities from neighboring developments or structure? Has this been studied? I am concerned that our water, electric, and will internet availability be negatively impacted. *I do not have an answer to the impact of internet service. We do have to go through all of the regulations and agencies in order to get adequate water, sewer, and electricity.*

5. What is the expected impact from an environmental standpoint, i.e. groundwater, drainage, runoff? *The groundwater currently just flows off the property. When we develop this, it would have to be all in a controlled environment. Thre will be both surface and sub-surface detention basins on the property and they would have calculated water management counts. The post-development would have to better than the pre-development. More stringent. So, it should actually provide for less storm water runoff than the existing conditions.*



6. What is the expectation for how noise and light pollution will be affected for neighbors? We currently have a natural buffer of foliage that helps to reduce the incidence of noise and visual stimulus from the busy 309 highway. *Our focus is to try to preserve as much of the existing buffer as possible, which I think we've done the way we've positioned this property. The lighting must comply with Township regulations and will be reviewed by Township Consultants. The community is self-contained and the only areas that are really outside where people would be gathering to have any type of noise, would be in the open-air courtyard which is surrounded by the building itself. The other activities are on the opposite side of the building. So, the building should actually act as a buffer for noise, and the building would act as a buffer for sound from 309 as well.*

7. Local traffic is a big concern. Slide 26 of the presentation provided on the website states that the apartment complex would produce less traffic than other permitted uses, such as an industrial warehouse or office building. Sources are cited to substantiate this claim, so let's assume that the data is corroborative. However, any increase in the traffic for the westbound side of Stump Rd to Route 309 is concerning. If Stump Road is the only way in or out of this proposed apartment complex, it seems that we should expect the traffic at this light to increase significantly as those residents commute and recreate. *We're clearly not going to help the situation, but we feel that this use is less than what it could be, is less than a permitted use currently. We will further discuss what type of modifications we could do there to alleviate any type of traffic.*

8. What studies have been performed concerning the impact of local wildlife, and how those animals will be forced to disperse into the nearby locations? *There's been no study on that. Unfortunately, we live in a world where properties are built. And whether it's this project or an industrial project that concern would be the same. The only thing I can say is that we're really impacting about 4 acres of this 10 acre site.*

9. Statement from resident on Jonathan Drive – “I oppose this request for rezoning amendment. The last thing we need is more traffic in this already congested area, we don't need the noise and this will decrease our property value. We have opposed this request previously and continue to oppose this request. Due to Covid and the limited number of people allowed to be present during this hearing I wanted my voice heard and my opposition to this request acknowledged. Please deny this request.”

10. The parcel in question has environmentally sensitive areas. There is a huge wooded area and an unmapped tributary. The map shown in the letter does not show the tributary. Many houses in the Orchards Development are already facing flooding issues due to a number of new developments in the upstream areas of the township. Are you planning to authorize destruction of more wooded, pervious areas in the name of development and overburden the smaller tributaries? If a big housing development is allowed in this parcel, it will have a significant environmental impact in the Orchard Development. The township already has a significant amount of land dedicated to residential development. Why does the Planning Commission need to allow Conditional Use in an existing LI parcel and contribute to environmental degradation and sufferings to existing residential communities? *Comments were made that there has always been opposition to a project like this. It appears that this was a well thought out and well-planned project. The property is currently zoned for industrial use. If the property were developed under the Limited Industrial permitted uses there would be a lot more of the acreage used for industrial use. We would have heavy traffic from tractor-trailers, both coming in and going out. The property is going to be developed sometime. It has not been used for*

*many years, but it's sitting there waiting for something to come along. We're going to have increase in traffic no matter what the use is. Unfortunately, anything that goes in there is going to have some impact on the environment.*

There was brief discussion in regards to the calculation of the fee in lieu of recreation lands and the proposed text amendment ordinance. The items were not reviewed by the Planning Commission at this time as they would be reviewed by the Township Consultants and presented at a later date.

Ms. Judy Stern Goldstein of Gilmore Associates, Township Planning Consultant, discussed the importance of trail connections. The Township would like to see a connection to the existing trail system. There are two ways to access the trail system; (1) Stump Road has a sidewalk all the way to the municipal building, and (2) across Rte 309 where the light is. Access to the 309 trail connection would be through the easement across the hotel parking lot. The applicant expressed concerns in regards to feasibility to put a bridge across the Little Neshaminy and getting across 202 or 309, but they agreed to further study the options.

Mr. Damon Drummond of Gilmore Associates, Township Traffic Engineer, asked the applicant if they intended to put a pedestrian walkway or sidewalk to connect to Stump Road from the site. The applicant stated that the idea is being evaluated in terms of width of the easement / right of way area.

The presentation concluded. The applicant thanked everyone for their time.

**At this time, the Planning Commission continued their regular meeting:**

Reorganization:

Chairman:	Motion made by Jay Glickman and seconded by David Fetzer to appoint James Rall. Motion passed 6-0
Vice-Chairman:	Motion made by Jay Glickman and seconded by James Rall to appoint Tom Borghetti. Motion passed 6-0
Secretary:	Motion made by Jay Glickman and seconded by James Rall to appoint David Fetzer. Motion passed 6-0

Old Business: none

New Business:

2021 Comprehensive Plan Update – The last update to the Township's Comprehensive Plan was completed in 2008 as a brochure. The plan will be revisited this year and updated in traditional book format. The Township will be working with Gilmore Associates to complete this project.

**Adjournment:** There being no further business to come before the Commission and on a motion made by Jim Rall and seconded by Jay Glickman, the meeting adjourned at 9:00 pm. The next meeting will be held at 7:30 pm on February 18, 2021 at the Montgomery Township Building.



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

January 15, 2021

File No. 2015-04049

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

Reference: Concept Plan Review  
Westrum Montgomeryville – Flag Lot Behind 969 Bethlehem Pike (Hopkins Tract)  
Tax Map Parcel Number: 46-00-00124-00-1

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to general planning and engineering concerns associated with the Township's current Ordinances.

1. Zoning Plan, prepared for Westrum Development Company, prepared by Kimley Horn and Associates, Inc., dated October 29, 2020.
2. Preliminary Traffic Impact Assessment memorandum, prepared by Heinrich & Klein Associates, Inc., dated October 30, 2020
3. Truck Turn Exhibit, prepared for Westrum Development Company, prepared by Kimley Horn and Associates, Inc., dated October 28, 2020.

The Applicant proposes construction of a 237-unit luxury apartment building with associated parking and stormwater management. The existing 439,306 square-foot (10.08 acre) lot is within the LI Limited Industrial and HLI Highway Limited Industrial Overlay Zoning Districts and is currently vacant. The lot does not appear to have direct frontage to any public right-of-way. Access is provided by proposed easements over adjacent properties to Bethlehem Pike (SR 309) and the Stump Road jughandle (SR 9407). The subject lot abuts non-residential uses to three sides with an existing townhome development adjacent to the east.

The submission is considered a tentative sketch plan. We offer the Township the following comments for informal discussion and consideration. Formal submission of an application for subdivision or land development begins with preliminary plan submission. As outlined below, the proposed use and building would require relief from various Zoning Ordinance use and dimensional requirements. A text amendment has been provided for consideration of the Board of Supervisors to permit the proposed use and building.

**PLANNING AND ZONING**

1. §230-103 - The proposed multi-family residential apartment complex is not permitted within the LI Limited Industrial District. The applicant has proposed a zoning text amendment which would permit such use.
2. §230-115 - The maximum height of buildings and other structures erected or enlarged in the LI District measured at the line of all required yards shall be 30 feet. But any portion of a building erected above such height limit shall be erected within a recession plane beginning at the height limit as fixed herein and receding at the rate of one foot of recession for each one foot of additional height, provided that a height of 40 feet or more shall require a special exception, with no structure to be erected over 65 feet. The plans indicate a proposed building height of 59 feet. A special exception will be required. The applicant has proposed a zoning text amendment to permit the proposed height.

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

3. §230-117 - No parking or loading shall be permitted within the front yard area nor in front of the building nor within 10 feet of the side and rear boundary lines of any property or lot. The plans propose parking within the designated 100-foot front yard setback. The applicant has proposed a zoning text amendment to permit parking within the front yard and in front of the building provided parking is set back a minimum of 15 feet from any property lines.
4. §230-134.A – This section requires two off-street parking spaces for dwellings. The plans indicate 1 parking space per unit plus 0.33 spaces per bedroom is proposed. The applicant has proposed a zoning text amendment to permit the proposed parking requirement.
5. §230-156.5.A – This section establishes regulations for flag lots. The plans should be revised to demonstrate compliance. Additionally, as per Zoning Ordinance Section 230-156.5.B., flag lots shall be permitted when approved as a conditional use by the Board of Supervisors. The applicant has proposed a zoning text amendment which would not require the property to comply with the flag lot requirements.
6. We recommend the proposed use require trail connections, since part of the concept of the Lifestyle Apartment use, as described by the applicant, is “walkability” and access to trails. The use should include requirements specific to trails, which would be consistent with the Montgomery Township 2013 Comprehensive Update to the Park and Recreation Plan. Specifically, we recommend the following:
  - a. Pedestrian/bicycle access should be provided to the 202 Parkway Trail, or off-site improvements would be required as part of a Lifestyle Apartment to connect the site to the existing 202 Parkway Trail,
  - b. Pedestrian improvements shall be provided to connect residents of the proposed use to/from adjacent civic, shopping, and/or learning places.
  - c. Internal pedestrian circulation (via sidewalks or trails) shall be provided to connect to all proposed amenities and to adjacent streets,

The applicant has requested trails be included as part of the fee-in-lieu of providing recreation land.

#### **SUBDIVISION & LAND DEVELOPMENT**

7. §205-52.C(2)(a) - Table 2 requires the provision of screening buffers adjacent to institutional uses and residential uses and districts. SLDO 205-52.C(3)(b) requires the buffers to be located within 20 feet of the property line. The submitted zoning plan shows 20' softening buffers around the perimeter of the property. The plan should be revised to indicate where the screen buffers are required. In addition, existing woodland vegetation is shown in these areas. It is unclear if the existing vegetation will leave adequate room for the required buffer, or if the existing vegetation is sufficient to meet the screen buffer requirements per SLDO 205-52.J. Should the existing vegetation not be adequate to meet the screen buffer requirements, it appears that the proposed layout would not permit the installation of the required buffer. The applicant has indicated that they will conduct a study of the existing vegetation to determine if treatment or improvements can be offered to address the screen and buffer requirements,
8. §205-52.D(1)(C) – This section requires that a maximum of 15 parking spaces shall be permitted in a row without a landscape island of 15' in width. Several rows of parking are proposed to be greater than 15 spaces in length. The zoning plan should be revised to demonstrate compliance with the ordinance requirement.
9. §205-22(A) - Sidewalks shall be required at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience. We recommend 5-foot sidewalk be provided connecting the site to the sidewalk along Stump Road.
10. §205-104 - A revised Traffic Impact Assessment was recently received on 1/13/21 and is currently under review. A Traffic Impact Assessment review will be submitted under separate cover.

#### **GENERAL**

11. The proposed access easement from SR 309 is provided through the site of an existing business and may adversely affect the existing business.
12. Details and terms of all existing and proposed access easements shall be provided to the Township in order to review the feasibility of the proposed development.

13. Topography was not provided in the sketch plan. However, proximity to the nearby stream may result in the garage and first floor elevations needing to be modified.
14. The plan denotes underground stormwater management areas. Due to proximity to the nearby stream, depth for such systems may be an issue. We recommend that applicant perform soils investigations to determine the appropriate type and location of storm water BMPs.
15. The Fire Marshall should review the plans to determine if there is adequate emergency access to the site.
16. Determine the feasibility of providing access to the traffic signal at Bethlehem Pike and Knapp Road.
17. Evaluate how the applicant will control cut-through traffic from the Rodeway Inn, Mark's Jeweler, and the Thrift shop to the site.
18. Any modification at the jughandle (SR 9407) will require coordination with PennDOT and a Highway Occupancy Permit.
19. The plans indicate 183 proposed garage parking spaces. Secondary access to the garage should be considered.
20. The access road is to be widened to a consistent cartway width. The applicant will also need to mill and overlay the existing pavement between the jughandle and Stump Road.
21. The design of all underground stormwater BMPs shall include a structural analysis demonstrating that the proposed system will support the Township's emergency service vehicles and equipment.
22. Detailed review would be provided upon submission of a preliminary land development application along with fully engineered and detailed plans. Submission of a preliminary land development application should include a letter indicating how each of the sketch plan comments have been addressed.

We hope these comments are useful in the preparation and submission of a formal land development application to the Township. If you have any questions regarding the above, please contact this office.

Sincerely,



Judith Stern Goldstein, R.L.A., ASLA  
Senior Project Manager  
Gilmore & Associates, Inc.



Damon A. Drummond, P.E., PTOE  
Senior Transportation Engineer  
Gilmore & Associates, Inc.



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

JSG/DAD/JPD/si

cc: Carolyn McCreary, Township Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator – Montgomery Township  
Bill Wiegman, Director of Fire Services – Montgomery Township  
Scott Bendig, Chief of Police – Montgomery Township  
Sean Kilkenny, Esq. – Kilkenny Law  
Michael Maier, Vice President – Approvals – Westrum Development Co.  
Carrie B. Nase-Poust, Esq. - Fox Rothschild LLP



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

January 20, 2021

File No. 2015-04049

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

Reference: Traffic Impact Assessment Review  
Westrum Montgomeryville – Flag Lot Behind 969 Bethlehem Pike (Hopkins Tract)  
Tax Map Parcel Number: 46-00-00124-00-1

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the Traffic Impact Assessment in accordance with Submission for Westrum Apartments. We offer the following comments for your consideration:

1. §205-104 - Traffic Impact Assessment Comments:

- a. The Applicant indicates driveway improvements are proposed between the jug handle and connecting to the proposed site. No improvements are proposed along the access road between the jug handle and Stump Road. As previously stated, the access should be milled and overlaid from the jug handle to Stump Road.
- b. The TIA indicates the left-turn lane from Stump Road to the jug handle access is warranted. A left-turn from Stump Road is recommended in conjunction with this site. **The Applicant has indicated that an additional analysis will be provided to both the Township and PennDOT at a later date.**
- c. The queue analysis shows that multiple vehicles backup beyond the storage length provided at the intersection of Bethlehem Pike and Stump Road as well as jug handle & Private Driveway. Evaluate modifications to reduce these queues. **The Applicant has indicated that an additional analysis will be provided to both the Township and PennDOT at a later date.**
- d. It is recommended the Applicant be required to provide emergency pre-emption and battery backup at the signalized intersection of Knapp Road and Route 309 which is near the emergency access.
- e. We note that additional comments may be provided upon the Applicant's submission of the additional analyses mentioned above.

If you have any questions, do not hesitate to contact myself or Leslie Salsbury, P.E.

Sincerely,



Damon Drummond, P.E., PTOE  
Senior Transportation Engineer  
Gilmore & Associates, Inc.

DD/sl

- cc. Carolyn McCreary, Township Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator – Montgomery Township  
Bill Wiegman, Director of Fire Services – Montgomery Township  
Scott Bendig, Chief of Police – Montgomery Township  
Sean Kilkenny, Esq. – Kilkenny Law  
Michael Maier, Vice President – Approvals – Westrum Development Co.  
Carrie B. Nase-Poust, Esq. - Fox Rothschild LLP  
Jim Dougherty, P.E. – Gilmore & Associates, Inc.  
Leslie Salsbury, P.E. – Gilmore & Associates, Inc.  
Judith Stern Goldstein, R.L.A, ASLA - Gilmore & Associates, Inc.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item # 8.

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SUBJECT: Presentation: Park & Recreation Board,  
Windlestrae Park Protection Ordinance  
MEETING DATE: July 26, 2021  
BOARD LIAISON: Matthew Quigg, Vice Chair  
INITIATED BY: Floyd Shaffer, Director of Recreation & Community Center

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**BACKGROUND:**

This evening, members of the Park and Recreation Board will present their proposal for a protection ordinance for Windlestrae Park.



Dear Montgomery Township Board of Supervisors,

The members of the Montgomery Township Parks and Recreation Board would like to propose the creation of a legal ordinance for the current and future protection of the areas in Windlestrae Park encompassing the natural undeveloped areas of Rose Twig, Zehr and the Wiseman tract.

The open space area encompasses approximately 15 acres of interior forest protected by an outer forest, the importance of both are detailed in the attached document. We would be more than happy to discuss with the Board in detail the fragility and significance of an interior forest. It is truly a treasure that is rather unique throughout Montgomery County.

The former disc golf course reduced the size and function of the space as a breeding ground for native flora and fauna. The emerald ash borer decimated the area by causing the death of hundreds of trees. If we are to protect the interior forest and the surrounding natural habitat, it is critically important that we avoid pushing back the forest edge with further active recreational development.

Montgomery Township has provided for its residents an outstanding park system. We possess a multitude of top-notch athletic fields for nearly every sport. However, with each added active sports amenity, there is also the necessity for more supporting features that will encroach into the natural environmental areas that exist in Windlestrae Park.

We propose to halt any further development of this precious area and keep the park as natural, beautiful and ecologically diverse as possible for future generations. Specifically, we are opposed to putting artificial turf on the two large soccer fields at Windlestrae. Allowing the existing fields to be converted to artificial turf would generate more traffic, necessitate more parking, require constructing additional restrooms, and generate significantly more trash.

Windlestrae Park, Zehr Park and the Wiseman Tract are gems within Montgomery Township/County. We must preserve these natural treasures for future generations to enjoy. The need for a formal written document for their protection is imperative.

Sincerely,  
Parks and Recreation Board

## Justification/Dialog With Regards to Unique Natural Areas of Windlestrae Park and Their Preservation

The different natural features of Windlestrae Park, Zehr Park and the Wiseman Track in Montgomery Township require a protection ordinance for their woodlands, stream corridors, and wetlands because of their value and benefits. Woodlands provide habitat for many animal and plant species; control erosion; clean the air; protect privacy; provide windbreaks; cool the air in the summer; reduce the impact of rainfall; muffle noise; absorb odors; and improve the appearance of an area. Stream corridors carry floodwaters, minimize erosion, protect water quality, provide animal habitat, and afford recreation opportunities. Wetlands purify water, retain storm water runoff, limit erosion, reduce flood flows, provide food and shelter for a wide array of animals and plants, facilitate ground-water recharge, and help maintain the base flows of area streams.

Stream corridors, and floodplains serve many important functions that benefit the residents of Montgomery Township. Montgomery Township is partially dependent on groundwater for its water supply, making residents somewhat vulnerable when the groundwater is compromised. Groundwater is tapped as a source of drinking water and for industrial purposes where surface water is unavailable. Open, undisturbed land, such as these particular parks, is an essential component for to groundwater recharge. The vegetation serves to retain precipitation where it falls, allowing it to soak into the soil rather than run off the surface. Many of the park's stream corridors contain wetlands. Wetlands have environmental importance and are worthy of protection. Montgomery Township has an extensive range of regional value for aquatic conservation resources. Along the Little Neshaminy Creek, located within these featured parks, the land ranks in the top seventieth percentile in the region of value as an aquatic resource.

Woodlands and hedgerows serve many purposes, both functionally and aesthetically. These areas provide habitat for many animal and plant species, control erosion, clean the air, protect privacy, provide windbreaks, cool the air in summer, reduce the impact of rainfall, muffle noise, absorb odors and improve the appearance of an area. The benefits of woodlands and hedgerows improve the quality of life of a community as well as potentially increasing property values. The presence of a mature forest and riparian corridors presents at least a moderate potential for the presence of rare, threatened, or endangered species. The area of mature forest in Windlestrae Park has at its core approximately fifteen acres of interior forest. Interior forest is generally defined as wooded area more than 100 meters from the forest edge. Interior forest supports populations of bird species that do not inhabit other habitat types. Due to high rates of breeding success, an interior forest serves as a "source" area for the spread of species into surrounding landscape. Only because of the outflow from uninterrupted forest blocks can residents continue to experience high bird diversity in their parks or neighborhoods. Not only is it critical to avoid pushing back the forest edge to protect the interior, but many native plant, bird, mammal, and

insect species benefit from greater light availability at the forest edge. Thus, disturbance to the forest edge can be ecologically damaging as well.

Montgomery Township Park's system has a full range of regional value for potential vertebrate conservation resources. The three parks alone, particularly along the Little Neshaminy Creek, rank high, putting the land in the 70<sup>th</sup> percentile value. Riparian areas need protection for this purpose; a variety of plant and animal species that depend on this specific habitat type. It is of critical importance to protect the stream banks in these areas from erosion promoted by the removal of vegetation. There are several tributaries near its confluence with the Little Neshaminy where the plants were cleared to accommodate foot traffic along the old disc golf course.

There is worldwide concern about global warming, the protection of our local forests takes on added significance, particularly in parts of the Montgomery County where forest cover is limited. Every acre of intact forest in our Montgomery County removes more than 1.5 tons of carbon from the atmosphere each year. The approximately 90 acres only of Windlestrae Park forest is responsible for the sequestration of more than 1.400 tons of total carbon. That number is significant in the safe removal of carbon.

Ash tree decimation from the Emerald Ash Borer has left remains of our Township wooded park areas vulnerable. Our environmental challenges are safeguarding our natural resources and processes that provide benefits for us all. We do not live directly in the natural fields, forests, or streams; but our decisions must be made regarding their safety and the potential disruption of these critical services. In addition, a quiet walk in the woods can provide respite from the human-dominated landscape and help restore one's mental and spiritual health.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item # 9

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**SUBJECT:** Presentation of Survey Results for Backyard Chickens on Residential Parcels  
**MEETING DATE:** July 26, 2021  
**BOARD LIAISON:** Tanya C. Bamford, Chair  
**INITIATED BY:** Derek Muller, Public Information Coordinator

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**BACKGROUND:**

This evening Derek will present the results of the recent survey created to assess resident's opinions on the raising of chickens on residential properties in Montgomery Township.

# **Raising Backyard Chickens on Private Residential Properties in Montgomery Township, PA**

Monday, July 26, 2021

Powered by  SurveyMonkey

# 582

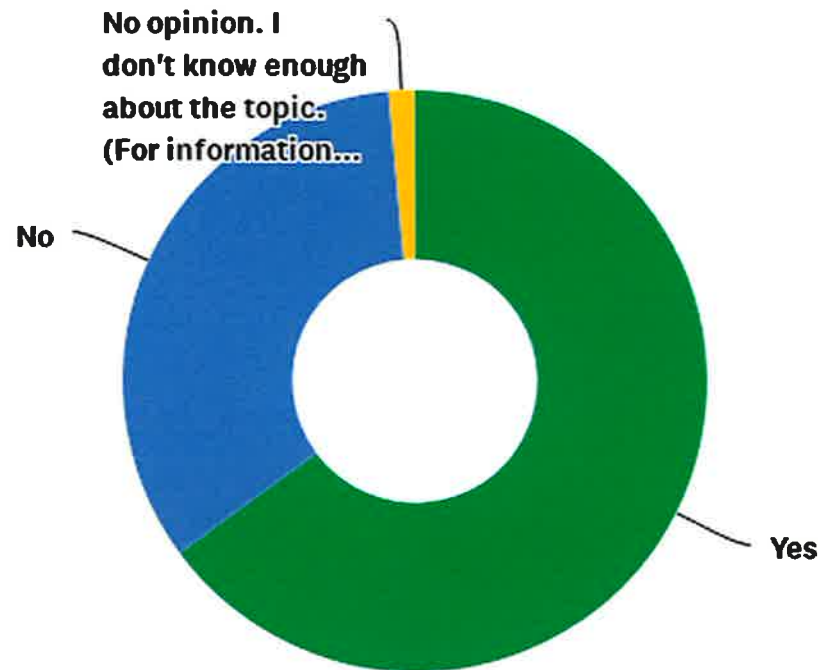
**Total Responses**

Date Created: Tuesday, June 15, 2021

Complete Responses: 582

## Q1: Do you support the raising of chickens on private residential properties in Montgomery Township?

Answered: 582 Skipped: 0



# Q1: Do you support the raising of chickens on private residential properties in Montgomery Township?

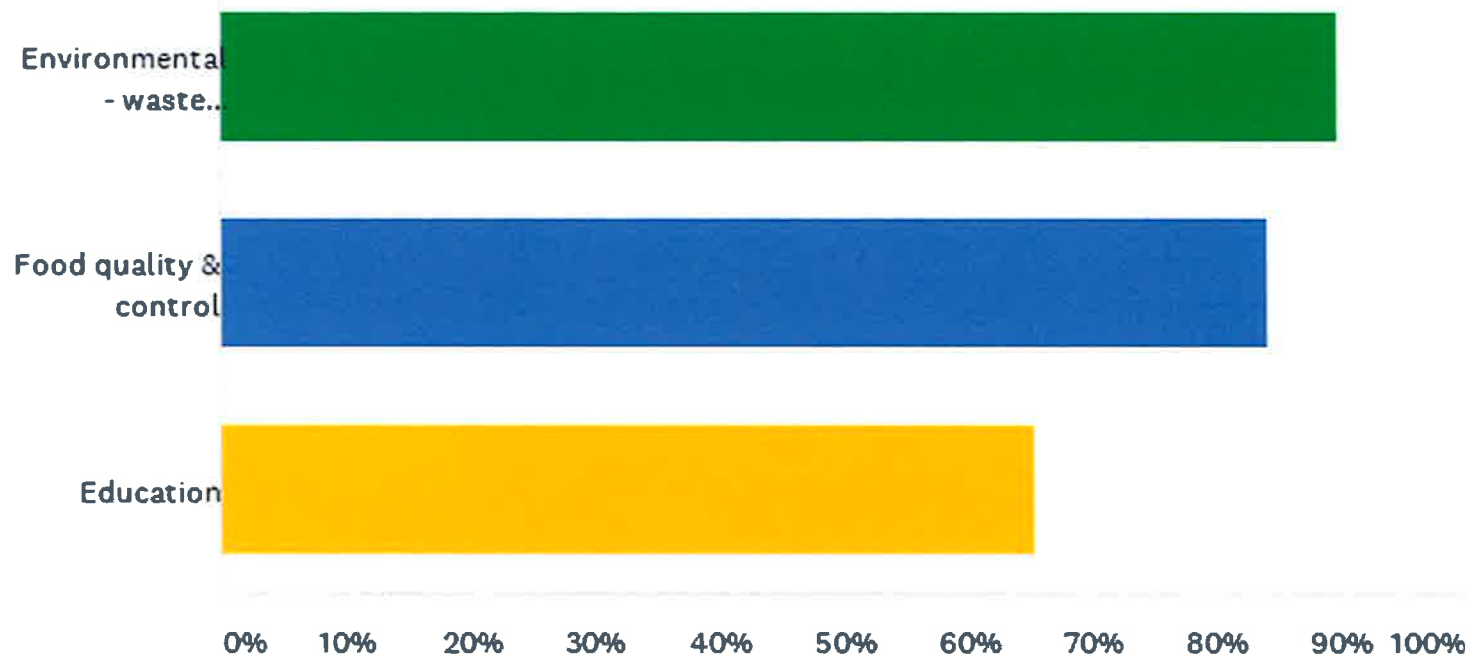
Answered: 582 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	64.95%	378
No	33.68%	196
No opinion. I don't know enough about the topic. (For information, visit <a href="https://extension.psu.edu/successfully-raising-a-small-flock-of-laying-chickens">https://extension.psu.edu/successfully-raising-a-small-flock-of-laying-chickens</a> )	1.37%	8
TOTAL		582



**Q2: If you DO support the raising of chickens on private residential properties in Montgomery Township, which of the below do you consider benefits of doing so?**

Answered: 374 Skipped: 208



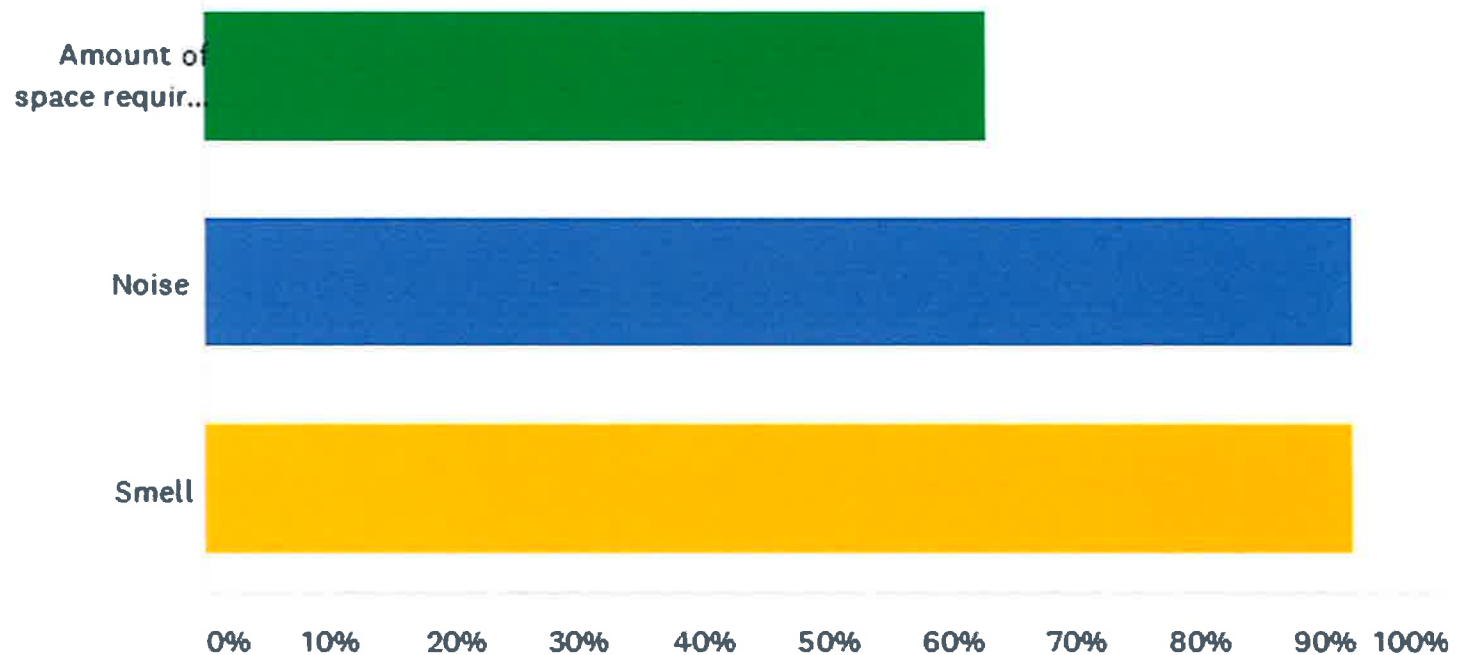
**Q2: If you DO support the raising of chickens on private residential properties in Montgomery Township, which of the below do you consider benefits of doing so?**

Answered: 374   Skipped: 208

ANSWER CHOICES	RESPONSES	
Environmental - waste reduction, fertilizer, natural insect control, etc.	90.11%	337
Food quality & control	84.49%	316
Education	65.78%	246
Total Respondents: 374		

**Q3: If you DO NOT support the raising of chickens on private residential properties in Montgomery Township, which of the below do you consider concerns of doing so?**

Answered: 204 Skipped: 378



**Q3: If you DO NOT support the raising of chickens on private residential properties in Montgomery Township, which of the below do you consider concerns of doing so?**

Answered: 204 Skipped: 378

**ANSWER CHOICES**

**RESPONSES**

Amount of space required / Visuals

63.24%

129

Noise

92.65%

189

Smell

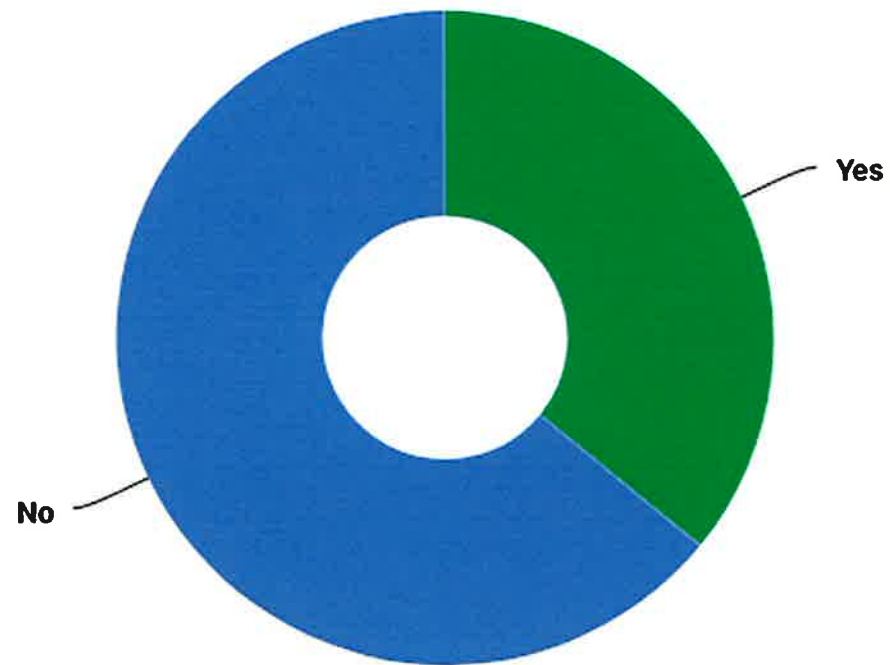
92.65%

189

**Total Respondents: 204**

## Q4: Would you be opposed to your neighbors raising chickens?

Answered: 582 Skipped: 0



## Q4: Would you be opposed to your neighbors raising chickens?

Answered: 582 Skipped: 0

### ANSWER CHOICES

### RESPONSES

Yes

35.91%

209

No

64.09%

373

TOTAL

582

## Written Comments in Favor

- *I love this idea! We've been talking about getting chickens for a while now, and I hope this rule passes with popular support. People deserve access to sustainable cruelty free eggs, and I think chickens would be a very enriching addition to all of our lives and the landscape of our town.*
- *Chickens are a great way for people to get involved in agriculture and support and industry that feeds them. It is so important for people to be able to have this opportunity. It is also so beneficial to be able to raise your own birds for eggs and meat.*
- *The benefits of chickens are numerous: food security, fertilizer, pest control, waste reduction and education. Frankly, it's absurd that we need 'permission' to raise chickens.*

## Written Comments in Opposition

- *Besides the above reasons (noise, smell, optics), I'm concerned that pet dogs would try to escape their yards to get to chickens if in a neighbor's yard. I also think it would negatively affect property values. I would not purchase a home if there were chickens anywhere nearby, and think it would be detrimental to people trying to sell.*
- *The possible spread of disease as well as the increase of predators like fox and coyote would make me not support the raising of chickens in the township. Thank you.*
- *Montgomery Township is no longer a farming community and chickens would require a lot of space. There are too many developments to properly allow for chickens.*



## Written Comments – Neutral Position

- *It would be nice that along with the application came an inspection to make sure the chickens are gated and properly housed.*
- *If allowed, property should be at least 1 acres and must have consent from neighbors.*
- *It sounds from the PSU link on raising chickens that there are some things to learn. I think proper education on the animal husbandry involved should be a prerequisite for the permit. Some sort of online course for instance.*

## Q6 Additional comments

Answered: 205 Skipped: 377

#	RESPONSES	DATE
1	Should not be allowed in townhouse communities. Private property with ½ acre or more	7/3/2021 10:17 AM
2	This is amazing and every county should be allowed to do this. This is a step in the right direction verses where our country is headed, sadly.	7/3/2021 10:04 AM
3	None	7/3/2021 1:23 AM
4	My neighborhood has many dozens of dogs. I don't think it will be safe or peaceful to allow chickens in a residential area.	7/2/2021 11:20 AM
5	It would be nice that along with the application came an inspection to make sure the chickens are gated and properly housed.	7/1/2021 10:56 PM
6	People can barely keep their dogs leashed and cleaned after. Chickens will be loud, smelly, and will get out on occasion. No thank you. My property connects to several others without fences and I do not want to see or hear chickens. Roosters crow loudly and early and will wake me and my young children.	7/1/2021 9:01 PM
7	Chickens belong on FARMS! They're a distraction to domestic pets and wild life!	7/1/2021 7:36 AM
8	The roosters are the biggest problem. I can hear a few every day from the bucks side of county line	6/30/2021 8:46 PM
9	Ridiculous that neighbors be opposed. What a great farm to table experience and learning opportunities if kids are involved! Why no chickens - I'd rather see no cats / now they are problematic ! But who am I to say say - get my point?	6/30/2021 5:51 PM
10	This is a fundamental right that all Americans have. This law is unconstitutional and stupid. Please allow people with PRIVATE property raise chickens. It's not about the environment or education, it's about basic rights	6/30/2021 10:14 AM
11	We support raising backyard chickens as an educational and learning experience for our kids, along with for a source for food for our family to be more self sufficient!	6/29/2021 5:25 PM
12	Kind of absurd that this is against the rules to begin with.	6/29/2021 2:10 PM
13	If township is considering allowing. Would want to make sure the coop is properly inspected annually	6/29/2021 12:09 PM
14	As long as the animals are properly cared for I am fine with it.	6/28/2021 8:04 PM
15	I love chickens! I think there great! It's an amazing food source and allows no food to go to waste!	6/28/2021 11:28 AM
16	There should be a limit of how many chickens, certainly a rooster, based upon size of property and if the property is in a neighborhood or not. If someone has 3 acres of ground, then it would not matter as much how many chickens they have, as someone who has a 1/2 acre and lives in a " neighborhood" where homes are perhaps close together. Having said that, a barking dog may be just as annoying if not MORE so than a rooster! And Sounds of chicks to me is not annoying! As for possible odors and whatnot, perhaps enforce a yearly inspection of some sort to home owners with chickens, that they would have to pay for? Animal well fare anyway is important. Just a thought to try to keep residents at ease who are opposed to chickens.	6/28/2021 10:02 AM
17	There should be no application to have a bird in your yard. I'm not raiding them but a permit/ application really....	6/28/2021 7:58 AM
18	this would make me mine from the county.. this isn't a pet. it's farming.. I didn't move to be a farm area.. I moved to a neighborhood	6/28/2021 7:35 AM
19	I didn't know we weren't supposed to? All my neighbors have chickens in their yards lol	6/27/2021 11:24 PM

## Raising Chickens on Private Residential Properties in Montgomery Township, PA

20	I think raising chickens can be done responsibly	6/27/2021 8:10 PM
21	It's our land, no need to micromanage what we the owner pay for; chickens are seriously a no brainer! Regulate by limiting the # or something constructive not restrictive.	6/27/2021 7:23 PM
22	I am a resident of Horsham township and I would love it if my neighbors/community had chickens and took loving care of them.	6/27/2021 5:31 PM
23	They eat ticks! I wish I had a larger lot so I could have a couple chickens if this is approved.	6/27/2021 1:56 PM
24	Would like to raise chickens. Concerned about foxes living in area. My sibling raises chickens and has lost some to fox attacks.	6/27/2021 12:56 PM
25	It's a great way to teach children as well as so many other benefits to free range chickens	6/27/2021 11:43 AM
26	Please allow backyard chickens.	6/27/2021 7:38 AM
27	We should have Freedom . Annoying things like crowing roosters or smells would be bad. There would need to be guidelines.	6/27/2021 7:18 AM
28	Chickens are an amazing addition to a backyard. They give entertainment & food. They are sweet & friendly & there is no smell if coop is cleaned regularly. They are no louder than dogs. They are good for the heart & mental health.	6/26/2021 9:00 PM
29	Montgomery township is residential. We didn't move here to have chickens next to our property. Chickens as neighbors is not an attractive selling point.	6/26/2021 8:39 PM
30	We want to be able to raise chickens!	6/26/2021 2:09 PM
31	There are so many more issues than the three you listed for those who are opposed to having chickens. The reasons you listed seem trivial. When you share your results and report that residents who are opposed site your reasons above, you will make us seem unreasonable. This survey is clearly biased and you need to do a better job to represent both sides.	6/26/2021 1:52 PM
32	I think it would be great as long as the people abide by the rules and are resoinisible.	6/26/2021 1:46 PM
33	Only chickens. No roosters!	6/26/2021 1:27 PM
34	I love this idea! We've been talking about getting chickens for a while now, and I hope this rule passes with popular support. People deserve access to sustainable cruelty free eggs, and I think chickens would be a very enriching addition to all of our lives and the landscape of our town.	6/26/2021 8:02 AM
35	I think there should be a limit of the number of chickens allowed.	6/26/2021 5:02 AM
36	If allowed, property should be at least 1 acres and must have consent from neighbors.	6/25/2021 9:51 PM
37	Clean coops don't smell.	6/25/2021 9:28 PM
38	Horrible idea.	6/25/2021 8:36 PM
39	The property behind us IS ALLOWED to have chickens. The are in the township of Hatfield. We are in the Borough of Hatfield. There are only three of us. Once hens are up to production they generally lay an egg a day (depending on what breed of hen you have) Logically 5 or 6 hens should provide us with enough eggs for at least personal use. And they will help rid you of bugs you DON'T WANT without toxic chemicals and can help with uneaten veg and fruits... although we are not usually wasteful that way. I think THIS IS A BRILLIANT IDEA!	6/25/2021 5:10 PM
40	It would be important to limit the number of chickens so it's doesn't turn into a big business. It also seems unfair that people who would benefit most to have chickens wouldn't be able to do so because they have a smaller lot. Maybe this could be compensated by having some community pens in those areas if there was a desire and people were willing to take the responsibility for it.	6/25/2021 1:36 PM
41	Our neighbor across Horsham rd (Horsham township) has chickens and roosters and you we not even aware they are there, except for the occasional cock-a-doodle-doo. We only hear this if we are outside and I love it. It reminds me of how this area was years ago. We have lived on horsham rd for 57 years. Bring on the chickens!	6/25/2021 1:35 PM
42	Stupid idea unless you have 3+ acres	6/25/2021 1:06 PM

## Raising Chickens on Private Residential Properties in Montgomery Township, PA

43	People do not understand all of the negatives the main one is the predators , that just love chickens for a meal and the extent they will go through to get to them.	6/25/2021 1:06 PM
44	I've been wanting backyard chickens for a year now and this would be so amazing!	6/25/2021 12:53 PM
45	Many municipalities already allow this	6/25/2021 11:22 AM
46	I am not able to raise chickens on the property I have. I plan to move so I can have chickens if Montgomery county allowed them I would stay in the country possibly when choosing a home to move to	6/25/2021 10:42 AM
47	Who would monitor the raising of chickens so they had proper space and care? I can see trouble in no one monitoring .	6/25/2021 10:37 AM
48	With the limits in place, this should be an automatic yes.	6/25/2021 7:34 AM
49	The benefits of chickens are numerous: food security, fertilizer, pest control, waste reduction and education. Frankly, it's absurd that we need 'permission' to raise chickens.	6/25/2021 7:28 AM
50	there are already chickens in my neighborhood and they are very well taken care of and they are lovely and even beautiful -- I love stopping by the fence and talking to them.	6/25/2021 7:24 AM
51	I can't believe this is even a discussion. We need to address the deer issues that are plaguing our neighborhoods. They are taking over the township, they are in the front yard, back yard and walking the streets and sidewalks - no fear eating everything in site of the landscape. My property butts up to the woods in Stone Ridge and they are sleeping and mingling right at the edge - the smell is terrible from their waste and to add chickens would make it even worse. The property value would be corrupted physically and visually. No, No No As a side note, the neighbors need to be reminded to trim their sidewalk trees. I walk at night and I don't know how many times I have crashed into low hanging branches. Either tell them to trim or you will hire a contractor to trim and send them the bill.	6/25/2021 7:11 AM
52	Flys from the chicken manure are more a nuisance than the smell.	6/25/2021 7:02 AM
53	I am 51, started working @ 9 years on farm in Richboro when not in school. I invite this issue be brought to fruition. The zoning, I believe, would create the minimum of problems. Overall, the short through long-term benefits overwhelmingly outweigh. I truly believe this.	6/25/2021 6:27 AM
54	Chickens are farm animals and do not belong in a residential setting.	6/25/2021 6:20 AM
55	I own a property in Hilltown Township (Bucks County, PA) and my neighbors have chickens. They are no problem at all. Fresh eggs are amazing!	6/25/2021 6:08 AM
56	Everyone needs to be able to provide homegrown food for their families. It was encouraged during the war for each family to have a clutch of chickens. That never should have changed.	6/25/2021 3:53 AM
57	It's their property let them use it the way they want	6/25/2021 1:10 AM
58	I already know of a family in Perkasio who successfully raised chickens on their residential property.	6/25/2021 12:20 AM
59	I do not currently live on a property where i could have chickens but someday i hope to and i would love to have chickens. My aunt in kansas has them and loves them!	6/24/2021 11:50 PM
60	Agree with permitting chickens but the county would need to monitor and address those not adhering to code. Should be a public avenue to report possible issues.	6/24/2021 10:51 PM
61	Chickens should not be allowed in Montgomery township!!	6/24/2021 10:41 PM
62	This is absolutely ridiculous. I didn't pay 650k for a house and 10k a year in property taxes so I can hear/see/smell chickens in my back yard. You can go buy chicken and eggs at giant. If you want to be a farmer buy a farm.	6/24/2021 10:13 PM
63	I live in a townhouse development, so I don't imagine we would allow chickens, due to space limitations, and most of the grass area being common property. However, in a single home development, I think it would work.	6/24/2021 9:19 PM
64	Chickens = roosters = noise all the time.	6/24/2021 9:04 PM
65	I have raised hens before and they have less impact on the environment than all the barking dogs and the cats who indiscriminately eat native fauna.	6/24/2021 9:04 PM

## Raising Chickens on Private Residential Properties in Montgomery Township, PA

66	I moved to the suburbs to get away from country living	6/24/2021 8:48 PM
67	There have been an abundance of fox sightings and many on my property. I fear this would be a massacre for chickens.	6/24/2021 7:58 PM
68		6/24/2021 7:30 PM
69	Raised them for years. Just want a few hens. Worried about foxes.	6/24/2021 4:41 PM
70	If the chickens move in, I will move out. This is the stupidest idea I have heard in years.	6/24/2021 4:34 PM
71	The residential lot sizes are too small in the Township to accommodate farm livestock	6/24/2021 4:33 PM
72	We have neighbors who can't control their dogs, this seems like opening the door to deterioration of residential property values.	6/24/2021 4:28 PM
73	Farm animals are just that and belong on a farm. To allow chickens will open the door for others who may want to raise a pig, a cow or some other animal. This has the potential to balloon out of control. Rules are made to be adhered to; not to be reversed because that is what someone or some group wants. The township needs to take a stand and defend the rights of the people who moved here to live in the suburbs and chose not to buy a farm. Please don't make those of us who do not want this to have the headache of forming our own group of resistance. Thank you for asking.	6/24/2021 3:57 PM
74	Smell, environmental hazard and it will feel like some 3rd world country..	6/24/2021 3:56 PM
75	Can you really trust people to properly care for their properties? I see many potential confrontations. I would also be concerned about the wildlife that would be drawn to them and concerned about the safety of the neighborhood dogs.	6/24/2021 2:54 PM
76	I know people in Sellersville who have chickens and they're great. We also brought home chickens from school for the weekend and it was no issue. I wouldn't have a problem with them.	6/24/2021 2:54 PM
77	I see nothing about a limit on the number of chickens permitted on a property. A few might be ok, but I'm very concerned about the smell. Chicken farms really stink.	6/24/2021 2:44 PM
78	Chickens for all	6/24/2021 2:32 PM
79	I have lived in the township since 1975, and when I moved here - several neighbors on the surrounding streets did have chickens. How did I know, I could hear the roosters crow every morning. I loved it! I appreciate that the township has grown considerably since then, but I am certain that responsible chicken owners will be able to control the smell quite nicely. Hens hardly make a sound and provide many benefits including eating bugs and providing high quality, cage free eggs. I'm for changing the ordinance to allow chickens 100%.	6/24/2021 12:50 PM
80	The possible spread of disease as well as the increase of predators like fox and coyote would make me not support the raising of chickens in the township. Thank you.	6/24/2021 12:26 PM
81	I think it would be a great idea to be allowed to raise chickens on our residential properties!	6/24/2021 12:19 PM
82	I don't really want the neighbors immediately behind me to get them because then they'd likely build a structure that I'd have to look at and it would likely not be visually appealing. In addition, there are lots of foxes and I think having chickens could attract other wildlife (don't want coyotes). However, if the township does approve this, as long as roosters are not allowed and hens are not wandering around free range, I do not have a serious problem with it (but obviously prefer no chickens).	6/24/2021 11:57 AM
83	How will "roosters prohibited" be enforced? Will someone from the township round up the roosters when they start appearing in the chicken coops?	6/24/2021 11:56 AM
84	This is NO BRAINER.	6/24/2021 10:54 AM
85	It sounds from the PSU link on raising chickens that there are some things to learn. I think proper education on the animal husbandry involved should be a prerequisite for the permit. Some sort of online course for instance.	6/24/2021 10:33 AM
86	Go for it.	6/24/2021 10:03 AM
87	I believe that everyone needs to be accountable and considerate to their neighbors but that raising chickens is great for the community for private homeowners and something that	6/24/2021 9:06 AM

## Raising Chickens on Private Residential Properties in Montgomery Township, PA

everybody should have access to be able to do if able to do correctly. Chickens provide food they provide companionship and they are a great source of education for children and adults alike.

88	We have family members that own chickens know the issues and they live in a rural area not a neighborhood for these reasons	6/24/2021 8:58 AM
89	Do not support this measure.	6/24/2021 8:58 AM
90	there would need to be rules around what a chicken coop could look like.	6/24/2021 8:55 AM
91	Finally we can have chicken	6/24/2021 8:43 AM
92	The number of chickens should be limited in order to keep them from becoming a nuisance to neighbors.	6/24/2021 8:39 AM
93	They require alot of care, are dirty and smell horrible	6/24/2021 8:36 AM
94	There should be a clear process in place for residents to address neighbors not following rules, but otherwise I support this initiative	6/24/2021 8:35 AM
95	My neighbor use to have chickens or some type of foul on his property and they were noisy. He had them in a coop. I have not seen them lately so they may have made for some good eating. This is not a farm!	6/24/2021 8:33 AM
96	would love to see this passed!	6/24/2021 8:26 AM
97	Hi! I'm actually a resident of North Wales borough and we love strolling through the neighborhood and hearing our neighbor's chickens! I want to encourage nearby communities to do the same. We rent here and they're not allowed on our lease, but I have serious coop envy! A friend of ours just started a backyard flock in Olympia, WA this year and they've brought her so much joy. It's important for people to have opportunities to raise their own food and be self sustainable. Chickens are also great for garden compost and have big personalities like any pet! As a staff member at Manna on Main st, we've also treasured our neighbors' surplus egg donations to help feed the community and in turn reduce our own produce waste by sharing some of our unusable scraps with pig and chicken keepers. We'd welcome Montgomery residents to join us in that mission!	6/24/2021 8:07 AM
98	Dirty unsanitary and will attract more predators to the area.	6/24/2021 1:15 AM
99	We could all benefit with some fresh eggs and chicken poop is great garden fertilizer.	6/23/2021 9:17 PM
100	I love this idea!!	6/23/2021 8:45 PM
101	Love it	6/23/2021 7:48 PM
102	I have a neighbor who has chickens The structure is amazing. No odor. Fenced properly . He recycles and uses for mulching the little immaculate house ing for the chickens . They are clean .There are no bugs or flies around the chickens make no noise . If any one complains they have no right to do so if they see the work he does with his pets. And he shares the eggs with his friends and neighbors . There are a lot of neighbors here that don't take care of their property the way this man does. And the taste of the freshness of the eggs are wonderful.	6/23/2021 7:45 PM
103	We have Fox, hawks, ground hogs, deer passing thru or overhead daily. Ever heard the expression Fox in a hen house. The screeching when a squirrel kills something a night & finding 1/2 a dead bird or rabbit in your yard is enough for me to vote No	6/23/2021 7:36 PM
104	The Montgomery Township farmers sold land to developers. I purchased a suburban tract home, not a farm. I like suburban tract restrictions . Thank you for asking, please NO chickens	6/23/2021 7:12 PM
105	We lived in North Wales Borough & had .12 of an acre and raised 5 chickens.. Never a problem.. Where the problem lies is in factory farming! The animal abuse must be stopped and residential owners should be able to help this problem with the choice to own their own chickens for humanely treatment of their pets and to know where their food comes from with having their own fresh eggs! And WHAT a great lesson to teach our kids! Chickens are friendly and funny and quite frankly, very therapeutic. They love hugs! (Ours did). They are not hard at all, to take care of. They help get rid of ticks!!! Come on, New York apartments raise chicks on balconies.. This really should not be such a big deal.	6/23/2021 6:42 PM
106	i would love to see chickens around the area	6/23/2021 6:19 PM

## Raising Chickens on Private Residential Properties in Montgomery Township, PA

107	Would love to see people allowed to raise chickens	6/23/2021 6:16 PM
108	I'm supportive of neighbors raising chickens! We had them growing up in Hilltown. People own the land, let them use it as they'd like.	6/23/2021 5:22 PM
109	Chickens do not need much space to thrive. They do not smell. Chickens eat ticks and other insects that people do not want in their yards preventing the use of pesticides that wind up in the waterways.	6/23/2021 4:58 PM
110	There should be an associated law requiring clean conditions, or cleaning frequency that makes sense.	6/23/2021 4:55 PM
111	Chickens eliminate ticks - provide food - and education for our children - there are many successful urban programs that could provide guidance on installing a local program.	6/23/2021 4:51 PM
112	As long as the resident ensures ethical practices, enough land, etc. I am not opposed to them raising chickens.	6/23/2021 4:50 PM
113	Chickens are a great way for people to get involved in agriculture and support and industry that feeds them. It is so important for people to be able to have this opportunity. It is also so beneficial to be able to raise your own birds for eggs and meat. It is essential for the residents of Montgomery county to have this right.	6/23/2021 4:38 PM
114	My parents have experienced this in their neighborhood and it was quite challenging. Lots of noise and not nice to have to look at. Just not enough space in developments throughout our township to sustain this across all neighborhoods.	6/23/2021 4:38 PM
115	We need to change with the times we are tax payers this is our land if you have a half acre or more sure	6/23/2021 4:18 PM
116	Chickens rock!	6/23/2021 3:00 PM
117	only on 1 acre lots	6/23/2021 2:46 PM
118	Would look forward for this to become a norm asap	6/23/2021 2:18 PM
119	go buy a farm if you want to raise chicken. If you are looking for organic or non-gmo chicken check-out Whole Foods or Trader Joe's	6/23/2021 12:55 PM
120	Would not allow roosters due to noise.	6/23/2021 11:56 AM
121	I would personally raise chickens	6/23/2021 8:57 AM
122	I live in Montgomery Place and since we don't have our own yards and are too close together it wouldn't work, but for houses with their own yards I agree that they should be allowed.	6/23/2021 8:01 AM
123	This is a great idea!	6/23/2021 6:00 AM
124	unfortunately there are a lot of unclean neighbors in the area and various ethnic groups in our area that also believe in killing chickens for example one family on my street used to kill ducks and chickens in their bathtub and leave the bloody cages outside	6/22/2021 10:44 PM
125	Will there be oversight to ensure chickens are being well kept?	6/22/2021 10:40 PM
126	It's not a farm, where would they be if the neighbor went on vacation who would take care of them . How do you keep them safe .	6/22/2021 10:22 PM
127	No roosters	6/22/2021 10:01 PM
128	I don't mind as long as the owner properly care for and provide for them and keep them safe.	6/22/2021 9:38 PM
129	I think there are many benefits to allowing chickens but need to ensure residence are following laws/cleanliness. This is for the safety of people and chickens. Thanks.	6/22/2021 9:24 PM
130	I would support the question if the acreage were increased to 3 acres.	6/22/2021 8:23 PM
131	The vast majority of people are completely unqualified to raise chickens.	6/22/2021 8:18 PM
132	I would be opposed IF the lot size is smaller than .5 Acres. I am supportive of this initiative at the prescribed lot size.	6/22/2021 8:13 PM
133	Unfortunately, our lot size and HOA wouldn't allow it, but we receive fresh eggs from our	6/22/2021 7:45 PM

## Raising Chickens on Private Residential Properties in Montgomery Township, PA

friends in Horsham who raise chickens and we love it.

134	No roosters please...	6/22/2021 6:38 PM
135	Besides the above reasons (noise, smell, optics), I'm concerned that pet dogs would try to escape their yards to get to chickens if in a neighbor's yard. I also think it would negatively affect property values. I would not purchase a home if there were chickens anywhere nearby, and think it would be detrimental to people trying to sell.	6/22/2021 5:49 PM
136	I would recommend setting limits to number chickens a household could raise to minimize noise and attracting communally found wild animals like foxes.	6/22/2021 4:33 PM
137	People may be inconsiderate of placement of coups, roosters are loud, if they have a lot of chickens and don't clean the coop then smell could be an issue. Would like to think people would be considerate but unfortunately that isn't always the case.	6/22/2021 4:32 PM
138	Great for so many purposes!! & without roosters there shouldn't be a noise concern! Great work township!! We appreciate all that you do!	6/22/2021 4:15 PM
139	Raising chickens on private residence isn't appropriate for a township like ours from a density perspective. It's not rural. It's not farm-based. I would not want a chicken coop on the property of my next-door neighbor. This is no different than wanting to raise a cow in the neighborhood-except that the smell is worse.	6/22/2021 3:56 PM
140	I storngly feel that the acreage threshold should be lowered to allow families falling short of proposed acreage requirements to participate in the raising of Chickens on their property as well. I believe that possibly lowering the number of birds allowed on smaller properties could be a fair alternative to completely banning certain families from having the right to raise chickens while our nieghbor may have the right because their property lines happen to extend a little further then ours. Having a few more sq Ft of land shouldnt determine wether or not a family does or doesnt have the right to raise a couple birds on the property so long as everything is safe & clean for teh animals & neighbors invilved. Please reconsider lowering this threshold as under proposed ordinance My family will be refused the right to raise Any number of chickens while nearby properties will enjoy these freedoms literally because their property is a few sq ft larger then my families lot. In todays world we should all be seeking ways to decrease our footprints & any family willing to put forth the time, effort & cost in attempt to raise sustainable resources, compost, gardening, etc should not only be allowed but Encouraged to do so.! Thank You for taking the time to read this.	6/22/2021 3:27 PM
141	20,000 square foot lot size too small to allow chickens on. Would be okay with lots 1 acre or larger. concern with maintenance as they can be very dirty and are much harder to raise than most people think	6/22/2021 2:46 PM
142	As long as no roosters!	6/22/2021 2:29 PM
143	Do you need a rooster for the chickens. Not sure the chickens would make a lot of noise but a rooster sure would and who wants to wake up when a bird tells you to do so? Also, who is going to monitor the cleanliness of these backyard chicken coops. The land size is not all that big to protect a neighbor from unsanitary conditions or smells or unsightly messes. I have had very messy neighbors even in a regulated neighborhood - how would anyone manage this in non-regulated neighborhoods. People next door could have a situation they never bargained for when they moved here which would not be fair at all. Last, who is going to stop dogs from barking at these new animal neighbors and going a bit nutty?	6/22/2021 2:09 PM
144	It's a fun, and healthy family activity that can be a great way to bring neighbors together	6/22/2021 11:14 AM
145	There is already a neighbor on Bellows who has a chicken coop in their backyard. What is the policy for residents who have chickens now?	6/22/2021 10:21 AM
146	A coop of chickens -- responsibly and respectfully managed -- brings to a family a level of fulfillment and purpose that non-chicken tenders must work extra hard to understand. If you don't keep chickens or live next to someone who does, you SHOULD NOT HAVE STANDING to judge and police the quality of life of your chicken-caring neighbors.	6/22/2021 9:58 AM
147	Completely support this!	6/22/2021 9:35 AM
148	Why not encourage people to raise their own food. You encourage farmers market.	6/22/2021 9:27 AM
149	Property Size requirements are too restrictive. Other local areas allow chickens on smaller	6/22/2021 9:24 AM



## Raising Chickens on Private Residential Properties in Montgomery Township, PA

lots.

150	Also concerned about chickens attracting more animals such as fox	6/22/2021 9:16 AM
151	I think allowing people to raise chickens is very beneficial. Not only do they give people a healthy food (eggs) and fertilize gardens, but they also help with ticks and mosquitos. Our area has an extremely high rate of Lyme and biting insect illness and chickens would be an excellent way to help fight against this problem.	6/22/2021 8:40 AM
152	Chickens will be a wonderful addition to our communities!	6/22/2021 8:33 AM
153	I am all for this. Please let this pass. Provided there are stipulations for control of waste. Nothing crazy. Something similar to making people clean up after their dog.	6/22/2021 6:59 AM
154	It depends on the location and how much space there is between neighbors' properties.	6/22/2021 6:16 AM
155	Chickens at would be pine crest n/a. But I am fine with area residents in appropriate areas having chickens. A friend's neighbor has them in Doylestown and it works well for the hood. Plus kids enjoy and learn from the experience.	6/22/2021 4:26 AM
156	We have concerns about disease spread as well. We know of circumstances where this has happened with people raising chickens.	6/21/2021 11:27 PM
157	Also concerned about salmonella outbreaks linked in the last few months to backyard chickens	6/21/2021 11:14 PM
158	This is a great opportunity to allow neighbors to raise their own animals for eggs and reduce carbon footprint as well as teach kids about interesting farm skills.	6/21/2021 10:43 PM
159	I support it because people own their land, pay their taxes, and it's not my right to tell them what they can't do. If I don't like it I can move to a homeowners association development but I don't have a right to stop them. I do support having a minimum land requirement as you can't have livestock in condensed areas and keep up with public health and safety issues.	6/21/2021 10:31 PM
160	I grew up on a small farm where I collected eggs with my mother every morning. My kids worked on a living history farm in NJ where they collected eggs. They would be thrilled! Unfortunately, I worry about wild animals attacking them. In my back yard along Hartman Road, we have foxes that roam daily, coyote, & black weasels. I fear that I wouldn't be able to completely protect them. Good luck to those who can safely house chickens! Fresh eggs are the creamiest and the best! Oh and they don't have to be refrigerated.	6/21/2021 9:47 PM
161	This is a residential community. Not a farm.	6/21/2021 8:18 PM
162	Disgusting	6/21/2021 8:16 PM
163	It shouldn't be a question. We allow dogs, cats, and other pets. To enforce pets or livestock that does not require specialized animal permits (exotic wildlife) is overstepping authority.	6/21/2021 8:09 PM
164	I was raised with chickens. They are a fun pet and it's great to have unlimited eggs.	6/21/2021 7:50 PM
165	I would like to know what ordinances will be put in place? Chickens getting loose? Does the property need to be fenced, if allowing the chickens free range? Property owner not keeping the chickens housing clean? Do they have to have proper housing? Limitation - is there a max based on your property size? What fines will be put in place? Can they owner be band from having some, if they do not follow township ordinances....after how many violations?	6/21/2021 6:04 PM
166	I love fresh eggs and the idea of raising chickens but it's not as easy as people believe. I hate to see neglect and poor care.	6/21/2021 5:23 PM
167	I live on a 20,000 sq ft lot and can say with certainty that the lot size is too small to support raising chickens. Most of lots in my development and neighboring developments are also in the 20,000 plus sq ft range. My suggestion would be to require a minimum one acre lot to raise chickens.	6/21/2021 5:13 PM
168	I have heard NUMEROUS complaints from people that live in other municipalities about how annoying chickens are! A RESOUNDING NO!!!!	6/21/2021 5:11 PM
169	Chickens are the best! If you can have kids, or dogs..have chickens..	6/21/2021 5:05 PM
170	The houses in my neighborhood are too close together to allow for raising of chickens. If someone has a large parcel of property, I am not opposed to them to being allowed to have	6/21/2021 4:21 PM

## Raising Chickens on Private Residential Properties in Montgomery Township, PA

chickens. It is unsafe and a health concern to have chickens in a development.

171	There should be a limit on # of chickens to be raised based on square footage of residents property and where coop can be located, just like you require approval for a new shed.	6/21/2021 3:14 PM
172	What about the increase in foxes in the area as a result of the chickens.	6/21/2021 3:10 PM
173	If approved, it should be for new development only. We purchased a home in a suburban development knowing there were no chickens. It would lower my property value, No, no, no.	6/21/2021 2:52 PM
174	Wonderful idea to increase value to the twp.	6/21/2021 2:50 PM
175	I would not want my neighbors raising chickens. They would probably let them run loose all over and they would end up in my yard.	6/21/2021 2:50 PM
176	My neighbors already do things that they should not, building structures on an easement and putting up a new fence (attached to the old one) with the ugly side facing out. If we let people raise chickens how will you control it??? What is next?	6/21/2021 2:36 PM
177	Space requirement too small. Would not object if much larger property	6/21/2021 2:21 PM
178	We would love to raise a few chickens!	6/21/2021 2:12 PM
179	There are major pest concerns associated with raising chickens. Rats and mice often live near chicken coops.	6/21/2021 2:10 PM
180	You don't need 20000 square feet of property to raise chickens.	6/21/2021 2:06 PM
181	Some properties in my neighborhood are already poorly maintained. We do not need another way to allow this. Chickens are noisy and extremely smelly. Please do not allow this.	6/21/2021 1:58 PM
182	Our neighbors had chickens previously although I don't think they were permitted. They were not too noisy however if not kept up on they can smell quite a bit. These neighbors (who have moved) took care of their chickens but it still smelled sometimes. I don't know if all homeowners would clean up after their chickens enough.	6/21/2021 1:54 PM
183	HOW BIG OF AN ISSUE IS THIS REALLY OR JUST PEOPLE COMMENTING BECAUSE THEY HAVE NOTHING BETTER TO DO ? I DO NOT HAVE OR RAISE CHICKENS !	6/21/2021 1:49 PM
184	Montgomery Township is no longer a farming community and chickens would require a lot of space. There are too many developments to properly allow for chickens.	6/21/2021 1:39 PM
185	Not sanitary. Will attract more deer and wildlife. Do not approve.	6/21/2021 1:37 PM
186	My wife completed this earlier, but I also want to share my opinion. That is why you will see our address twice. With chickens come roosters and further problems.	6/21/2021 1:35 PM
187	Depends how close to my house.	6/21/2021 1:33 PM
188	PLEASE NO! We already allow fireworks within a dozen feet of structures. We allow enormous campers in driveways, fire pits on every property leading to asthma and breathing issues, overgrown grass, and so on and so on. Please do not add one more problematic behavior that impacts the lives (and property values) of neighbors.	6/21/2021 1:31 PM
189	I think this is a great opportunity for the township and community.	6/21/2021 1:28 PM
190	We live in a single home, and in our neighborhood the yards are not big enough to accommodate chickens. In summer and spring we can smell yard clippings that people leave on their lawns. I cannot imagine what chickens would smell like. The noise would also be an issue. There just isn't enough space in our neighborhood.	6/21/2021 1:28 PM
191	Lot size is too restrictive. Montgomery Twp is behind the times when it comes to allowing backyard chickens. Chickens require very little space and when taken care of properly cause no inconvenience to neighbors. While this is a good start, the required lot size needs to be smaller.	6/21/2021 1:25 PM
192	I think larger parcels would be OK. One acre or larger would be more appropriate.	6/21/2021 1:14 PM
193	Love this idea!	6/21/2021 1:10 PM
194	How would this apply to places like Neshaminy Falls?	6/21/2021 10:28 AM

## Raising Chickens on Private Residential Properties in Montgomery Township, PA

195	We are not a farm community. One of our neighbors had roosters until we reported them. People won't stop at chickens. If you allow it, there should be a minimum acreage, such as 10 acres, but no less than 5 acres.	6/19/2021 12:10 PM
196	I'm not totally opposed to the idea of residents raising chickens, but feel that they shouldn't be allowed on properties smaller than 1 acre. I live on a 0.4 acre property with the house near the middle of the property and would not like a neighbors chicken coop that close to my house. I also am of the opinion that a fence around the property in addition to the coop fence should be required.	6/19/2021 6:49 AM
197	If the raising of chickens was controlled by space. Like you can only raise chickens if you have 5 acres or more.	6/18/2021 9:43 PM
198	My daughter lives next to a family that raises chickens (about 24) in Wyndmoor and they are well contained and a nice addition to the neighborhood.	6/18/2021 9:38 PM
199	Where would this stop? Ferrets? Pigs? Minks? There are violations already occurring in our community; commercial businesses on residential property, dogs permitted to noisily disturb at all hours of the early morning and late at night. These activities are already being sanctioned by ignoring their existence or lacking the manpower to investigate and enforce.	6/18/2021 9:08 PM
200	Chicken are quiet. I don't see how they would bother anyone.	6/18/2021 8:18 PM
201	Really? How about we just stop wasting time and money on these nonsense surveys just to be politically correct because some fool raises an issue. Just say NO - right up front. The map illustrates over 50% of properties would be permitted. This is a terrible idea. In addition to the negatives stated in #4, Chickens can spread numerous diseases and viruses (yes we are all familiar with viruses no?). Salmonellosis, Campylobacteriosis, Avian influenza virus, and potentially many more T.B.D. just to name a few. This is not a farming community. Let those who want to raise chickens or other non-domesticated animals move to a farm. I did not move here to potentially be exposed to more diseases and viruses that are avoidable. Time to wake up here and focus on what is important.	6/18/2021 7:28 PM
202	I would be concerned about a potential rat infestation because of the feed and chicken feces.	6/18/2021 6:05 PM
203	Farm animals should be on a farm and not in residential areas. I love animals but they should be housed in the proper locations.	6/18/2021 5:03 PM
204	0.46 acres is not that big of area and I'm assuming that includes the home footprint. The noise and smell would bring prices of neighboring properties down. I've grew up in a small town with people raising chickens and I don't want them as neighbors again. Montgomery Township residents will be sorry if this gets approved.	6/18/2021 4:40 PM
205	Please allow chickens!	6/18/2021 4:27 PM

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

Item # 10.

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SUBJECT:	Consider Ordinance Amendment to Permit Outdoor Dining
MEETING DATE:	June 26, 2021
BOARD LIAISON:	Tanya C. Bamford, Chair
INITIATED BY:	Bruce S. Shoupe, Director of Planning and Zoning

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**BACKGROUND:**

On June 8, 2020 the Board of Supervisors adopted Resolution #20-102 establishing guidelines for Outdoor Dining During the Covid Pandemic Order issued by Governor Wolf on May 1, 2020. These guidelines allowed various existing businesses to provide outdoor dining to help increase their seating capacity while maintaining social distancing for their patrons during the Governors Order.

The Staff established standards to ensure the public was protected along with assisting businesses by not requiring Zoning Hearing Board approval for this use during the Pandemic.

The Governor's order has been lifted. Upon research of the Township Solicitor the purpose of the resolution was to provide relief for restaurants during the pandemic and does not excuse businesses from complying with various regulation prior to Covid restrictions, federal, state, county and local government regulations.

As such we would fall back under the zoning ordinance that permits outdoor dining by Special Exception in C, S, and ECPOD zoning districts under Section 230-156.4 of the Zoning Code, attached.

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

Possible amendment of Zoning Ordinance.

**RECOMMENDATION:**

Have Township staff and professionals review the existing Zoning Ordinance to determine if it can be amended to permit outdoor seating as a by-right use and draft an ordinance amendment for Board consideration at an upcoming meeting.

If the Board wishes they can authorize the advertisement of the ordinance amendment tonight subject to the review of the Township Solicitor.



# Montgomery Township

## Inter-Office Memo

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**To:** Board of Supervisors

**From:** Carolyn McCreary, Township Manager

**Date:** July 2, 2021

**Subject:** Outdoor Dining and Merchandise Sales Extension

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At your public meeting on June 28, Sean Kilkenny suggested you delay any action on extending outdoor dining or merchandise sales until his office could review the matter since it was a direct result of the Governor's emergency COVID-19 declaration and involves our zoning ordinance.

I received communication from Rebecca Geiser who was asked by Sean to research the matter.

She has advised that we cannot extend this option now that the order has been lifted. Further, as this relates to a use under the zoning ordinance commercial property owners would need to apply for a variance with the Zoning Hearing Board.

The other option available to the Board is to direct staff and the Solicitor's office to evaluate the zoning ordinance and develop a proposed amendment to permit outdoor dining and outdoor sales with certain conditions. This would take some time and after you review the proposed changes, we would advertise it and need to hold a hearing at one of your public meetings after the prescribed time has passed after the advertisement.

The Planning & Zoning Department staff will be communicating with the affected businesses, advising that the extension has expired and giving them 30 days to come back into compliance with the zoning ordinance.

cc: Bruce Shoupe  
Sean Kilkenny, Esq.

*Township of Montgomery, PA  
Wednesday, July 21, 2021*

## Chapter 230. Zoning

### Article XXI. Miscellaneous Provisions

#### § 230-156.4. Special regulations for restaurant, outdoor customer dining area.

[Added 3-10-2003 by Ord. No. 03-167Z]

- A. Zoning requirements. Outdoor dining area shall be permitted by special exception as an accessory use in the C, S, and ECPOD Overlay Districts.  
[Amended 6-25-2012 by Ord. No. 12-259Z]
- B. Floor area devoted to outdoor dining shall provide for off-street parking in the same manner as prescribed for restaurant use.
- C. The area designated and used for outdoor dining shall comply with all other zoning requirements such as yards, impervious surface ratio, setbacks from parking areas, and for the purposes of this chapter outside dining areas shall be included in the calculation and limitations which govern building coverage and building location.
- D. The outdoor dining area shall not infringe on any public sidewalk, or encroach upon required green space or parking areas; and shall be physically separated from the above by any combination of railing, fence, deck, planting boxes, or natural vegetation.
- E. The Zoning Hearing Board shall consider other items, including but not limited to music, sound, hours of operation of the outdoor dining area, traffic, outdoor lighting, and impacts on neighboring properties.

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

Item # **11.**

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SUBJECT: Consider Construction Escrow Release No. 12, Higher Rock  
Partners – Phase 2 (LDS 694)  
MEETING DATE: July 26, 2021  
BOARD LIAISON: Tanya C. Bamford, Chair  
INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

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**BACKGROUND:**

Attached is a construction escrow release requested by Higher Rock Partners 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 Letter of Credit with Fulton Bank. This is the twelfth release for Phase 2 and is in the amount of \$13,200.00. The new balance would be \$847,289.56.

**RECOMMENDATION:** Construction escrow be released.

**MOTION/RESOLUTION:**

**Motion** to authorize a construction escrow release in the amount of \$13,200.00 as recommended by the Township Engineer for the Higher Rock Partners, LP.

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



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

July 15, 2021

File No. 2016-07014-01

Carolyn McCreary, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Higher Rock Partners, LP – Land Development (Phase 2) – LDS#694  
Escrow Release 12

Dear Carolyn:

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 \$13,200.00 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.

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/

Enclosure: Release of Escrow Form (7/15/21), Summary of Improvement Escrow Account (7/15/21)

cc: Bruce S. Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Sean Kilkenny, Esq., Solicitor – Kilkenny Law  
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  
Judith Stern Goldstein, ASLA, R.L.A., Senior Project Manager – Gilmore & Associates, Inc.  
Damon Drummond, P.E., PTOE, Senior Transportation Engineer – Gilmore & Associates, Inc.  
Brian Dusault, Construction Services Manager - Gilmore & Associates, Inc.

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

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Gilmore & Associates, Inc.  
Building on a Foundation of Excellence  
[www.gilmore-assoc.com](http://www.gilmore-assoc.com)



**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: 08/19/2020

Development Higher Rock - Land Development - LDS-694

G&A Project #: 2016-07014-01

Release #: 12

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$13,200.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.


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

Ms. Carolyn McCreary  
Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Date: 07/15/2021

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$13,200.00 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.

 7/15/21  
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 \$13,200.00, 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 \$13,200.00; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$13,200.00; 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 \$4,849,153.36 pursuant to a signed Land Development Agreement and that \$3,988,663.80 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$847,289.56 in escrow.

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

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

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

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

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

Department Director



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

## ESCROW RELEASE NO. 12

DATE PREPARED: 15-Jul-2021

PROJECT NAME: Higher Rock - Land Development	TOTAL ENG/INSP/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	\$ 13,200.00	\$ 3,988,663.80	\$ 4,001,863.80	\$ 406,457.44
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 13,200.00	\$ 3,988,663.80	\$ 4,001,863.80	\$ 847,289.56

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				
PHASE 2 - LAND DEVELOPMENT																			
2.A. SOIL EROSION AND SEDIMENT CONTROL																			
Stage 2																			
1.	Inlet Protection		EA	50	\$	255.00	\$	12,750.00	\$	-	50.00	\$	12,750.00		\$	-			
2.	18" Filter Sock		LF	540	\$	5.75	\$	3,105.00	\$	-	540.00	\$	3,105.00	540.00	\$	3,105.00	\$	-	
3.	24" Filter Sock		LF	200	\$	9.25	\$	1,850.00	\$	-	200.00	\$	1,850.00	200.00	\$	1,850.00		\$	-
4.	NAG SC-150		SF	19,600	\$	0.24	\$	4,704.00	\$	-	19,600.00	\$	4,704.00	19,600.00	\$	4,704.00		\$	-
5.	Remove E&S Measures		LS	1	\$	8,500.00	\$	8,500.00	\$	-	0.90	\$	7,650.00	0.90	\$	7,650.00	0.10	\$	850.00
2.B. STORMWATER																			
1.	4 in. PVC		LF	672	\$	25.00	\$	16,800.00	\$	-	672.00	\$	16,800.00	672.00	\$	16,800.00		\$	-
2.	6 in. PVC		LF	300	\$	28.00	\$	8,400.00	\$	-	300.00	\$	8,400.00	300.00	\$	8,400.00		\$	-
3.	15 in. HDPE		LF	2,948	\$	38.00	\$	112,024.00	\$	-	2,948.00	\$	112,024.00	2,948.00	\$	112,024.00		\$	-
4.	18 in. HDPE		LF	316	\$	43.00	\$	13,588.00	\$	-	316.00	\$	13,588.00	316.00	\$	13,588.00		\$	-
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	\$	-	50.00	\$	127,500.00	50.00	\$	127,500.00		\$	-
7.	Yard Drain		EA	3	\$	1,595.00	\$	4,785.00	\$	-	3.00	\$	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	\$	-	32.00	\$	85,280.00	32.00	\$	85,280.00		\$	-
11.	StormTech Basin UGB1	13209 CY	LS	1	\$	103,000.00	\$	103,000.00	\$	-	1.00	\$	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	\$	-	3.00	\$	180,000.00	3.00	\$	180,000.00		\$	-
20.	Outlet Structure		EA	5	\$	5,400.00	\$	27,000.00	\$	-	5.00	\$	27,000.00	5.00	\$	27,000.00		\$	-
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	15.00	\$	13,500.00		\$	-
2.C. SITE IMPROVEMENTS																			
1.	Concrete Curb, inc. curb line sealing		LF	10,154	\$	17.00	\$	172,618.00	\$	-	10,154.00	\$	172,618.00	10,154.00	\$	172,618.00		\$	-
2.	Std. Paving 1.5 in. 9.5mm Wearing Course		SY	15,000	\$	7.00	\$	105,000.00	\$	-	5,000.00	\$	35,000.00	5,000.00	\$	35,000.00	10,000.00	\$	70,000.00
3.	Std. Paving 2.5 in. 25mm Binder Course		SY	15,000	\$	9.00	\$	135,000.00	\$	-	15,000.00	\$	135,000.00	15,000.00	\$	135,000.00		\$	-
4.	Std. Paving 8 in. 2A Stone		SY	15,000	\$	8.00	\$	120,000.00	\$	-	15,000.00	\$	120,000.00	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	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		\$	-
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		\$	-
2.C. SITE IMPROVEMENTS (continued)																			
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	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	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	6,100.00	\$	48,800.00		\$	-



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

## ESCROW RELEASE NO. 12

DATE PREPARED: 15-JUL-2021

PROJECT NAME: Higher Rock - Land Development	TOTAL ENG/INSP/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	\$ 13,200.00	\$ 3,988,663.80	\$ 4,001,863.80	\$ 406,457.44
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 13,200.00	\$ 3,988,663.80	\$ 4,001,863.80	\$ 847,289.56

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
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	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		\$ -	12,664.00	\$ 94,980.00	12,664.00	\$ 94,980.00	7,613.00	\$ 57,097.50
17. ADA/PennDOT Compliant Ramp, inc. DWS	EA	28	\$ 3,000.00	\$ 84,000.00		\$ -	17.00	\$ 51,000.00	17.00	\$ 51,000.00	11.00	\$ 33,000.00
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	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		\$ -	3,304.00	\$ 74,505.20	3,304.00	\$ 74,505.20		\$ -
25. Sleeve-Its for Fence, 6 ft. on Center	LS	1	\$ 16,500.00	\$ 16,500.00		\$ -	1.00	\$ 16,500.00	1.00	\$ 16,500.00		\$ -
26. Sleeve-Its for Guiderail, Walls 1, 2, 3, & 6	LS	1	\$ 7,100.00	\$ 7,100.00		\$ -	1.00	\$ 7,100.00	1.00	\$ 7,100.00		\$ -
27. Traffic Control Signs Mounted on Poles	EA	36	\$ 250.00	\$ 9,000.00		\$ -	36.00	\$ 9,000.00	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	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	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		\$ -	40.60	\$ 142,100.00	40.60	\$ 142,100.00	0.40	\$ 1,400.00
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	19.00	\$ 77,900.00		\$ -
<b>2.E. LANDSCAPING</b>												
<b>Shade Trees</b>												
1. Acer rubrum 'Bowhall' (3" cal. min.)	EA	6	\$ 600.00	\$ 4,800.00		\$ -	8.00	\$ 4,800.00	8.00	\$ 4,800.00		\$ -
2. Acer rubrum 'Red Sunset' (3" cal. min.)	EA	35	\$ 600.00	\$ 21,000.00	2.00	\$ 1,200.00	33.00	\$ 19,800.00	35.00	\$ 21,000.00		\$ -
3. Carpinus caroliniana (3" cal. min.)	EA	4	\$ 600.00	\$ 2,400.00		\$ -		\$ -		\$ -	4.00	\$ 2,400.00
4. Cercidiphyllum japonicum (3" cal. min.)	EA	4	\$ 600.00	\$ 2,400.00		\$ -	4.00	\$ 2,400.00	4.00	\$ 2,400.00		\$ -
5. Cercis canadensis (3" cal. min.)	EA	5	\$ 600.00	\$ 3,000.00		\$ -	5.00	\$ 3,000.00	5.00	\$ 3,000.00		\$ -
6. Cedrus deodora (3" cal. Min.)	EA	2	\$ -	\$ -		\$ -		\$ -		\$ -	2.00	\$ -
7. Chionanthus virginicus (3" cal. min.)	EA	4	\$ 600.00	\$ 2,400.00		\$ -	4.00	\$ 2,400.00	4.00	\$ 2,400.00		\$ -
8. Cornus kousa (3" cal. min.)	EA	13	\$ 600.00	\$ 7,800.00		\$ -	13.00	\$ 7,800.00	13.00	\$ 7,800.00		\$ -
9. Ginkgo biloba (3" cal. min.)	EA	17	\$ 600.00	\$ 10,200.00	3.00	\$ 1,800.00	14.00	\$ 8,400.00	17.00	\$ 10,200.00		\$ -
10. Ginkgo biloba (3" cal. min.)	EA	13	\$ 600.00	\$ 7,800.00		\$ -		\$ -		\$ -	13.00	\$ 7,800.00
11. Gleditsia triacanthos intermis 'Skycole' (3" cal. min.)	EA	11	\$ 600.00	\$ 6,600.00	1.00	\$ 600.00	10.00	\$ 6,000.00	11.00	\$ 6,600.00		\$ -
12. Liquidambar styraciflua 'Rotundiloba' (3" cal. min.)	EA	12	\$ 600.00	\$ 7,200.00		\$ -	12.00	\$ 7,200.00	12.00	\$ 7,200.00		\$ -
13. Liquidambar styraciflua 'Rotundiloba' (3" cal. min.)	EA	9	\$ 600.00	\$ 5,400.00		\$ -		\$ -		\$ -	9.00	\$ 5,400.00
14. Liquidambar styraciflua 'Slender Silhouette' (3" cal. min.)	EA	13	\$ 600.00	\$ 7,800.00	1.00	\$ 600.00	12.00	\$ 7,200.00	13.00	\$ 7,800.00		\$ -
15. Metasequoia glyptostroboides (3" cal. min.)	EA	12	\$ 600.00	\$ 7,200.00		\$ -	12.00	\$ 7,200.00	12.00	\$ 7,200.00		\$ -
16. Parrotia persica (3" cal. min.)	EA	21	\$ 600.00	\$ 12,600.00	8.00	\$ 4,800.00	13.00	\$ 7,800.00	21.00	\$ 12,600.00		\$ -
17. Parrotia persica (3" cal. min.)	EA	3	\$ 600.00	\$ 1,800.00		\$ -		\$ -		\$ -	3.00	\$ 1,800.00
<b>2.E. LANDSCAPING (continued)</b>												
18. Platanus x acerifolia 'Bloodgood' (3" cal. min.)	EA	17	\$ 600.00	\$ 10,200.00		\$ -	17.00	\$ 10,200.00	17.00	\$ 10,200.00		\$ -
19. Prunus 'Snow Goose' (3" cal. Min.)	EA	5	\$ 600.00	\$ 3,000.00		\$ -	5.00	\$ 3,000.00	5.00	\$ 3,000.00		\$ -
20. Quercus bicolor (3" cal. min.)	EA	11	\$ 600.00	\$ 6,600.00		\$ -	11.00	\$ 6,600.00	11.00	\$ 6,600.00		\$ -
21. Salix x elegantissima (3" cal. min.)	EA	3	\$ 600.00	\$ 1,800.00		\$ -	3.00	\$ 1,800.00	3.00	\$ 1,800.00		\$ -
22. Stewartia pseudocamellia (3" cal. min.)	EA	11	\$ 600.00	\$ 6,600.00		\$ -	11.00	\$ 6,600.00	11.00	\$ 6,600.00		\$ -
23. Ulmus americana 'Princeton' (3" cal. min.)	EA	12	\$ 600.00	\$ 7,200.00		\$ -	12.00	\$ 7,200.00	12.00	\$ 7,200.00		\$ -
24. Zelkova serrata 'Village Green' (3" cal. min.)	EA	28	\$ 600.00	\$ 16,800.00	7.00	\$ 4,200.00	21.00	\$ 12,600.00	28.00	\$ 16,800.00		\$ -
25. Zelkova serrata 'Village Green' (3" cal. min.)	EA	3	\$ 600.00	\$ 1,800.00		\$ -		\$ -		\$ -	3.00	\$ 1,800.00
<b>Ornamental Trees</b>												

**ESCROW RELEASE NO. 12**

DATE PREPARED: 15-Jul-2021

PROJECT NAME: <b>Higher Rock - Land Development</b>	TOTAL ENG/INSP/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:

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CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
<b>TOTAL</b>	<b>\$ 4,849,153.36</b>	<b>\$ 13,200.00</b>	<b>\$ 3,988,663.80</b>	<b>\$ 4,001,863.80</b>	<b>\$ 847,289.56</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
26.	Cercis canadensis (2-2 1/2 ft. cal. min.)	EA	15	\$ 400.00	\$ 6,000.00		\$ -	15.00	\$ 6,000.00	15.00	\$ 6,000.00		\$ -
27.	Magnolia virginiana (3" cal. Min.)	EA	21	\$ 400.00	\$ 8,400.00		\$ -	21.00	\$ 8,400.00	21.00	\$ 8,400.00		\$ -
<b>Evergreen Trees</b>													
27.	Cupressus x Leylandii (8 - 10 ft. ht.)	EA	9	\$ 600.00	\$ 5,400.00		\$ -	9.00	\$ 5,400.00	9.00	\$ 5,400.00		\$ -
28.	Picea abies (8 - 10 ft. ht.)	EA	3	\$ 600.00	\$ 1,800.00		\$ -	3.00	\$ 1,800.00	3.00	\$ 1,800.00		\$ -
29.	Picea omorika (8 - 10 ft. ht.)	EA	13	\$ 600.00	\$ 7,800.00		\$ -	13.00	\$ 7,800.00	13.00	\$ 7,800.00		\$ -
30.	Picea pungens 'glauca' (8 - 10 ft. ht.)	EA	2	\$ 600.00	\$ 1,200.00		\$ -	2.00	\$ 1,200.00	2.00	\$ 1,200.00		\$ -
31.	Pinus strobus (8 - 10 ft. ht.)	EA	1	\$ 600.00	\$ 600.00		\$ -	1.00	\$ 600.00	1.00	\$ 600.00		\$ -
32.	Liquidambar styraciflua 'Slender Silhouette' (3" cal. min.)	EA	5	\$ 600.00	\$ 3,000.00		\$ -	5.00	\$ 3,000.00	5.00	\$ 3,000.00		\$ -
33.	Thuja plicata x Thuja standishii	EA	3	\$ 600.00	\$ 1,800.00		\$ -	3.00	\$ 1,800.00	3.00	\$ 1,800.00		\$ -
34.	Tsuga Canadensis	EA	2	\$ 600.00	\$ 1,200.00		\$ -	2.00	\$ 1,200.00	2.00	\$ 1,200.00		\$ -
<b>Evergreen Shrubs</b>													
35.	Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)	EA	22	\$ 105.00	\$ 2,310.00		\$ -		\$ -		\$ -	22.00	\$ 2,310.00
36.	Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)	Wawa	EA	10	\$ 90.00	\$ 900.00		\$ -		\$ -		10.00	\$ 900.00
37.	Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)	Extra	EA	23								23.00	
38.	Ilex x meserveae 'blue princess' (30 - 36 in. ht.)	EA	20	\$ 90.00	\$ 1,800.00		\$ -	20.00	\$ 1,800.00	20.00	\$ 1,800.00		\$ -
39.	Ilex crenata 'Chesapeake' (30 in. min.)	EA	10	\$ 90.00	\$ 900.00		\$ -	10.00	\$ 900.00	10.00	\$ 900.00		\$ -
40.	Ilex crenata 'Compacta' (30 in. min.)	EA	47	\$ 90.00	\$ 4,230.00		\$ -		\$ -		\$ -	47.00	\$ 4,230.00
41.	Ilex crenata 'Soft Touch' (30 - 36 in. ht.)	EA	16	\$ 90.00	\$ 1,440.00		\$ -		\$ -		\$ -	16.00	\$ 1,440.00
42.	Ilex crenata 'Soft Touch' (30 - 36 in. ht.)	Wawa	EA	10	\$ 90.00	\$ 900.00		\$ -		\$ -		10.00	\$ 900.00
43.	Ilex glabra compacta (30 in. min.)	EA	105	\$ 90.00	\$ 9,450.00		\$ -	48.00	\$ 4,320.00	48.00	\$ 4,320.00	57.00	\$ 5,130.00
44.	Ilex glabra compacta (30 in. min.)	Wawa	EA	25	\$ 90.00	\$ 2,250.00		\$ -		\$ -		25.00	\$ 2,250.00
45.	Ilex glabra compacta (30 in. min.)	Extra	EA	1								1.00	
46.	Juniperus chinensis 'Hetzii Columnaris' (4 - 5 ft. ht.)	EA	19	\$ 105.00	\$ 1,995.00		\$ -		\$ -		\$ -	19.00	\$ 1,995.00
47.	Juniperus chinensis 'Hetzii Columnaris' (4 - 5 ft.)	Wawa	EA	7	\$ 105.00	\$ 735.00		\$ -		\$ -		7.00	\$ 735.00
48.	Thuja occidentalis 'Elegantissima' (5 - 6' ht.)	EA	14	\$ 105.00	\$ 1,470.00		\$ -		\$ -		\$ -	14.00	\$ 1,470.00
49.	Viburnum x rhytidophyllum (3 4 ft. ht.)	Extra	EA	15								15.00	
<b>Deciduous Shrubs</b>													
50.	Clethra alnifolia (30 in. min.)	EA	34	\$ 90.00	\$ 3,060.00		\$ -	22.00	\$ 1,980.00	22.00	\$ 1,980.00	12.00	\$ 1,080.00
51.	Cornus sericea (30 in. min.)	EA	40	\$ 90.00	\$ 3,600.00		\$ -	31.00	\$ 2,790.00	31.00	\$ 2,790.00	9.00	\$ 810.00
52.	Hydrangea quercifolia 'Snow Queen' (30 in. min.)	EA	12	\$ 90.00	\$ 1,080.00		\$ -	12.00	\$ 1,080.00	12.00	\$ 1,080.00		\$ -
53.	Itea virginica 'Henry's Gamet' (30 in. min.)	EA	64	\$ 90.00	\$ 5,760.00		\$ -	29.00	\$ 2,610.00	29.00	\$ 2,610.00	35.00	\$ 3,150.00
54.	Itea virginica 'Henry's Gamet' (30 in. min.)	Wawa	EA	19	\$ 90.00	\$ 1,710.00		\$ -		\$ -		19.00	\$ 1,710.00
55.	Ilex verticillata 'Jim Dandy Winterberry' (30 - 36 in. ht.)	EA	5	\$ 90.00	\$ 450.00		\$ -	5.00	\$ 450.00	5.00	\$ 450.00		\$ -
56.	Ilex verticillata 'Winter Red' (30 - 36 in. ht.)	Wawa	EA	12	\$ 90.00	\$ 1,080.00		\$ -		\$ -		12.00	\$ 1,080.00
<b>2.E. LANDSCAPING (continued)</b>													
57.	Lagerstroemia indica (30 - 36 in. ht.)	EA	5	\$ 90.00	\$ 450.00		\$ -	5.00	\$ 450.00	5.00	\$ 450.00		\$ -
58.	Magnolia stellata (30 - 36 in. ht.)	EA	2	\$ 90.00	\$ 180.00		\$ -	2.00	\$ 180.00	2.00	\$ 180.00		\$ -
59.	Myrica pensylvanica (30 - 36 in. ht.)	EA	17	\$ 90.00	\$ 1,530.00		\$ -	17.00	\$ 1,530.00	17.00	\$ 1,530.00		\$ -
60.	Physocarpus opulifolius 'Seward' (2 - 3 ft. ht.)	EA	14	\$ 90.00	\$ 1,260.00		\$ -		\$ -		\$ -	14.00	\$ 1,260.00
61.	Physocarpus opulifolius 'Summer Wine' (30 - 36 in. ht.)	EA	20	\$ 90.00	\$ 1,800.00		\$ -	20.00	\$ 1,800.00	20.00	\$ 1,800.00		\$ -
62.	Spiraea x bumalda 'Anthony Waterer' (30 in. min.)	EA	62	\$ 90.00	\$ 5,580.00		\$ -	6.00	\$ 540.00	6.00	\$ 540.00	56.00	\$ 5,040.00
63.	Spiraea japonica 'Goldmound' (30 in. min.)	EA	42	\$ 90.00	\$ 3,780.00		\$ -	14.00	\$ 1,260.00	14.00	\$ 1,260.00	28.00	\$ 2,520.00
64.	Viburnum dentatum (30 - 36 in. ht.)	EA	18	\$ 90.00	\$ 1,620.00		\$ -	12.00	\$ 1,080.00	12.00	\$ 1,080.00	6.00	\$ 540.00
65.	Viburnum dentatum 'Christom' (3 - 4 ft. ht.)	EA	22	\$ 90.00	\$ 1,980.00		\$ -	17.00	\$ 1,530.00	17.00	\$ 1,530.00	5.00	\$ 450.00
66.	Viburnum dentatum 'Christom' (3 - 4 ft. ht.)	Extra	EA	2								2.00	
67.	Viburnum dentatum 'Synnesvedt' (3 - 4 ft. ht.)	EA	37	\$ 90.00	\$ 3,330.00		\$ -	10.00	\$ 900.00	10.00	\$ 900.00	27.00	\$ 2,430.00
68.	Weigela florida 'Bokraspiwi' (30 in. min.)	EA	33	\$ 90.00	\$ 2,970.00		\$ -		\$ -		\$ -	33.00	\$ 2,970.00
<b>Ground Cover</b>													
69.	Rhus aromatica 'Gro-Low' (15 - 18 in. spd.)	EA	90	\$ 35.00	\$ 3,150.00		\$ -		\$ -		\$ -	90.00	\$ 3,150.00



# ESCROW RELEASE NO. 12

DATE PREPARED: 15-Jul-2021

PROJECT NAME: Higher Rock - Land Development	TOTAL ENG/INSP/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	\$ 13,200.00	\$ 3,988,663.80	\$ 4,001,863.80	\$ 406,457.44
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 13,200.00	\$ 3,988,663.80	\$ 4,001,863.80	\$ 847,289.56

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
70. Rhus aromatica 'Gro-Low' (15 - 18 in. spd.)	Extra	EA	9								9.00	
Perennials												
71. Liriope spicata (4 in. pot)		EA	175	\$ 9.00 \$ 1,575.00		\$ -		\$ -		\$ -	175.00	\$ 1,575.00
72. Liriope spicata (4 in. pot)	Wawa	EA	75	\$ 9.00 \$ 675.00		\$ -		\$ -		\$ -	75.00	\$ 675.00
73. Salvia nemerosa 'Blue Hill' (1 gal.)		EA	73	\$ 9.00 \$ 657.00		\$ -		\$ -		\$ -	73.00	\$ 657.00
Ornamental Grasses												
74. Pennisetum alopecuroides 'Hameln' (1 gal.)		EA	74	\$ 12.00 \$ 888.00		\$ -		\$ -		\$ -	74.00	\$ 888.00
75. Panicum virgatum 'Heavy Metal' (1 gal.)		EA	33	\$ 12.00 \$ 396.00		\$ -		\$ -		\$ -	33.00	\$ 396.00
76. Panicum virgatum 'Heavy Metal' (1 gal.)	Wawa	EA	6	\$ 12.00 \$ 72.00		\$ -		\$ -		\$ -	6.00	\$ 72.00
Other												
77. Mulch		SF	18,979	\$ 0.50 \$ 9,489.50		\$ -		\$ -		\$ -	18,979.00	\$ 9,489.50
78. Permanent Vegetation		SF	166,193	\$ 0.08 \$ 13,295.44		\$ -		\$ -		\$ -	166,193.00	\$ 13,295.44
79. Sod		SF	27,655	\$ 1.00 \$ 27,655.00		\$ -		\$ -		\$ -	27,655.00	\$ 27,655.00
<b>2.F. STUMP ROAD WIDENING &amp; PAVING</b>												
1. Grade Widening		SY	1,255	\$ 4.00 \$ 5,020.00		\$ -	1,255.00	\$ 5,020.00	1,255.00	\$ 5,020.00		\$ -
2. Traffic Control		LS	1	\$ 7,575.00 \$ 7,575.00		\$ -	1.00	\$ 7,575.00	1.00	\$ 7,575.00		\$ -
3. Striping		LS	1	\$ 15,600.00 \$ 15,600.00		\$ -	1.00	\$ 15,600.00	1.00	\$ 15,600.00		\$ -
4. Stump Rd 1.5 in. 9.5mm Wearing Course		SY	8,480	\$ 7.75 \$ 65,720.00		\$ -	7,880.00	\$ 61,070.00	7,880.00	\$ 61,070.00	600.00	\$ 4,650.00
5. Stump 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. Stump 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. Stump 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. Stump Rd 1.5 in. Mill		SY	7,225	\$ 2.50 \$ 18,062.50		\$ -	6,625.00	\$ 16,562.50	6,625.00	\$ 16,562.50	600.00	\$ 1,500.00
<b>2.G. MISCELLANEOUS</b>												
1. Trash Enclosure		EA	6	\$ 2,000.00 \$ 12,000.00		\$ -	2.00	\$ 4,000.00	2.00	\$ 4,000.00	4.00	\$ 8,000.00
2. Regulatory/Warning Signs		EA	36	\$ 250.00 \$ 9,000.00		\$ -	23.00	\$ 5,750.00	23.00	\$ 5,750.00	13.00	\$ 3,250.00
3. Striping		LS	1	\$ 24,720.00 \$ 24,720.00		\$ -	0.70	\$ 17,304.00	0.70	\$ 17,304.00	0.30	\$ 7,416.00
4. Construction Stakeout		LS	1	\$ 20,000.00 \$ 20,000.00		\$ -	0.75	\$ 15,000.00	0.75	\$ 15,000.00	0.25	\$ 5,000.00
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
(Released upon certification of completion and receipt of Maintenance Bond)												

## NOTES:

- These construction items include only the balance of work not included under the grading permit (i.e. Construction Sequence Phase 1, items 1 through 9 (reference Sheet 39 of 81, last revised August 3, 2019).
- 2019-11-21 - Landscape line items revised to account for all approved substitution requests to date. Net cost change = \$0.00
- 2020-08-23 - Landscape line items revised to account for all approved substitution requests to date. Net cost change = \$0.00

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item # 12.

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SUBJECT: Authorization to Advertise for an Ordinance Amendment  
MEETING DATE: July 26, 2020  
BOARD LIAISON: Tanya C. Bamford, Chair  
INITIATED BY: J. Scott Bendig, Chief of Police

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**BACKGROUND:**

This evening, staff is requesting the authorization to advertise for an amendment to Chapter 222 of the Montgomery Township Ordinance-*Vehicles and Traffic*. Staff recommends the amendment of Chapter 222, Article IV Stopping, Standing, and Parking, section 222-20 *Parking prohibited at all times*.

Earlier this year, the Police Department's Highway Safety Unit evaluated Bridle Path Road to address recent traffic complaints regarding the safe passage of vehicles traveling on Bridle Path Road utilizing the northern ingress/egress to Bridle Path Elementary School. Upon consultation with the Township's Traffic Engineer, Gilmore & Associates, Inc., it is recommended that parking be prohibited at the following locations:

- North side of Bridle Path Road, from Greenbriar Drive to the property line of Bridle Path Elementary School.
- South side of Bridle Path Road, between Greenbriar Drive and a point 100 feet in a westerly direction from the property line of Bridle Path Elementary School.

It is anticipated that these changes, in addition to agreed-upon improvements by the North Penn School District, will greatly improve the passage of vehicles traveling on Bridle Path Road at that location.

**RECOMMENDATION:**

It is recommended that the Board of Supervisors authorize staff to advertise for an amendment to Chapter of Chapter 222, Article IV Stopping, Standing, and Parking, section 222-20 *Parking prohibited at all times*.

**MOTION:**

**Motion** to authorize staff to advertise for an amendment to Chapter 222, Article IV Stopping, Standing, and Parking, section 222-20 *Parking prohibited at all times*.

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



March 12, 2021

File No. 21-01016-01

Carolyn McCreary, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Reference: Bridle Path Road Safety Analysis  
Montgomery Township, Montgomery County

Dear Carolyn:

Pursuant to your request, Gilmore & Associates, Inc. has completed a safety evaluation along Bridle Path Road east of Greenbriar Road and extending to the Bridle Path Elementary School in Montgomery Township. Based on the investigation, we offer the following for consideration by Montgomery Township.

**A. DESCRIPTION**

**Bridle Path Road** is a two-lane residential Township roadway. For purposes of this discussion, Bridle Path Road is considered to be oriented in an east/west direction. Bridle Path Road provides one lane in each direction with a cartway width of 26 feet with parking permitted on both sides. The posted speed limit is 25 miles per hour and the length of the studied roadway is approximately 0.2 miles. Bridle Path Road provides access to the elementary school via N. Line Street and is designated as the parent drop-off/pick-up route. At the school entrance, the access narrows to a cartway width of 22 feet.

**B. CONCERNS/ANALYSIS**

G&A performed a field review to evaluate the existing conditions and concerns associated with the roadway segment. The following was observed:

- This section of Bridle Path Road is a low volume road and has an average daily traffic (ADT) of 50 vehicles per day.
- It is assumed that most trips along the roadway are during the arrival and departure of school for parent drop/off and pick-up and there are few additional trips to/from residential homes.
- The Montgomery Township Police Department indicated, based on data collected, vehicles generally obeyed the posted speed limit and there were not indications of excessive speeding.
- Parked cars along the curve just west of the school property are impeding sight distance and forcing cars onto the opposing side of the roadway. Cars parked along this curve and the limited sight distance create a potential for head on collisions and are a safety concern.
- Heavy vegetation along the south side of the curve also limits drivers sight distance.

- Residents along the south side of Bridle Path Road do not have sidewalk and therefore no direct pedestrian path to the school. These residents have voiced concerns that due to the lack of sidewalk along this side of the road, children are not provided a safe crossing and/or connection to the school.
- Photos of the existing conditions are attached.

### ***Sight Distance Evaluation***

As part of the evaluation, G&A reviewed the sight distance around the curve on Bridle Path Road in order to determine the extent of vegetation impeding drivers sight distance. Based on the Pennsylvania Department of Transportation (PennDOT) and American Association of State Highway and Transportation Officials (AASHTO) passing sight distance requirements, by definition, passing sight distance is the distance required for vehicles to accomplish passing another vehicle without interfering with an opposing vehicle. The passing driver should be able to see a sufficient distance ahead in order to decide whether to initiate the maneuver. Per AASHTO Chapter 3, Section 3.2.4 *Passing Sight Distance for Two-Lane Roads*, the passing sight distance based on a speed of 25 miles per hour is 450 feet.

## **C. RECOMMENDATIONS**

Based on the field visit, surrounding residential area, close proximity to the school and the concerns voiced by both residents and the Township, we recommend the following safety improvements along Bridle Path Road as shown on the attached sketch and as noted below:

1. Consider restricting on-street parking along the curve and Bridle Path Road as noted on the attached sketch. This will reduce the possibility of collisions by allowing vehicles to traverse the curve without the need to encroach into the opposing lane. Appropriate signage should be posted at the ends of the parking restriction. The proposed signage locations are provided on the attached sketches. We recommend the following signs be installed:
  - Install two (2) R7-302 NO PARKING SYMBOL/ARROW SIGNS, size 12"x18" (Left Arrow)
  - Install two (2) R7-302 NO PARKING SYMBOL/ARROW SIGNS, size 12"x18" (Right Arrow)
2. In addition to a no parking restriction, we recommend extending the double yellow centerline to further enforce a no passing area. Providing a centerline guides motorist to stay in their lane. As shown on the attached sketches, we recommend the centerline be extended west to Greenbriar Road.
3. Consider installing a speed hump along the access within the school property limits to further help vehicles remain at or below the speed limit while entering and exiting the site. We recommend a type A, 12-foot-wide speed hump be installed with white hot thermoplastic chevron pavement markings as outlined in PennDOT Publication 383, *Pennsylvania's Traffic Calming Handbook*. The speed hump details are attached. We recommend the following signs be installed:
  - Install two (2) W17-1 SPEED HUMP SIGNS, size 30"x30"
  - Install two (2) W13-1P ADVISORY SPEED PLAUQUES, size 18"x18"
4. In addition to the improvements noted above we recommend the School District clear the vegetation along the curve for improved sight distance. We recommend the vegetation be cleared approximately 10 feet beyond the curbline as noted in the attached sketch.



If you have any questions regarding the above, please do not hesitate to contact this office.

Sincerely,

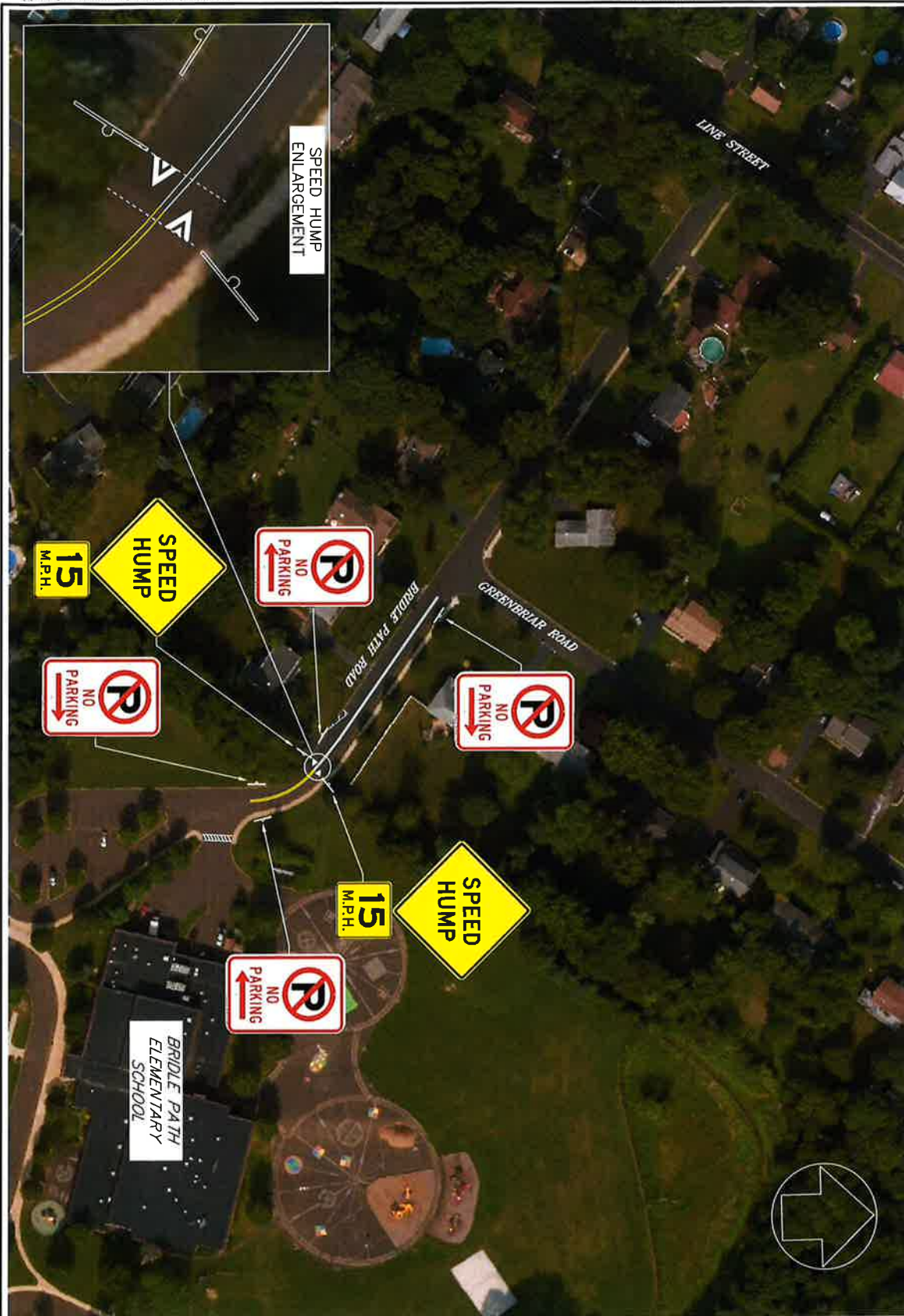
A handwritten signature in cursive script that reads "Damon Drummond".

Damon Drummond, P.E., PTOE  
Senior Transportation Engineer  
Gilmore & Associates, Inc.

cc: Chief Scott Bendig, Montgomery Township Police Department  
Dave Dunlap, Montgomery Township Police Department  
Heather Mann, Bridle Path Elementary School Principal  
Greg Reiff, Montgomery Township Public Works Director  
Jim Dougherty, P.E., Gilmore & Associates, Inc.  
Leslie Salsbury, P.E., Gilmore & Associates, Inc.

## Bridle Path Road Site Photos

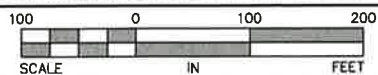




**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES  
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330

DRAWN BY:

LAS



RECOMMENDATIONS PLAN 1 OF 2

**BRIDLE PATH ROAD  
SAFETY ANALYSIS**

MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PA

JOB NO.:

21-01016-01

DATE:

03/12/2021

SCALE:

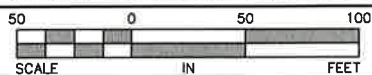
1"=100'





**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES  
85 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4339

DRAWN BY:  
LAS



RECOMMENDATIONS PLAN 2 OF 2

**BRIDLE PATH ROAD  
SAFETY ANALYSIS**

MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PA

JOB NO.:

21-01016-01

DATE:

03/12/2021

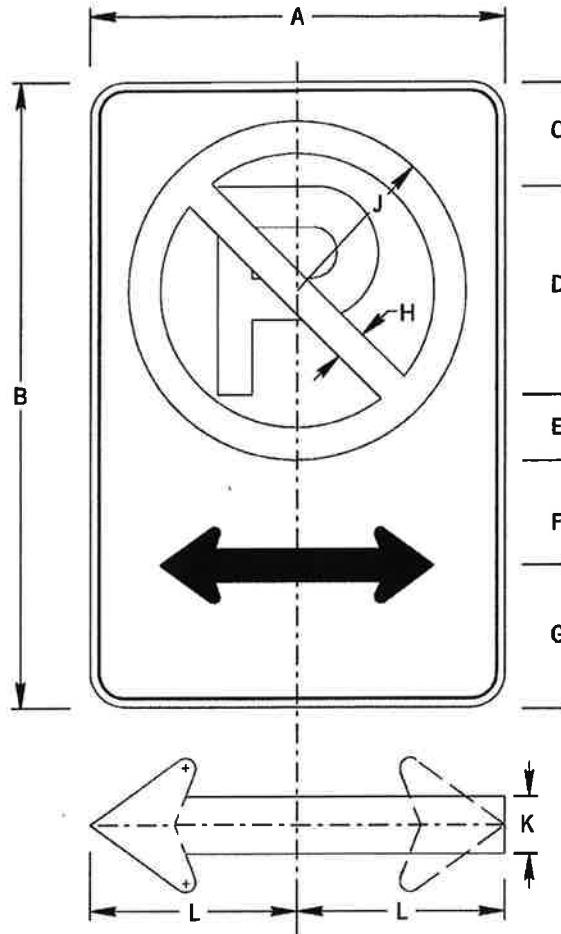
SCALE:

1"=50'

# R7-302

## NO PARKING SYMBOL /ARROW SIGN

The No Parking Symbol/Arrow Sign (R7-302) may be used in lieu of a separate No Parking Symbol Sign (R8-3) and a No Parking Arrow Plaque (R7-301) to prohibit parking along a given roadway.



NOTE:  
SEE STANDARD ARROW  
FOR DIMENSIONS OF  
ARROWHEAD

DIMENSIONS - IN												
SIGN SIZE A x B	C	D	E	F	G	H	J	K	L	MAR- GIN	BOR- DER	BLANK STD.
12" x 18"	3	6E(M)	1.9	3	4.1	1	4.9	0.8	3.8	0.4	0.4	B5-1218

### COLOR:

CIRCLE, DIAGONAL, ARROW AND BORDER:  
RED (REFLECTORIZED)

BACKGROUND:  
WHITE (REFLECTORIZED)

"P":  
BLACK (NON-REFLECTORIZED)

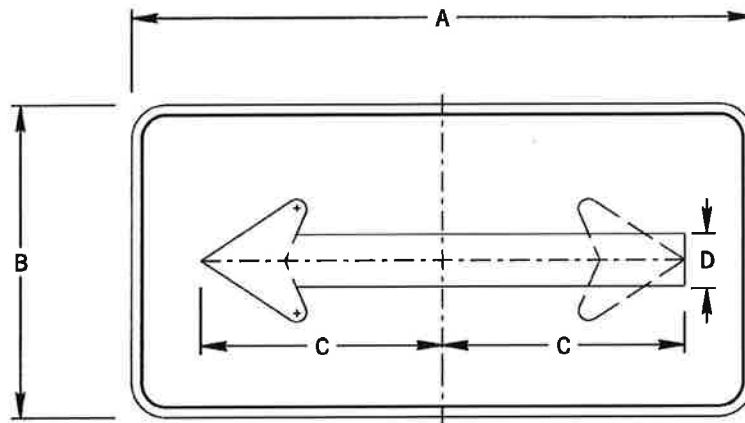
APPROVED FOR THE SECRETARY OF TRANSPORTATION

By : *Sen C Rowe* Date : 02-29-12  
Chief, Traffic Engineering and Permits Section  
Bureau of Maintenance and Operations

# R7-301

## NO PARKING ARROW PLAQUE

The No Parking Arrow Plaque (R7-301) may be used beneath the No Parking Symbol Sign (R8-3) when it is necessary or desirable to indicate which direction the restriction applies. The width of the R7-301 plaque shall be the same as the No Parking Symbol Sign (R8-3).



NOTE:  
SEE STANDARD ARROW  
FOR DIMENSIONS OF  
ARROWHEAD

DIMENSIONS - IN					
SIGN SIZE A x B	C	D	MAR- GIN	BOR- DER	BLANK STD.
12" x 6"	3.8	0.8	0.4	0.4	B5-1206
24" x 12"	7.6	1.6	0.4	0.6	B5-2412
36" x 18"	14	3	0.6	0.6	B5-3618

### COLOR:

ARROW AND BORDER:  
RED (REFLECTORIZED)

BACKGROUND:  
WHITE (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION

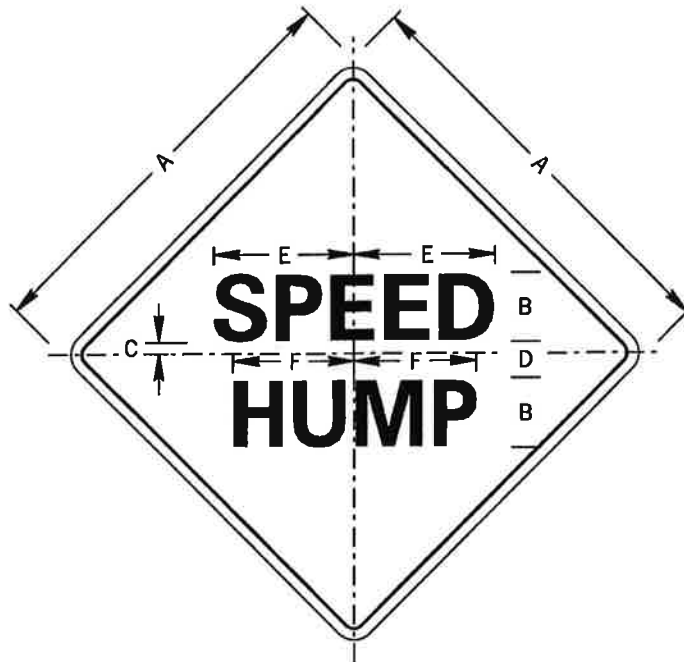
By : Sen C Rowe Date : 02-29-12  
Chief, Traffic Engineering and Permits Section  
Bureau of Maintenance and Operations

# W17-1

## SPEED HUMP SIGN

The Speed Hump Sign (W17-1) may be installed in advance of areas where local authorities have satisfied warrants and installed speed humps in accordance with Department traffic calming procedures.

When used, the W17-1 sign should be placed approximately 100' in advance of the speed hump. When used, the sign should generally be supplemented with an Advisory speed Plaque (W13-1P).



DIMENSIONS - IN								
SIGN SIZE A x A	B	C	D	E	F	MAR- GIN	BOR- DER	BLANK STD.
30" x 30"	5D	1.5	4	9.9	8.9	0.5	0.8	B3-30
36" x 36"	6D	1.9	4.9	12.2	10.5	0.6	0.8	B3-36

COLOR:

LEGEND AND BORDER:  
BLACK (NON-REFLECTORIZED)

BACKGROUND:  
YELLOW (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION

By : Sen C. Rowe Date : 02-29-12  
Chief, Traffic Engineering and Permits Section  
Bureau of Maintenance and Operations

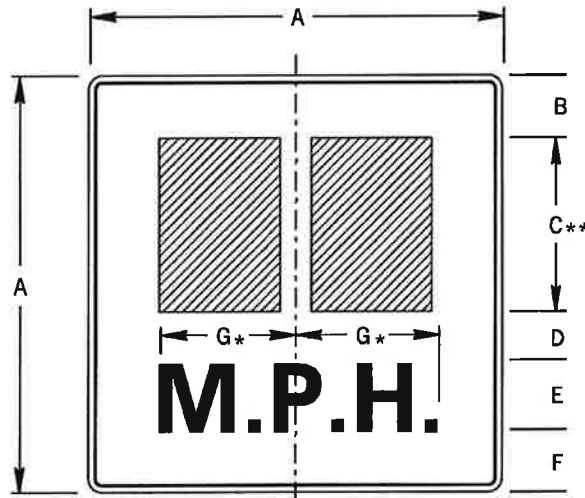
# W13-1P

## ADVISORY SPEED PLAQUE

(a) Justification. The Advisory Speed Plaque (W13-1P) shall be authorized for use in conjunction with any standard warning sign to indicate the maximum safe speed. The W13-1P sign shall be used in accordance with MUTCD Chapter 2C Warning Signs. It shall not be used in conjunction with any sign other than a warning sign, nor shall it be used alone. It shall be mounted below the warning sign.

The speed shown shall be a multiple of 5 MPH, to be determined by accepted traffic engineering procedures.

(b) Size. The 18" x 18" size should be used with a warning sign of 30" x 30", the 24" x 24" with 36" x 36" sign, the 30" x 30" size with 48" x 48" signs.



DIMENSIONS - IN									
SIGN SIZE A x A	B	C	D	E	F	G	MAR- GIN	BOR- DER	BLANK STD.
18" x 18"	2.5	8E	2	3E	2.5	5.3	0.4	0.6	B3-18
24" x 24"	3.6	10E	2.8	4E	3.6	7.1	0.4	0.6	B3-24
30" x 30"	4.2	12E	3.6	6E	4.2	10.7	0.5	0.8	B3-30

\* INCREASE SPACING 100%

\*\* OPTICALLY SPACE NUMERALS ABOUT VERTICAL C

COLOR:

LEGEND AND BORDER:  
BLACK (NON-REFLECTORIZED)

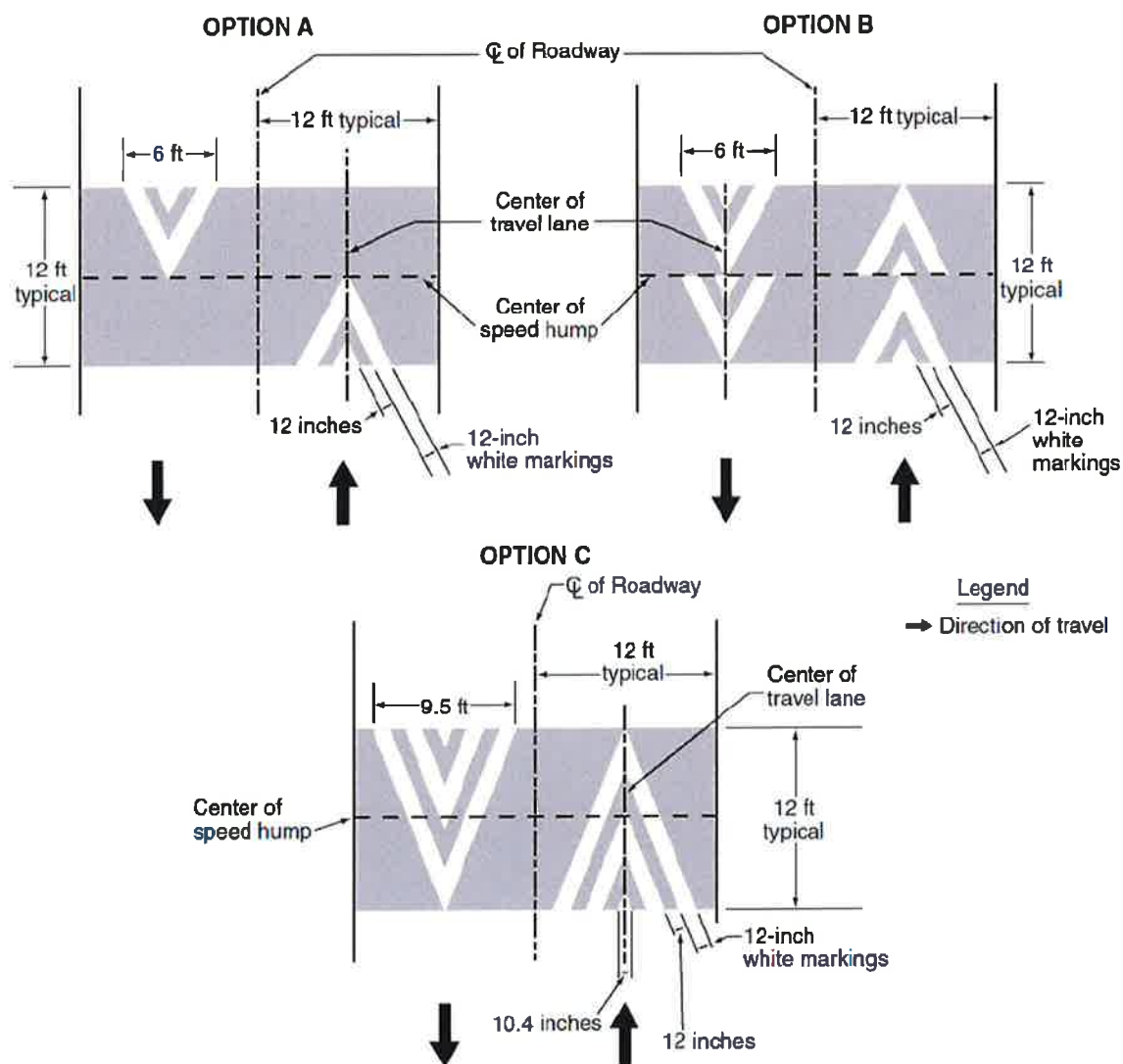
BACKGROUND:  
YELLOW (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION

By : Sen C Rowe Date : 02-29-12  
Chief, Traffic Engineering and Permits Section  
Bureau of Maintenance and Operations

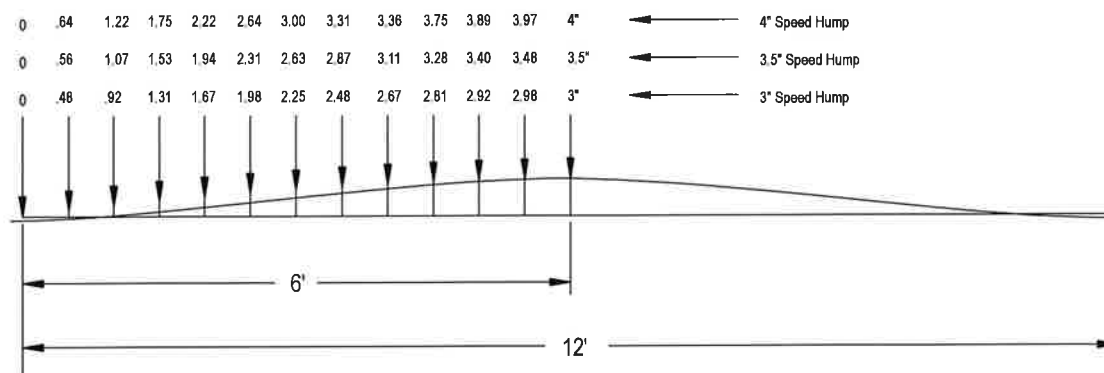


## Pavement Markings for Speed Humps without Crosswalks



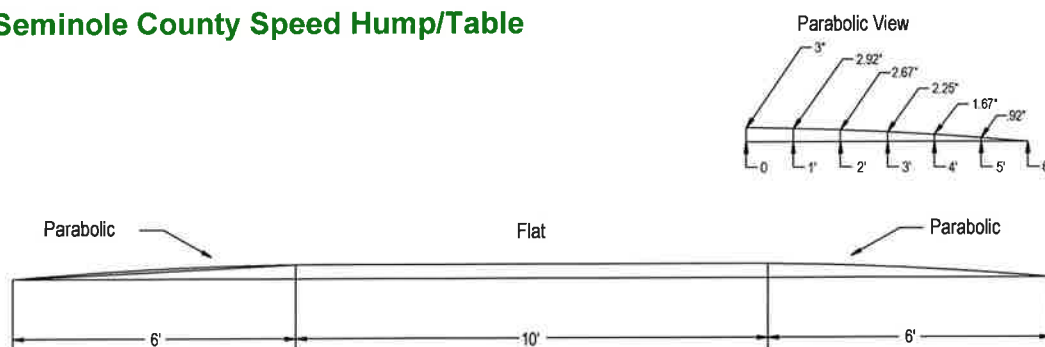
Note: All signing and pavement markings should utilize the latest applicable standards and manuals.

# Watts (TRRL Profile) Speed Hump



Source: ITE, Guidelines for the Design and Application of Speed Humps

# Seminole County Speed Hump/Table



Source: Seminole County, Florida

Note: All signing and pavement markings should utilize the latest applicable standards and manuals.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD INFORMATION SUMMARY**

Item # 13.

---

SUBJECT:	Consider Appointment of Bill Wiegman as EMS Coordinator
MEETING DATE:	July 26, 2021
BOARD LIAISON:	Tanya C. Bamford, Chair
INITIATED BY:	Carolyn McCreary, Township Manager

---

**BACKGROUND:**

In order to obtain information from the County concerning EMS activity within the Township, I am asking the Board to formally appoint Bill Wiegman as the EMS Coordinator.

If the Board accepts this recommendation, I will notify the County, making Bill the primary point of contact going forward.

**MOTION/RESOLUTION:**

**Motion** to appoint Bill Wiegman as the EMS Coordinator for Montgomery Township.

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

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

Item # 14.

---

SUBJECT:	Consider Purchase of Fuel through 2021-2022 Montgomery County Consortium Fuel Contract
MEETING DATE:	July 26, 2021
BOARD LIAISON:	Tanya C. Bamford, Chair
INITIATED BY:	Greg Reiff, Public Works Director

---

**BACKGROUND:**

The Township has the opportunity to purchase petroleum products from the Montgomery County Consortium Fuel Contract. The contract has been awarded to Colonial Oil Industries, Inc. The contract is valid for one year and will run from September 1, 2021, to August 31, 2022.

**BUDGET IMPACT:**

Allocations for fuel for all Departments were included in the 2021 approved final Budget.

**RECOMMENDATION:**

It is recommended that the Board authorize the Township's participation in the Montgomery County Consortium Fuel Contract awarded to Colonial Oil Industries, Inc. for the purchase of petroleum products.

**MOTION/RESOLUTION:**

**Motion** to approve the Township's participation in the Montgomery County Consortium Fuel Contract awarded to Colonial Oil Industries, Inc. for the purchase of petroleum products for a period of one year ending on August 31, 2022.

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

**COLONIAL OIL INDUSTRIES, INC.**

<b>Fuel Type</b>	<b>Quantity (Gallons)</b>	<b>OPIS Price</b>	<b>Bidder Differential</b>	<b>Total Extended Amount</b>
Regular Unleaded Gasoline (87 Octane)	511,500	\$ 2.0779	\$ 0.1113	\$ 1,119,775.80
Super Unleaded Gasoline (93 Octane)	305,000	\$ 2.4633	\$ (0.0265)	\$ 743,224.00
B2 Diesel	563,975	\$ 2.0212	\$ 0.1182	\$ 1,206,568.12
<b>Contract Total</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>\$ 3,069,567.92</b>

**EAST RIVER ENERGY**

<b>Fuel Type</b>	<b>Quantity (Gallons)</b>	<b>OPIS Price</b>	<b>Bidder Differential</b>	<b>Total Extended Amount</b>
Regular Unleaded Gasoline (87 Octane)	511,500	\$ 2.0779	\$ 0.1427	\$ 1,135,836.90
Super Unleaded Gasoline (93 Octane)	305,000	\$ 2.4633	\$ 0.1733	\$ 804,163.00
B2 Diesel	563,975	\$ 2.0212	\$ 0.2159	\$ 1,261,668.47
<b>Contract Total</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>\$ 3,201,668.37</b>

**PETROLEUM TRADERS CORPORATION**

<b>Fuel Type</b>	<b>Quantity (Gallons)</b>	<b>OPIS Price</b>	<b>Bidder Differential</b>	<b>Total Extended Amount</b>
Regular Unleaded Gasoline (87 Octane)	511,500	\$ 2.0779	\$ 0.0947	\$ 1,111,284.90
Super Unleaded Gasoline (93 Octane)	305,000	\$ 2.4633	\$ (0.0558)	\$ 734,287.50
B2 Diesel	563,975	\$ 2.0212	\$ 0.3136	\$ 1,316,768.83
<b>Contract Total</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>\$ 3,162,341.23</b>

**RIGGINS, INC.**

<b>Fuel Type</b>	<b>Quantity (Gallons)</b>	<b>OPIS Price</b>	<b>Bidder Differential</b>	<b>Total Extended Amount</b>
Regular Unleaded Gasoline (87 Octane)	511,500	\$ 2.0779	\$ 0.1190	\$ 1,123,714.35
Super Unleaded Gasoline (93 Octane)	305,000	\$ 2.4633	\$ (0.0390)	\$ 739,411.50
B2 Diesel	563,975	\$ 2.0212	\$ 0.1790	\$ 1,240,857.80
<b>Contract Total</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>\$ 3,103,983.65</b>



# UPPER MERION PUBLIC WORKS

## NOTICE OF CONTRACT AWARD

From: Geoff Hickman, Director of Public Works  
To: James Mercer, Vice President of Sales  
Encl: (1) Independent Contractor/Professional Services Sales of Goods & Merchandise Agreement  
(2) Exhibit D: Required Forms

Subj: 2021-2022 MONTGOMERY COUNTY CONSORTIUM FUEL CONTRACT

Dear Mr. Mercer:

On Thursday, June 17, 2021, the Upper Merion Township Board of Supervisors awarded the 2021-2022 Montgomery County Consortium Fuel Contract to Colonial Oil Industries, Inc. of Savannah, Georgia for the price differentials of \$0.1113 (Regular Unleaded), -\$0.0265 (Super Unleaded), and \$0.1182 (B2 Diesel). The Term of this contract shall be from September 1, 2021 through August 31, 2022.

Within ten (10) business days of receipt of this Notice of Contract Award, the awardee must complete and submit to Upper Merion Township the signed copies of the following enclosures:

- Enclosure (1): Independent Contractor/Professional Services Sales of Goods & Merchandise Agreement
- Enclosure (2): Exhibit D: Required Forms (Non-Collusion Affidavit, Consent of Surety, Workers' Compensation Insurance Coverage Information, Commercial Driver's License Compliance, and Public Works Employment Verification Form)

In addition, please furnish Upper Merion Township with a performance bond in an amount equal to one hundred percent (100%) of the contract award amount, as well as a completed Certificate of Insurance listing Upper Merion Township Board of Supervisors as additionally insured. The contract award amount is \$115,509.30, calculated as the quantity of each fuel multiplied by Colonial's unit price.

If there are any questions or concerns regarding this matter, please contact Lee Palmer-Burks, the Public Works Executive Assistant, at 610.265.2606.

Respectfully,

A handwritten signature in blue ink, appearing to read "GH", followed by a horizontal line.

Geoff Hickman  
Director of Public Works  
Upper Merion Township

Copy to:  
UMT Township Manager: T. Hamaday  
UMT PW Superintendent: T. Lachenmayer  
UMT PW Executive Assistant: L. Palmer-Burks

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item # 15.

---

SUBJECT: Consider Approval of Quotation for GIS License Agreement  
MEETING DATE: July 26, 2021  
BOARD LIAISON:  
INITIATED BY: Carolyn McCreary, Township Manager

---

**BACKGROUND:**

The Township has received a quote from Environmental Systems Research Institute, Inc. (ESRI) for the licensing of GIS software. After speaking with the representative from ESRI, it is clear that this will have a wide variety of uses for our Township and provide greater control, accuracy and transparency in our operations as it relates to our infrastructure and capital assets. It will also provide the public with the opportunity to garner information via our website.

**BUDGET IMPACT:**

The proposed fee is as follows:

Year 1	\$9,350.00
Year 2	\$18,500.00
Year 3	\$27,500.00

**RECOMMENDATION:**

Staff recommends the Board of Supervisor endorse the proposal for an enhanced GIS service and approve the quote from ESRI for their services.

**MOTION/RESOLUTION:**

**Motion** to accept the quote from ESRI dated 04/13/21 in the amount of \$55,350.00 payable as outlined and authorize the Township Manager to execute the document on behalf of the Township.

Motion by: \_\_\_\_\_

Seconded by: \_\_\_\_\_



Environmental Systems Research Institute, Inc.  
380 New York St  
Redlands, CA 92373-8100  
Phone: (909) 793-2853 Fax: (909) 307-3049  
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

*To expedite your order, please attach a copy of  
this quotation to your purchase order.  
Quote is valid from: 4/13/2021 To: 7/12/2021*

## Quotation # Q-440122

Date: April 13, 2021

Customer # 296097 Contract # 44000022588

Township of Montgomery  
Planning & Economic Development  
1001 Stump Rd  
Montgomeryville, PA 18936-9605

ATTENTION: Brian Shapiro  
PHONE: 215-393-6900  
EMAIL: bshapiro@montgomerytwp.org

Material	Qty	Term	Unit Price	Total
168177	1	Year 1	\$9,350.00	\$9,350.00
Populations of 0 to 25,000 Small Government Term Enterprise License Agreement				
168177	1	Year 2	\$18,500.00	\$18,500.00
Populations of 0 to 25,000 Small Government Term Enterprise License Agreement				
168177	1	Year 3	\$27,500.00	\$27,500.00
Populations of 0 to 25,000 Small Government Term Enterprise License Agreement				

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

**For questions contact:**  
Aaron Brouse

**Email:**  
abrouse@esri.com

**Phone:**  
(610) 644-3374, ext: 5874 x5874

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at <https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf>, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at <https://go.esri.com/MAPS> apply to your purchase of that item. Federal government entities and government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at <https://www.esri.com/en-us/legal/terms/state-supplemental> apply to some state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin.

BROUSEA

**This offer is limited to the terms and conditions incorporated and attached herein.**





Environmental Systems Research Institute, Inc.  
380 New York St  
Redlands, CA 92373-8100  
Phone: (909) 793-2853 Fax: (909) 307-3049  
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

*To expedite your order, please attach a copy of  
this quotation to your purchase order.  
Quote is valid from: 4/13/2021 To: 7/12/2021*

## Quotation # Q-440122

Date: April 13, 2021

Customer # 296097 Contract # 44000022588

Township of Montgomery  
Planning & Economic Development  
1001 Stump Rd  
Montgomeryville, PA 18936-9605

ATTENTION: Brian Shapiro  
PHONE: 215-393-6900  
EMAIL: bshapiro@montgomerytwp.org

Subtotal:	\$55,350.00
Sales Tax:	\$0.00
Estimated Shipping and Handling (2 Day Delivery):	\$0.00
Contract Price Adjust:	\$0.00
Total:	\$55,350.00

The stepped pricing quoted here is a onetime offer and valid through the 3 year term of this Enterprise Agreement. The Enterprise Agreement renewal fee will be based on the List Price at time of renewal.

\*Thank you for your interest in the products and services offered by Esri. I have provided a quotation per your request. Please review the attached "Terms and Conditions" guidelines prior to submitting your order. To place an order for the items referenced in this quote, please follow the instructions provided below:

PURCHASE ORDER: Send your digital, faxed, or original signed purchase order to Esri Customer Service for processing. Faxes may be sent toll-free to (909) 307-3083.

CREDIT CARD: If you would like to purchase the items on the quotation via credit card, please call (800) 447-9778 and reference this quotation.

CHECK/MONEY ORDER: Please mail a copy of your quotation and payment to Esri, P.O. Box 741076, Los Angeles, CA 90074-1076. If you have any questions regarding this quotation, please feel free to contact me. You will find my contact information at the bottom of the page. If you have questions following placement of your order such as order confirmation, ship date, etc., please contact Customer Service toll free at (888) 377-4575.

Esri

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

**For questions contact:**  
Aaron Brouse

**Email:**  
abrouse@esri.com

**Phone:**  
(610) 644-3374, ext: 5874 x5874

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at <https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf>, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at <https://go.esri.com/MAPS> apply to your purchase of that item. Federal government entities and government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at <https://www.esri.com/en-us/legal/terms/state-supplemental> apply to some state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin.

BROUSEA

**This offer is limited to the terms and conditions incorporated and attached herein.**

**Esri Use Only:**

Cust. Name \_\_\_\_\_  
 Cust. # \_\_\_\_\_  
 PO # \_\_\_\_\_  
 Esri Agreement # \_\_\_\_\_



## SMALL ENTERPRISE AGREEMENT COUNTY AND MUNICIPALITY GOVERNMENT (E214-1)

This Agreement is by and between the organization identified in the Quotation ("**Customer**") and **Environmental Systems Research Institute, Inc. ("Esri")**.

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

**Table A**  
**List of Products**

**Uncapped Quantities****Desktop Software and Extensions (Single Use)**

ArcGIS Desktop Advanced  
 ArcGIS Desktop Standard  
 ArcGIS Desktop Basic  
 ArcGIS Desktop Extensions: ArcGIS 3D Analyst,  
 ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst,  
 ArcGIS Publisher, ArcGIS Network Analyst, ArcGIS  
 Schematics, ArcGIS Workflow Manager, ArcGIS Data  
 Reviewer

**Enterprise Software and Extensions**

ArcGIS Enterprise and Workgroup  
 (Advanced and Standard)  
 ArcGIS Monitor  
 ArcGIS Enterprise Extensions: ArcGIS 3D Analyst,  
 ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst,  
 ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS  
 Workflow Manager

**Enterprise Additional Capability Servers**

ArcGIS Image Server

**Developer Tools**

ArcGIS Engine  
 ArcGIS Engine Extensions: ArcGIS 3D Analyst, ArcGIS  
 Spatial Analyst, ArcGIS Engine Geodatabase Update,  
 ArcGIS Network Analyst, ArcGIS Schematics  
 ArcGIS Runtime (Standard)  
 ArcGIS Runtime Analysis Extension

**Limited Quantities**

One (1) Professional subscription to ArcGIS Developer  
 Two (2) ArcGIS CityEngine Single Use Licenses  
 50 ArcGIS Online Viewers  
 50 ArcGIS Online Creators  
 10,000 ArcGIS Online Service Credits  
 50 ArcGIS Enterprise Creators  
 2 ArcGIS Insights in ArcGIS Enterprise  
 2 ArcGIS Insights in ArcGIS Online  
 5 ArcGIS Tracker for ArcGIS Enterprise  
 5 ArcGIS Tracker for ArcGIS Online  
 2 ArcGIS Parcel Fabric User Type Extensions (Enterprise)  
 2 ArcGIS Utility Network User Type Extensions (Enterprise)

**OTHER BENEFITS**

Number of Esri User Conference registrations provided annually	<b>2</b>
Number of Tier 1 Help Desk individuals authorized to call Esri	<b>2</b>
Maximum number of sets of backup media, if requested*	<b>2</b>
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

\*Additional sets of backup media may be purchased for a fee

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

**Term of Agreement:** Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

\_\_\_\_\_  
(Customer)

By: \_\_\_\_\_  
Authorized Signature

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

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

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

#### CUSTOMER CONTACT INFORMATION

Contact: \_\_\_\_\_

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

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

Fax: \_\_\_\_\_

City, State, Postal Code: \_\_\_\_\_

E-mail: \_\_\_\_\_

Country: \_\_\_\_\_

Quotation Number (if applicable): \_\_\_\_\_

## 1.0—ADDITIONAL DEFINITIONS

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

**"Case"** means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

**"Deploy", "Deployed" and "Deployment"** mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

**"Fee"** means the fee set forth in the Quotation.

**"Maintenance"** means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

**"Master Agreement"** means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at <https://www.esri.com/en-us/legal/terms/full-master-agreement> and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

**"Product(s)"** means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

**"Quotation"** means the offer letter and quotation provided separately to Customer.

**"Technical Support"** means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

**"Tier 1 Help Desk"** means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

**"Tier 1 Support"** means the Technical Support provided by the Tier 1 Help Desk.

**"Tier 2 Support"** means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

## 2.0—ADDITIONAL GRANT OF LICENSE

**2.1 Grant of License.** Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

**2.2 Consultant Access.** Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

## 3.0—TERM, TERMINATION, AND EXPIRATION

**3.1 Term.** This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

**3.2 No Use upon Agreement Expiration or Termination.** All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

**3.3 Termination for a Material Breach.** Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

**3.4 Termination for Lack of Funds.** For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

**3.5 Follow-on Term.** If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

## 4.0—PRODUCT UPDATES

**4.1 Future Updates.** Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

**4.2 Product Life Cycle.** During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at <https://support.esri.com/en/other-resources/product-life-cycle>. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

## 5.0—MAINTENANCE

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at <https://www.esri.com/en-us/legal/terms/maintenance>). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other

than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

### a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.
2. The Tier 1 Help Desk will be fully trained in the Products.
3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.
4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.
5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.
6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

### b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.
2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.
3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to



supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.
5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

## 6.0—ENDORSEMENT AND PUBLICITY

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

## 7.0—ADMINISTRATIVE REQUIREMENTS

**7.1 OEM Licenses.** Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

**7.2 Annual Report of Deployments.** At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

## 8.0—ORDERING, ADMINISTRATIVE PROCEDURES, DELIVERY, AND DEPLOYMENT

### 8.1 Orders, Delivery, and Deployment

- a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download,

operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

- b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

- c. Esri's federal ID number is 95-2775-732.

- d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

**8.2 Order Requirements.** Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

- a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.

- b. The following information will be included in each Ordering Document:

- (1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
- (2) Order number
- (3) Applicable annual payment due

## 9.0—MERGERS, ACQUISITIONS, OR DIVESTITURES

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

- 9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.
- 9.2 If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.
- 9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

# What is GIS?

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- GIS (Geographic Information System) is a system for...
  - Managing
  - Analyzing
  - Applying
- Geographic Information
  - Points, lines, and polygons
  - Anything with a spatial component
  - Everything is *somewhere*
  - It is an enterprise system... Think Microsoft Office Suite!





# What is ArcGIS?

---

- ArcGIS is Esri's enterprise GIS platform!



Data



Maps



Analysis



Apps

Communities

Organizations

Departments

Teams

Individuals



# Introduction to State and Local Government

*Improving government operations and enhancing services provided to the public*

Many state and local government agencies use location-based data and technology to improve operations and enhance services provided to the public. They recognize the impact on their organizations when they use location to prioritize strategies, innovate, and collaborate with internal and external stakeholders.

Government agencies are dynamic organizations, and understanding how ArcGIS aligns with business needs can be challenging. The lack of human capital and increasing complexity of today's technology landscape make it difficult to develop and deploy solutions that meet organizational needs.

ArcGIS Solutions for State and Local Government reduce the time it takes to deploy location-based solutions in your organization. Leverage your geographic information and the investment your community has made in ArcGIS to improve operations and enhance services across a wide variety of business needs.

## Agriculture

The safety of the food supply is essential to the public and vital to an economically sustainable agriculture industry. Use ArcGIS Solutions to inspect food supplies, monitor pests and diseases, encourage environmental stewardship, and promote economic growth of the agriculture sector.

[Learn more about Agriculture solutions](#)

## Assessment and Taxation

Property assessments determine the tax a property owner will pay, and the taxes collected from property owners finance education, infrastructure, public safety, and other services that benefit the community. Use ArcGIS Solutions to manage an accurate inventory of real property, describe who owns the land, analyze land value and associated improvements, share property information with key stakeholders, and maximize tax property revenue.

[Learn more about Assessment and Taxation solutions](#)

## Elections

Understanding where voters are in relation to the things that matter most to them reveals the true nature of the election process. In fact, location has always been the foundation of elections. Use ArcGIS Solutions to educate voters and increase voter participation, manage election day activities, track the performance of your election office, and deliver map-based election reports.

[Learn more about Election solutions](#)

## Emergency Management

Providing decision makers with relevant information regarding the nature of hazards and the status of response activities is critical to crisis management. Any information latency delays response efforts and may result in additional loss of life and property. Use ArcGIS Solutions to become more resilient, develop preparedness plans, respond to emergencies, and inform internal and external stakeholders.

[Learn more about Emergency Management](#)

## Fire Service

Location is fundamental to the fire service and used to make decisions that protect life and property. It influences pre-planning activities and improves response capabilities. Use ArcGIS Solutions to understand risks, develop pre-incident plans, and improve actions taken in response to an incident.

[Learn more about Fire Service](#)

## Fish and Wildlife

The increasing demands on wildlife agencies combined with stagnant funding sources is impacting the maintenance of natural habitats. Preservation of natural habitats for current and future generations is critical to wildlife management and the foundation for a full range of outdoor activities. Use ArcGIS Solutions to conserve fish and wildlife populations and promote outdoor recreational opportunities.

[Learn more about Fish and Wildlife solutions](#)

## Health and Human Services

Preparing for health emergencies and responding to human crises like the opioid epidemic, homelessness, food insecurity, and health or racial inequities has placed a renewed emphasis on geographic approaches to many complicated health challenges. Building communities that improve health outcomes and increase accessibility to health care is critical. Use ArcGIS Solutions to prevent the spread of diseases, analyze health care patterns and trends, maintain a clean environment, encourage healthy behaviors, and ensure access to healthcare services.

[Learn more about Health and Human Services solutions](#)

## Law Enforcement

Modern law enforcement agencies need location-based data to protect and engage the communities they serve. Many are seeking new ways to improve their relationship with the communities they serve and rebuild public trust that has been eroded by inequitable policing practices. Use ArcGIS Solutions to understand trends, increase transparency, and allocate departmental resources effectively.

[Learn more about Law Enforcement](#)

## Natural Resources

The increased loss of natural areas poses an increasing threat to natural resources such as forests, riparian areas, and wildlife. Preservation of these natural resources for current and future generations is critical to a sustainable environment and the foundation for a full range of outdoor activities. Use ArcGIS Solutions to conserve and manage natural resources, protect and conserve fish and wildlife populations, promote outdoor recreational opportunities, and ensure sustainable commercial uses of natural resources.

[Learn more about Natural Resources solutions](#)

## Planning and Development

Sustainable communities don't just happen, they require professionals dedicated to more livable and prosperous communities. Communities must balance the needs of their residents, infrastructure, and the environment to ensure they adapt to economic and demographic changes. Use ArcGIS Solutions to engage the community in your growth management plans, promote business diversity, attract talented citizens, and encourage quality places and neighborhoods.

[Learn more about Planning and Development solutions](#)

## Public Works

State and local governments are stewards of most public infrastructure. In many places, years of neglect have resulted in crumbling roads, bridges in need of repair, outdated public buildings, and other critical infrastructure needs. High-quality infrastructure is essential to a community's economic vitality and quality of life. Use ArcGIS Solutions to maintain right-of-way assets, coordinate and plan capital investments, address transportation needs, respond to vectors and natural hazards, and engage the public in an effective way.

[Learn more about Public Works solutions](#)

## Transportation

Transportation is integral to a country's economy, infrastructure, and quality of life. Secure, timely, safe, and accessible transportation systems can change lives and transform communities. At the same time agencies are dealing with increasing service demands, technology silos and the lack of real-time data impact program effectiveness. Use ArcGIS Solutions to inform the public of service changes, manage transit safety reports and mitigation plans, monitor the performance of transit agencies, and partner with volunteers to keep transit stops safe and clean.

[Learn more about Transportation solutions](#)

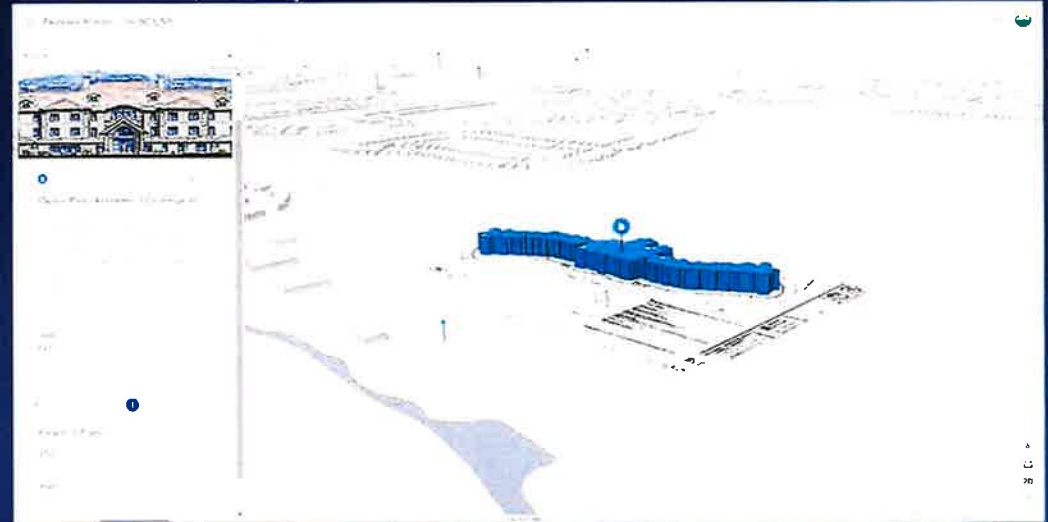
# Our Customers Work

## Village of Greenwood

Greenwood Village Uses Project Dashboard for Public Consumption



## Hardeeville - 6,500 Population



ArcGIS Urban Model used for designing a Retirement Community

## Borough of Lansdale

Borough of Lansdale: Stormwater Management



Stormwater Management for public education through ArcGIS StoryMaps

## Topeka Spending Overview



## Topeka

Using ArcGIS Dashboards to update and share all budget information to public connected to financial software



# Our Customers Work

## City of Gaithersburg



Stormwater Fee Search

## Township of Abington



Citizen Service Request

## Township of Abington



Annual Police Report and Traffic Violation Reporting

## South Whitehall Township



Zoning Portal with interactive public facing maps and apps

## City of Erie



Property Conditions Dashboards and

## Township of College

Stormwater Management and MS4 Reporting

## Borough of Lansdale: Pavement Management

Created By Lansdale GIS



[Overview](#) [Overall Condition](#) [Pavement Inspection](#) [Construction History](#) [Traffic Rating](#) [Upcoming Road Projects](#) [Curb Ramp Inventory](#) [Additional Information](#)



Welcome to the Borough of Lansdale's Pavement Management website.

Pavement Management is a program for improving the quality and performance of road pavements and minimizing costs through good management practices. @ Under the direction of Borough Council, staff has implemented a pavement management system to define procedures for collecting, analyzing, maintaining, and reporting pavement data. This system assists decision makers in finding optimum strategies for maintaining pavements in serviceable condition over a given period of time for the least cost. @

This site was developed by Lansdale's GIS Department to allow residents and staff access to our Pavement Management System. Several tabs across the top of the page allow users to see how we are managing pavement and roadway surfaces in the Borough.



## Borough of Lansdale: Asset Inventory

Lansdale Borough, PA



Overview

Road Signs

Street Lights

Parking Meters

ADA Curb Ramps

Street Trees

Pole Inspection

Park Benches



The Americans with Disabilities Act (ADA) was signed into law by the U.S. congress in 1990. The ADA sets standards for construction of accessible public entities such as handicap accessible curb ramps. The Borough maintains inventory maps for current curb ramps to determine their suitability relevant to ADA standards.

A **rating system** was created to help identify and mark approximately 2000 curb ramps in the Borough. Below is a description of the curb scores.

- A: Two perpendicular ramps with detectable warning pad
- B: One ramp with detectable warning pad
- C: Ramp without detectable warning pad
- D: No existence of ramp

For more information about this curb ramp project, click [here](#).





# Borough of Lansdale: Asset Inventory

Lansdale Borough,

Overview

Road Signs

Street Lights

Parking Meters

ADA Curb Ramps

Street Trees

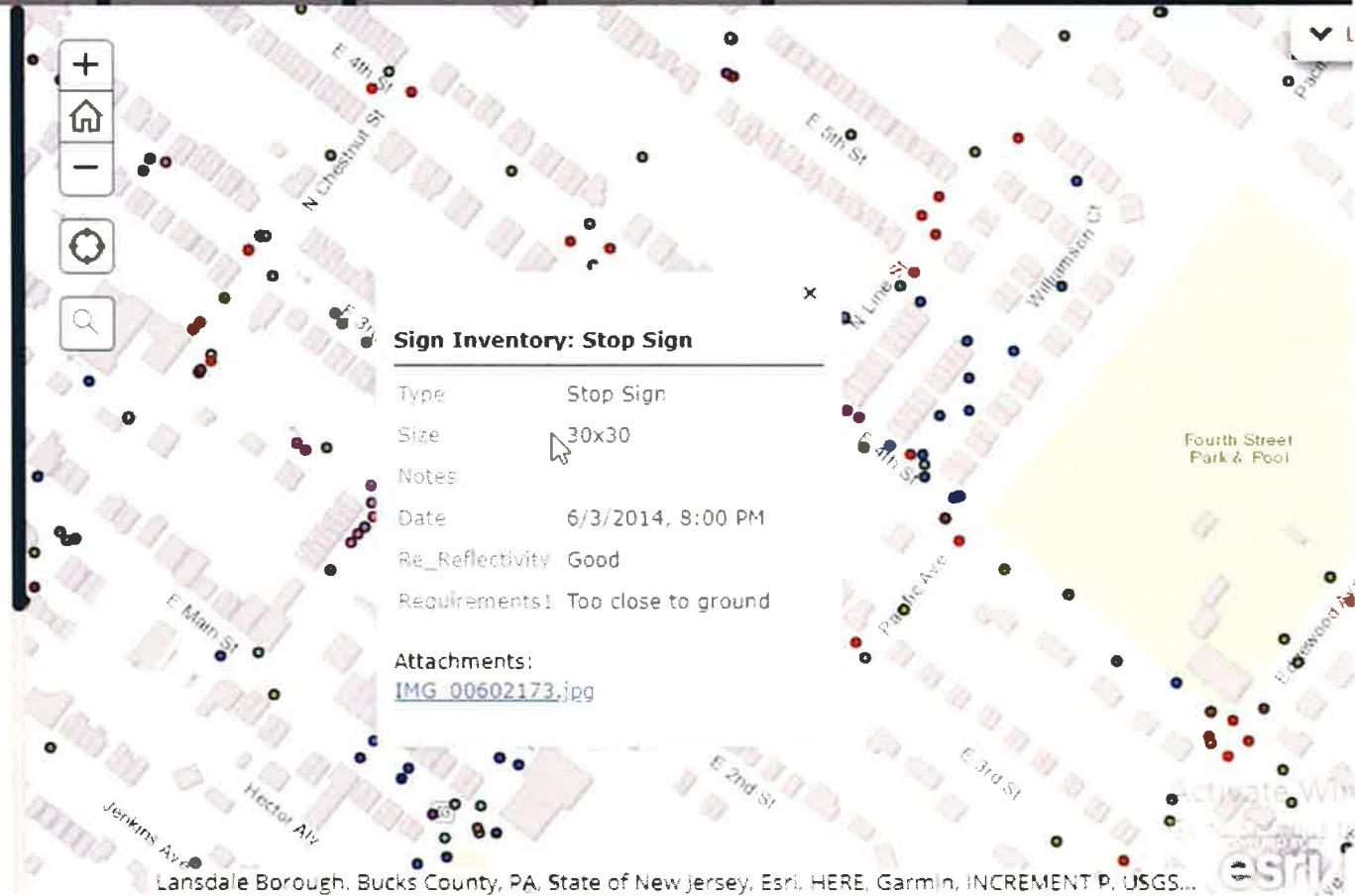
Pole Inspection

Park Benches



Public Traffic signs are monitored by the U.S. Department of Transportation's Federal Highway Administration. The standards are set in the [Manual on Uniform Traffic Control Devices](#) (MUTCD).

The Borough maintains approximately 3500 traffic signs, all of them are shown on the map to the right. You can click any sign to view photos and data about that sign. Borough staff conducted a **2014 study** evaluating all Borough maintained signs and their requirements



## Borough Of Lansdale: Stormwater Management

Borough of Lansdale

[Stormwater Overview](#)[Watershed Perspective](#)[Outfall Inspections](#)[Storm-Sewersheds](#)[Control Sites](#)[Green Space](#)[Additional Resources](#)

Stormwater runoff is water from rain or melting snow that "runs off" across the land instead of absorbing into the ground. Runoff water usually flows downhill into the nearest stream, creek, or river. In most places, including the Borough of Lansdale, the runoff is not treated in any way. This makes it important for us to understand and manage our stormwater system.

In an urban environment, such as Lansdale, most of the landscape is covered in impervious surfaces such as roadways, roofs, sidewalks and driveways where water cannot drain through the ground as it would in a natural setting. The majority of runoff water in Lansdale lands on an impervious surface then enters one of our 2500 storm drains. From there it travels through more than 50 miles of underground pipes and tunnels connected by over 700 manholes ultimately discharging into a local stream through one of 100 outfalls. When you see runoff water entering a storm drain, like in the picture to the right, it is being transported underground, directly to a local watershed. The maps on this site display all of the Borough's underground storm infrastructure, and detail exactly how that water moves throughout town.

In the more urban areas of the Borough, many different sources of pollution can accumulate on roadways and parking lots between storm events. Oil leaking from vehicles, excess salt applied in the winter, trash not discarded properly, cigarette butts thrown from windows, and many other pollution sources often find their way into storm drains. Many of these pollutants quickly wind up in local streams and waterways. Limiting pollution and retaining water on-site wherever possible is crucial for limiting the negative effects of stormwater runoff. Scroll through the tabs to see examples of how stormwater moves through the Borough and what we are doing to manage it.



## Resident Resources Portal

### Welcome to Lansdale's Resident Resources Portal!

This is a consolidated information system, where you can find all of the information you may be looking for regarding where you live.

Search for an address to learn about where you reside using one of these search methods:

- Click the search box and type in an address
- Click in the search box and choose **Use current location**
- Click on the location within the map

Results include your ward information, polling location, when your next yard waste pick-up is, zoning and parcel information for your property.





MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item # **16.**

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SUBJECT: Consider Authorization to Issue Bond for Capital Investment Plan  
MEETING DATE: June 28, 2021  
BOARD LIAISON: Tanya C. Bamford, Chair  
INITIATED BY: Carolyn McCreary, Township Manager  
Brian Shapiro, Finance Director

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**BACKGROUND:**

At the June 28 public meeting, staff presented a five-year Capital Investment Plan (CIP) totaling \$16.7 million to the Board of Supervisors. The CIP is an important tool for the Board of Supervisors and staff to utilize as part of the annual budget process and to support the Township's goals and objectives relating to the replacement of its infrastructure and capital.

During the presentation it was noted that all of the items included in the CIP have a useful life of 5 to 30 years and as such we believe serious consideration should be given to borrowing money to fund part of the CIP. This removes the need to utilize current resources and stretches our reserves further to meet unexpected capital needs that could arise. It also shares the cost of these long-term assets with future residents and businesses in the Township who will benefit from these long-term investments being made in the next five years.

Staff sought and received Board consensus to investigate the costs of borrowing money to help fund the CIP, noting interest rates were at historic lows.

We are providing the Board with information provided by the Delaware Valley Regional Finance Authority (DVRFA) using several scenarios. The interest rates are as of 06/30/21. DVRFA will provide updated rates prior to the meeting on July 26<sup>th</sup>.

	<u>Years</u>	<u>Interest Rate</u>	<u>Borrowing</u>	<u>Total Payment</u>	<u>Approx. Yearly Payment</u>
Scenario 1	20	1.662%	\$10 Million	\$11,836,360.84	\$590,000.00
Scenario 2	30	2.152%	\$10 Million	\$13,679,252.44	\$454,000.00
Scenario 3	20	1.662%	\$15 Million	\$17,754,815.28	\$884,000.00
Scenario 4	30	2.152%	\$15 Million	\$20,519,040.48	\$681,000.00

**RECOMMENDATION:**

Staff recommends the Board provide authorization to borrow money necessary to provide funding for the Capital Investment Plan.

**MOTION:**

**Motion** to authorize Township staff to work with Delaware Valley Regional Finance Authority to prepare the necessary documents to issue debt in the amount of \_\_\_\_\_ with a payback period of \_\_\_\_ years and to prepare and advertise the required ordinance for adoption at an upcoming meeting.

**Township of Montgomery**  
**General Obligation Notes, 2021 Series**  
**Sources and Uses of Funds**

<u>Sources of Funds</u>	<u>Amount</u>
General Obligation Notes, 2021 Series	<u>\$ 10,000,000.00</u>
Total sources of funds	<u><u>\$ 10,000,000.00</u></u>

<u>Uses of Funds</u>	
Project	<u>\$ 9,930,587.50</u>
Subtotal	<u>9,930,587.50</u>
Costs of Issuance	
DelVal origination costs	50,000.00
S&P Rating	18,000.00
Newspaper advertisements	1,050.00
DCED application fee	<u>362.50</u>
Subtotal	<u>69,412.50</u>
Total uses of funds	<u><u>\$ 10,000,000.00</u></u>

*Delaware Valley Regional Finance Authority*  
*Calhoun Baker Inc., Program Administrator*  
*June 29, 2021*

**Township of Montgomery**  
**General Obligation Notes, 2021 Series**  
**Estimated Debt Service Payments**

<i>Fiscal</i> <i>Year</i> <i>Ending</i>	<i>Principal</i> <i>Amount (1)</i>	<i>Interest</i> <i>Rate (2)</i>	<i>Interest</i> <i>Payment (3)</i>	<i>Total</i> <i>Payment</i>
25-Dec-21	\$ -	1.662%	\$ 41,550.00	\$ 41,550.00
25-Dec-22	425,000.00	1.662%	164,434.14	589,434.14
25-Dec-23	432,000.00	1.662%	157,341.60	589,341.60
25-Dec-24	440,000.00	1.662%	150,128.52	590,128.52
25-Dec-25	447,000.00	1.662%	142,786.62	589,786.62
25-Dec-26	454,000.00	1.662%	135,328.35	589,328.35
25-Dec-27	462,000.00	1.662%	127,749.63	589,749.63
25-Dec-28	470,000.00	1.662%	120,037.95	590,037.95
25-Dec-29	478,000.00	1.662%	112,193.31	590,193.31
25-Dec-30	486,000.00	1.662%	104,215.71	590,215.71
25-Dec-31	494,000.00	1.662%	96,105.15	590,105.15
25-Dec-32	502,000.00	1.662%	87,861.63	589,861.63
25-Dec-33	510,000.00	1.662%	79,485.15	589,485.15
25-Dec-34	519,000.00	1.662%	70,971.57	589,971.57
25-Dec-35	527,000.00	1.662%	62,312.58	589,312.58
25-Dec-36	536,000.00	1.662%	53,516.40	589,516.40
25-Dec-37	545,000.00	1.662%	44,570.70	589,570.70
25-Dec-38	554,000.00	1.662%	35,475.45	589,475.45
25-Dec-39	564,000.00	1.662%	26,226.42	590,226.42
25-Dec-40	573,000.00	1.662%	16,815.33	589,815.33
25-Dec-41	582,000.00	1.662%	7,254.63	589,254.63
Total	<u>\$ 10,000,000.00</u>		<u>\$ 1,836,360.84</u>	<u>\$ 11,836,360.84</u>

- (1) Principal is payable annually, commencing on: 25-Sep-22  
 (2) Fixed rate terminates on: 25-Sep-41 Option date: \*\*\*  
 Rate assumes spread for the DelVal administrative expenses and net  
 payments on debt service and interest rate swap agreements equals 0.40%.  
 (3) Interest is payable monthly, commencing on: 25-Oct-21  
 Interest accrues from: 25-Sep-21

*Delaware Valley Regional Finance Authority*  
*Calhoun Baker Inc., Program Administrator*  
*June 29, 2021*

**Township of Montgomery**  
**General Obligation Notes, 2021 Series**  
**Estimated Debt Service Payments**

<i>Fiscal</i> <i>Year</i> <i>Ending</i>	<i>Principal</i> <i>Amount (1)</i>	<i>Interest</i> <i>Rate (2)</i>	<i>Interest</i> <i>Payment (3)</i>	<i>Total</i> <i>Payment</i>
25-Dec-21	\$ -	2.152%	\$ 53,799.99	\$ 53,799.99
25-Dec-22	240,000.00	2.152%	213,908.76	453,908.76
25-Dec-23	245,000.00	2.152%	208,717.08	453,717.08
25-Dec-24	251,000.00	2.152%	203,412.45	454,412.45
25-Dec-25	256,000.00	2.152%	197,984.01	453,984.01
25-Dec-26	262,000.00	2.152%	192,442.62	454,442.62
25-Dec-27	267,000.00	2.152%	186,777.42	453,777.42
25-Dec-28	273,000.00	2.152%	180,999.30	453,999.30
25-Dec-29	279,000.00	2.152%	175,092.06	454,092.06
25-Dec-30	285,000.00	2.152%	169,055.70	454,055.70
25-Dec-31	291,000.00	2.152%	162,890.22	453,890.22
25-Dec-32	297,000.00	2.152%	156,595.62	453,595.62
25-Dec-33	304,000.00	2.152%	150,166.53	454,166.53
25-Dec-34	311,000.00	2.152%	143,586.81	454,586.81
25-Dec-35	317,000.00	2.152%	136,861.80	453,861.80
25-Dec-36	324,000.00	2.152%	130,002.36	454,002.36
25-Dec-37	331,000.00	2.152%	122,992.20	453,992.20
25-Dec-38	338,000.00	2.152%	115,831.38	453,831.38
25-Dec-39	346,000.00	2.152%	108,514.62	454,514.62
25-Dec-40	353,000.00	2.152%	101,031.00	454,031.00
25-Dec-41	361,000.00	2.152%	93,391.44	454,391.44
25-Dec-42	369,000.00	2.152%	85,579.62	454,579.62
25-Dec-43	377,000.00	2.152%	77,595.72	454,595.72
25-Dec-44	385,000.00	2.152%	69,439.68	454,439.68
25-Dec-45	393,000.00	2.152%	61,111.38	454,111.38
25-Dec-46	402,000.00	2.152%	52,605.60	454,605.60
25-Dec-47	410,000.00	2.152%	43,911.54	453,911.54
25-Dec-48	419,000.00	2.152%	35,039.97	454,039.97
25-Dec-49	428,000.00	2.152%	25,974.63	453,974.63
25-Dec-50	438,000.00	2.152%	16,710.24	454,710.24
25-Dec-51	448,000.00	2.152%	7,230.69	455,230.69
<b>Total</b>	<b>\$ 10,000,000.00</b>		<b>\$ 3,679,252.44</b>	<b>\$ 13,679,252.44</b>

- (1) Principal is payable annually, commencing on: 25-Sep-22
- (2) Fixed rate terminates on: 25-Sep-51      Option date: 25-Sep-31
- Rate assumes spread for the DelVal administrative expenses and net payments on debt service and interest rate swap agreements equals 0.40%.
- (3) Interest is payable monthly, commencing on: 25-Oct-21
- Interest accrues from: 25-Sep-21

*Delaware Valley Regional Finance Authority*  
*Calhoun Baker Inc., Program Administrator*  
*June 29, 2021*



**Township of Montgomery**  
**General Obligation Notes, 2021 Series**  
**Sources and Uses of Funds**

<u>Sources of Funds</u>	<u>Amount</u>
General Obligation Notes, 2021 Series	\$ 15,000,000.00
Total sources of funds	<u>\$ 15,000,000.00</u>

<u>Uses of Funds</u>	
Project	<u>\$ 14,903,431.25</u>
Subtotal	<u>14,903,431.25</u>
Costs of Issuance	
DelVal origination costs	75,000.00
S&P Rating	20,000.00
Newspaper advertisements	1,050.00
DCED application fee	<u>518.75</u>
Subtotal	<u>96,568.75</u>
Total uses of funds	<u>\$ 15,000,000.00</u>

*Delaware Valley Regional Finance Authority*  
*Calhoun Baker Inc., Program Administrator*  
*June 29, 2021*

**Township of Montgomery**  
**General Obligation Notes, 2021 Series**  
**Estimated Debt Service Payments**

<i>Fiscal</i> <i>Year</i> <i>Ending</i>	<i>Principal</i> <i>Amount (1)</i>	<i>Interest</i> <i>Rate (2)</i>	<i>Interest</i> <i>Payment (3)</i>	<i>Total</i> <i>Payment</i>
25-Dec-21	\$ -	1.662%	\$ 62,325.00	\$ 62,325.00
25-Dec-22	638,000.00	1.662%	246,649.11	884,649.11
25-Dec-23	649,000.00	1.662%	235,999.86	884,999.86
25-Dec-24	659,000.00	1.662%	225,171.96	884,171.96
25-Dec-25	670,000.00	1.662%	214,173.63	884,173.63
25-Dec-26	682,000.00	1.662%	202,988.37	884,988.37
25-Dec-27	693,000.00	1.662%	191,607.84	884,607.84
25-Dec-28	705,000.00	1.662%	180,040.35	885,040.35
25-Dec-29	716,000.00	1.662%	168,277.50	884,277.50
25-Dec-30	728,000.00	1.662%	156,327.72	884,327.72
25-Dec-31	740,000.00	1.662%	144,178.50	884,178.50
25-Dec-32	753,000.00	1.662%	131,825.70	884,825.70
25-Dec-33	765,000.00	1.662%	119,261.01	884,261.01
25-Dec-34	778,000.00	1.662%	106,492.65	884,492.65
25-Dec-35	791,000.00	1.662%	93,508.29	884,508.29
25-Dec-36	804,000.00	1.662%	80,307.90	884,307.90
25-Dec-37	818,000.00	1.662%	66,887.25	884,887.25
25-Dec-38	831,000.00	1.662%	53,238.06	884,238.06
25-Dec-39	845,000.00	1.662%	39,368.64	884,368.64
25-Dec-40	859,000.00	1.662%	25,266.60	884,266.60
25-Dec-41	<u>876,000.00</u>	1.662%	<u>10,919.34</u>	<u>886,919.34</u>
Total	<u>\$ 15,000,000.00</u>		<u>\$ 2,754,815.28</u>	<u>\$ 17,754,815.28</u>

- (1) Principal is payable annually, commencing on: 25-Sep-22
- (2) Fixed rate terminates on: 25-Sep-41      Option date: \*\*\*  
Rate assumes spread for the DelVal administrative expenses and net payments on debt service and interest rate swap agreements equals 0.40%.
- (3) Interest is payable monthly, commencing on: 25-Oct-21  
Interest accrues from: 25-Sep-21

*Delaware Valley Regional Finance Authority*  
*Calhoun Baker Inc., Program Administrator*  
*June 29, 2021*

**Township of Montgomery**  
**General Obligation Notes, 2021 Series**  
**Estimated Debt Service Payments**

<i>Fiscal Year Ending</i>	<i>Principal Amount (1)</i>	<i>Interest Rate (2)</i>	<i>Interest Payment (3)</i>	<i>Total Payment</i>
25-Dec-21	\$ -	2.152%	\$ 80,700.00	\$ 80,700.00
25-Dec-22	360,000.00	2.152%	320,863.20	680,863.20
25-Dec-23	368,000.00	2.152%	313,072.95	681,072.95
25-Dec-24	376,000.00	2.152%	305,110.53	681,110.53
25-Dec-25	384,000.00	2.152%	296,976.00	680,976.00
25-Dec-26	392,000.00	2.152%	288,669.27	680,669.27
25-Dec-27	401,000.00	2.152%	280,185.00	681,185.00
25-Dec-28	409,000.00	2.152%	271,512.48	680,512.48
25-Dec-29	418,000.00	2.152%	262,662.33	680,662.33
25-Dec-30	427,000.00	2.152%	253,618.59	680,618.59
25-Dec-31	437,000.00	2.152%	244,375.77	681,375.77
25-Dec-32	446,000.00	2.152%	234,923.07	680,923.07
25-Dec-33	456,000.00	2.152%	225,271.32	681,271.32
25-Dec-34	466,000.00	2.152%	215,404.41	681,404.41
25-Dec-35	476,000.00	2.152%	205,322.31	681,322.31
25-Dec-36	486,000.00	2.152%	195,024.96	681,024.96
25-Dec-37	497,000.00	2.152%	184,507.08	681,507.08
25-Dec-38	508,000.00	2.152%	173,752.50	681,752.50
25-Dec-39	519,000.00	2.152%	162,761.10	681,761.10
25-Dec-40	530,000.00	2.152%	151,533.06	681,533.06
25-Dec-41	541,000.00	2.152%	140,068.32	681,068.32
25-Dec-42	553,000.00	2.152%	128,361.39	681,361.39
25-Dec-43	565,000.00	2.152%	116,396.31	681,396.31
25-Dec-44	577,000.00	2.152%	104,172.96	681,172.96
25-Dec-45	590,000.00	2.152%	91,685.94	681,685.94
25-Dec-46	603,000.00	2.152%	78,919.26	681,919.26
25-Dec-47	616,000.00	2.152%	65,872.74	681,872.74
25-Dec-48	629,000.00	2.152%	52,546.44	681,546.44
25-Dec-49	643,000.00	2.152%	38,935.08	681,935.08
25-Dec-50	657,000.00	2.152%	25,022.34	682,022.34
25-Dec-51	670,000.00	2.152%	10,813.77	680,813.77
<b>Total</b>	<b>\$ 15,000,000.00</b>		<b>\$ 5,519,040.48</b>	<b>\$ 20,519,040.48</b>

- (1) Principal is payable annually, commencing on: 25-Sep-22
- (2) Fixed rate terminates on: 25-Sep-51      Option date: 25-Sep-31  
Rate assumes spread for the DelVal administrative expenses and net payments on debt service and interest rate swap agreements equals 0.40%.
- (3) Interest is payable monthly, commencing on: 25-Oct-21  
Interest accrues from: 25-Sep-21

*Delaware Valley Regional Finance Authority*  
*Calhoun Baker Inc., Program Administrator*  
*June 29, 2021*

# Capital Investment Plan

## Montgomery Township

### Capital Improvements

Description	Note	2021	2022	2023	2024	2025	2026
Administration/Finance		\$ 90,000	\$ -	\$ 300,000	\$ -	\$ -	\$ -
Buildings and Grounds		175,500	70,000	60,000	50,000	50,000	50,000
Information Technology		253,600	35,000	15,000	15,000	15,000	15,000
Police Services		137,100	394,000	395,100	263,500	145,500	209,000
Road Paving Projects	F	650,000	611,000	1,134,000	922,000	879,000	843,000
Curb and Sidewalks		154,000	-	-	-	-	-
PW Vehicle Replacement	F	270,000	546,000	327,500	334,500	221,000	106,500
PW Equipment Replacement	F, G	185,000	225,000	100,000	150,000	25,000	25,000
Traffic Lights/Signals		-	-	-	-	-	-
Traffic Intersections	A,C	400,000	1,960,000	100,000	100,000	100,000	100,000
Stormwater		340,000	250,000	250,000	250,000	250,000	250,000
Engineering		120,000	86,500	138,500	117,500	113,000	109,500
Parks and Recreation	B,E,H	170,000	915,000	520,000	20,000	20,000	20,000
Community Recreation Center		20,000	327,000	165,000	15,000	240,000	-
Fire Services	D	758,500	826,000	60,000	-	-	820,000
<b>Total Capital Improvements:</b>		<b>\$ 3,723,700</b>	<b>\$ 6,245,500</b>	<b>\$ 3,565,100</b>	<b>\$ 2,237,500</b>	<b>\$ 2,058,500</b>	<b>\$ 2,548,000</b>

### Capital Funding Sources

Description	Note	2021	2022	2023	2024	2025	2026
<b>Grants</b>							
Green Light Go	A	\$ -	\$ 400,206	\$ -	\$ -	\$ -	\$ -
TAP	B	-	1,000,000	-	-	-	-
ARLE	C	-	285,457	-	-	-	-
Fire Commissioner Grant	D	15,000	-	-	-	-	-
DCNR	E	-	-	250,000	-	-	-
<b>Other Funding Sources</b>							
Liquid Fuels Contribution	F	890,000	500,000	500,000	400,000	400,000	400,000
EAC Fund Contribution	G	100,000	-	-	-	-	-
Park and Rec Contribution	H	10,000	-	-	-	-	-
Transfer from General Fund		481,774	400,000	350,000	325,000	300,000	275,000
<b>Capital Projects Fund</b>							
Fee-In-Lieu of Improvements		-	-	-	-	-	-
Operating Revenue		255,000	180,000	180,000	180,000	180,000	180,000
Fund Balance		1,971,926	3,479,837	2,285,100	1,332,500	1,178,500	1,693,000
<b>Total Capital Funding:</b>		<b>\$ 3,723,700</b>	<b>\$ 6,245,500</b>	<b>\$ 3,565,100</b>	<b>\$ 2,237,500</b>	<b>\$ 2,058,500</b>	<b>\$ 2,548,000</b>

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD INFORMATION SUMMARY**

Item # **17.**

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SUBJECT:	Consider Establishment of Ready For 100 Advisory Ad Hoc Committee
MEETING DATE:	July 26, 2021
BOARD LIAISON:	Tanya C. Bamford, Chair
INITIATED BY:	Carolyn McCreary, Township Manager

---

**BACKGROUND:**

At the May 10<sup>th</sup> public meeting the Board of Supervisors voted to adopt the *Ready for 100 Renewable Energy* resolution. A paragraph in the resolution states the Board of Supervisors will provide guidance for commissioning a committee to draft an energy transition plan by May 2022.

At the June 14<sup>th</sup> public meeting the Board of Supervisors discussed the composition of the committee and directed staff to prepare a resolution which would establish the Ad Hoc committee.

The resolution has been drafted and is submitted for your review and consideration of adoption.

**RECOMMENDATION:**

As this will be a working committee tasked with developing an energy transition plan with accompanying benchmarks, staff is recommending the Board seek candidates who are not only interested in this plan, but who will commit to meeting monthly, focusing solely on this work.

Additionally, it is staff's recommendation that we contract with a consultant to guide the committee in the process, obtain information from Township staff where needed, and ensure the work doesn't stall given the timeframe we are working with. We are awaiting a quote for services from Practical Energy Solutions who has worked with several municipalities including Whitemarsh and Springfield Townships.

**MOTION/RESOLUTION:**

**Motion** to adopt Resolution No. 2021-32, establishing the Ready For 100 Advisory Ad Hoc Committee.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_



**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MONTGOMERY  
TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA ESTABLISHING THE  
READY FOR 100 ADVISORY AD HOC COMMITTEE**

**WHEREAS**, the Board of Supervisors adopted the Ready for 100 Renewable Energy resolution on May 10, 2021; and

**WHEREAS**, the Board of Supervisors desires to form an advisory Ad Hoc Committee to draft an energy transition plan for achieving the goals of the Ready for 100 initiative; and

**WHEREAS**, the Board of Supervisors encourages citizen involvement in local government and residents fill a vital role in our committees and commissions;

**NOW, THEREFORE BE IT RESOLVED** by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, that we hereby establish and create the Ready for 100 Advisory Ad Hoc Committee for the purpose of drafting an energy transition plan for achieving these goals to include interim milestones, financial impacts, potential financing mechanisms, and other pertinent pieces of information the Board deems relevant to this initiative.

The committee shall be structured and shall function according to the “Ready for 100 Advisory Ad Hoc Committee Purpose and Structure” document attached hereto as Exhibit “A” and incorporated into this resolution by reference.

**RESOLVED**, at the duly convened meeting of the Board of Supervisors of Montgomery Township conducted on this 26th day of July 2021.

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Tanya C. Bamford, Chair

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Matthew W. Quigg, Vice-Chair

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Candace Fluehr Chimera, Member

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Annette M. Long, Member

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Beth A. Staab, Member

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Attest: Carolyn McCreary, Secretary

## **"EXHIBIT A"**

### **READY FOR 100 ADVISORY ADHOC COMMITTEE PURPOSE AND STRUCTURE**

**Establishment/Purpose** – The purpose of the Ready for 100 Advisory Ad Hoc Committee (the "Committee") shall be to advise the Montgomery Township Board of Supervisors on matters involving the drafting of an energy transition plan.

**Committee Membership** – The Committee will be comprised of seven (7) residents of the Township.

**Appointment** – The Committee members shall be appointed by the Board of Supervisors, and the term of office for all Committee members shall be one (1) year, and the terms of the office shall expire on the first Monday in January following the year of appointment.

**Compensation** – The Committee members shall receive no compensation for their services but may be reimbursed for the expenses actually and necessarily incurred by them in the performance of their duties, subject to the overall budget limits and procedures set for such purposes by the Board of Supervisors.

**Advisory Body** – The Committee shall be advisory to the Board of Supervisors.

**Chairperson Designation** – The Committee Chair shall be designated by the Committee members.

**Board/Staff Liaison** – The Board of Supervisors will designate a member to serve as liaison to the Committee. A staff liaison may also be assigned at the discretion of the Township Manager.

**Meetings** – The Committee shall meet at least monthly and all meetings shall be open to the public.

**Records** – The Committee shall keep minutes and records of its meetings and activities and shall forward them onto the Board of Supervisors via the Township Manager.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item # 18.

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SUBJECT:	Other Business – Department Reports
MEETING DATE:	July 26, 2021
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chair

---

**BACKGROUND:**

Township staff has prepared reports for the month of June. If there are any questions, the Department Directors will be available to answer them at the public meeting.

Additionally, this is an opportunity for staff to bring items or issues to the Board of Supervisors of interest or for which they need input or direction.

July's Department of the Month for an oral summary report is the Planning & Zoning Department.



## **ADMINISTRATION REPORT**

### **June 2021**

#### **Administrative Matters (Township Manager)**

- Held staff meeting to discuss benchmark surveys.
- Held staff meeting to review and update Capital Investment Plan.
- Held staff/professionals meeting with Higher Rock residential developer.
- Held staff/professionals meeting to discuss update on Westrum proposal.
- Attended virtual meeting with North Penn managers and representatives of VMSC.
- Participated in DVT Governance Committee meeting.
- Participated in DVHT Executive Committee meeting.
- Participated in Wissahickon Management Committee and Executive Committee meetings.
- Attended virtual Police Pension Committee meeting to discuss RFP responses.
- Attended virtual Police Pension Committee meetings to interview four (4) investment advisors.
- Met with FDMT Officers and DFS Director for operations updates.
- Met with Public Safety Team to discuss EMS coverage.
- Met with Finance Director to discuss new GIS system options.
- Attended monthly Engineer's, Traffic Engineers', and Solicitor meetings.
- Attended BDP, Finance, EAC, and PineCrest HOA meetings.
- Attended staff meeting to discuss and plan for a fall event.
- Attended ICMA virtual two-day conference - Race, Equity and Social Justice: Moving the Needle
- Webinars: Organizational Readiness with DEI Initiatives (Villanova), Common Ground Conference: Servant Leadership

#### **Human Resources**

- Participated in DVT Website and Online University review, as well as a Wellness presentation.
- Attended Empower deferred compensation virtual meeting.
- Attended HR Consortium virtual meeting.
- Attended webinar on update of medical prescription updates for CDL drivers.
- Oversight and coordination of: onboarding 25 of new recreation employees (counselors, temporary, intern) within six weeks, coordinated, communicated process around background screening, collected all new hire paperwork, and organized into hard copy files/electronic files, organized materials and communication of new CDL permit driver.
- Coordination of occupational and non-occupational absences with employee(s) and DVWCT.
- Coordination and management of employee relations issues.
- Attended DVT HealthCare BlueBook webinar.
- Delivered soft pretzels to Kids U Staff.

#### **Public Information**

- Ongoing communication with Township residents, businesses, and staff utilizing the various communication media.
- Attended events and took photos/video to tell the Township's story.

- 71<sup>st</sup> Anniversary of the Korean War Ceremony @ Korean War Memorial Peace Park
  - Friendship Park Ribbon Cutting
  - Police Sensory Kit packing at Bridle Path Elementary
- Attended the monthly BDP meeting.
- Attended the monthly EAC meeting.
- Attended biweekly Board of Supervisors meetings.
- Produced videos about the food drive and car safety in the heat in conjunction with the Police Department.
- Discussed Community Engagement ideas with Carolyn & Deb.
- Attended digital signage demo virtually
- Attended “iSOPARC” app training virtually to compile data on park usage.
- Discussed IT projects with Rich.
- Met with Fire Department to discuss volunteer recruitment initiatives.
- Met with Guy Homer (The Homer Group) to discuss promotional items and print publicity ideas moving forward.
- Attended HealthCare BlueBook Employee Information Session.
- Developed and promoted survey for Raising Chickens in Montgomery Township.
- Worked with Recreation Intern to develop materials to promote Kids University and other Recreation programs.
- Conducted a staff meeting regarding Autumn Festival.

## **Community and Recreation Center Report**

### **June 2021**

- The month of June ushered in the arrival of summer 2021 in and around the Montgomery Township Community Recreation Center (Mont CRC). The facility was alive with activity as programs and events were returning to the various rooms in our facility in earnest.

- ***Below is a review of programming activity and facility usage for the month of June 2021:***

- The Spray Pad kicked off its 2021 season on Wednesday June 16<sup>th</sup>. Numerous parents and young children found the water and adjacent accessible playground the perfect spot to spend an hour or two enjoying the sunshine and cool water.

- Kids University (Summer Day Camp) began its 8 week run on Monday June 21<sup>st</sup>. A full complement of 60 campers are attending each week. The entire program is conducted at the CRC.

- The Montgomery Township Concert series features its first performance on Thursday, June 12<sup>th</sup>. The first band of the summer was Rave On!!! Concerts are scheduled each Thursday evening at 7:00pm. The diverse lineup of bands runs through August 19<sup>th</sup>.

- Facility Rentals has resumed on a small scale. We are currently hosting events and seminars that accommodate 30 or less individuals. We anticipate that number to increase as COVID-19 restrictions are eased during the last week in June.

- Monthly Red Cross CPR classes has 8 participants on Tuesday June 8<sup>th</sup>.

- Canvas Painting for children was held on Saturday June 12<sup>th</sup>. Fourteen young artists participated.

- Our youth tennis program continues to grow. June saw the first two weeks of our "FUNdamental Tennis Camp" held two weeks of morning instruction. Eighteen players received instruction during Sessions I and II.

- “*Coloring with a Cop*” was conducted Wednesday June 16<sup>th</sup>.
- “*Finger Painting with a Firefighter*” was the program of the day on Friday, June 18<sup>th</sup>.
- The popular preschool soccer program, “*Soccer Shots*” conducted classes in the front lawn on Saturdays and Sundays. Thirty five children enjoyed the activity.
- Corn Hole play made its first appearance in th CRC on Thursday, June 21<sup>st</sup>.
- Youth Pottery classes were conducted on Friday afternoons in the community room. 11 sculptors enjoyed the creative afternoons of fun.
- Badminton play in the gym is ongoing on Wednesdays Fridays, Saturday and Sunday mornings.

We are now looking forward to fall 2021 with cautious optimism that normalcy will return to the CRC. The Montgomery Township Community appears to be ready to utilize its Community Center on a regular basis once again.

Floyd S. Shaffer, Community Recreation Center Director



## Montgomery Township Inter-Office Memo

**To:** Carolyn McCreary, Township Manager  
**From:** Brian Shapiro, Director of Finance  
**Date:** 07/26/21  
**Subject:** July Finance Committee Report

Attached is a revenue and expenditure report as of 06/30/2021 for the Montgomery Township 2021 budget.

**2021 Budget Summary – as of 06/30/21:**

The General Fund total revenues are \$8,737,760 or 64.92% of total budget. Major revenue sources comprise \$8,595,039 of the total revenues. Total real estate collections are at 95.03%, which trends as previous years. Earned Income and Local Services Taxes are collected on a quarterly basis, when employers submit their tax returns. Earned Income Tax is currently at 59.67% of budget and Local Services Tax is 49.35%. Both Mercantile and Business Privilege Taxes are due by March 15<sup>th</sup> of each year. The Township will start receiving those monies from Berkheimer in the next couple of months, once the tax returns are processed.

Total expenditures are \$6,402,339 or 47.57% of total budget. All Departments are tracking as expected. Two categories, Tax Collection (63.37%) and Fire Protection (115.18%) are departments that have a majority of their expenses in the first quarter. In Tax Collection, a majority of costs are related to printing of the tax bills in February. Fire Protection within the General Fund has two major expenses in the first quarter: workers compensation and the volunteer fire stipend.

**2021 Capital Investments Approved as of 07/12/21:**

Included is a listing of all Capital Investments approved by the Board of Supervisors as of 07/12/21.

<u>Date</u>	<u>Department</u>	<u>Capital Investment</u>	<u>Amount</u>	<u>Budgeted Amount</u>	<u>Fund</u>	<u>Bid/CoStars</u>
01/25/21	Public Works	10 Wheel Dump Truck	\$ 236,241.00	\$ 220,000.00	HWY Aid	Costars
01/25/21	Police	2 - 2021 Ford Police Interceptor Utility	95,398.35	120,000.00	Capital	Costars
02/08/21	Administration	Engineering Services - Mall/309 Traffic Signals	75,000.00	400,000.00 <sup>1</sup>	Capital	Contract
02/22/21	Public Works	2021 Curb and Sidewalk Project	59,492.00	154,000.00	Capital	Bid
02/22/21	Public Works	2021 Paving Projects	429,493.32	650,000.00	HWY Aid	Bid
02/22/21	Public Works	Wheel Balancer	9,818.18	10,000.00	Capital	Costars
04/12/21	Public Works	Thermoplastic Line Paint Applicator	15,685.00	20,000.00	HWY Aid	Quotes
04/12/21	Public Works	Zero-Turn Mower	22,645.21	30,000.00	Capital	Costars
04/26/21	Administration	Building Improvements - Security Wall	8,000.00	70,000.00 <sup>2</sup>	Capital	Quotes
06/14/21	Public Works	2022 F-350 Pick Up Truck	51,600.00	50,000.00	Capital	Costars
06/14/21	IT	A/V Upgrades to Township Meeting Rooms	<u>164,314.00</u>	<u>165,000.00</u>	Capital	Costars

**Total Approved Capital Purchases Year to Date:** \$ 1,167,687.06 \$ 1,889,000.00

1 - The total budgeted cost in the 2021 Capital Investment Plan is \$400,000, which includes engineering and partial construction costs.

2 - \$70,000 was budgeted in the 2021 Capital Investment Plan for various building improvements

**DEPARTMENT of FIRE SERVICES  
JUNE 2021  
MONTHLY ACTIVITY REPORT**

During the month June 2021, the Department of Fire Services performed the following activities:

**EMERGENCY RESPONSES-49**

**Average response time of 1<sup>st</sup> arriving apparatus: 6 minutes 50 seconds**

Stipend Crews – 7 minutes 29 sec  
Volunteer Crews – 9 minutes 15 sec  
Career Crews – 4 minutes 27 sec

**Total responses and average number of personnel: 11 members**

Stipend Crews – 5 calls; average of 9 FF members  
Volunteer Crews – 17 calls; average of 14 FF members  
Career Crews – 27 calls; average of 10 FF members

**Average number of personnel on fire/emergency scene: 7 members**

Stipend Crews – 6 FF members  
Volunteer Crews – 7 FF members  
Career Crews – 6 FF members

**SIGNIFICANT FIRE INCIDENTS**

- June 25, 2021 Pierce Street Building Fire in Lansdale Borough
- June 26, 2021 Jodi Sue Lane Dwelling Fire in Hatfield Borough

**ADMINISTRATIVE**

Meetings attended (in person/phone/virtual) during the month of June:

- DFS Staff Meetings & Individual Meetings with Staff
- Department Heads Meetings with Township Manager
- FDMT Business Meetings of the FDMT & FDMT Relief Association
- Meetings with Township Staff
- Township Board of Supervisors Meetings
- Meetings with Montgomery County Fire Chiefs & Fire Marshals
- Meetings with various Vendors for equipment and services
- Meetings with Township Code Enforcement Officials
- Public Safety Committee Meeting
- Meetings with Officers and Members of the FDMT
- Montgomery County Emergency Management Updates Meeting
- Plan Review Meetings
- Meetings for Critical Infrastructure Planning and Preparation with; Public Works, Recreation, Finance, and Human Resources
- Meetings with the FDMT Workgroup for FSA and Bylaws Updates
- Meeting with CRC Staff for Junior Firefighter Camp
- Meetings with Junior Members of the FDMT for Tech School Internships
- Meetings with FDMT for Recruitment and Retention of Volunteers
- CISM Team Response to Burholme EMS

## **COMMUNITY RELATIONS**

- Finger Painting with Firefighters at CRC on June 18, 2021.
- Dedication of Friendship Park on June 26, 2021.
- Boy Scout Rocket Launch at Spring Valley Park on June 26, 2021.
- Members participated in a Lunch with Firefighters Event with Township Residents.

## **FIRE MARSHAL'S OFFICE**

### **Inspections:**

- Initial Life Safety Inspections – 7
- Life Safety Re-inspections – 12
- Closed Out Life Safety Inspections – 7
- Inspections turned over to Chief Fire Marshal for Multiple Outstanding Violations – 0
- Health Department /Citizen Complaint Inspections – 0
- Places of Worship Fire Inspections were scheduled and completed - 4

### **Fire Prevention Activities:**

- June 8, 2021 the career staff offered a station tour for a township home day care.
- June 14, 2021 the career staff conducted fire extinguishing training for TCI America, 121 Dormorah Dr. Montgomeryville.
- June 15, 2021 the career staff conducted fire extinguishing training for a home day care facility, 102 Gwynmont Dr. North Wales.
- June 14, 15 and June 21, 2021 the career staff conducted fire extinguishing training for Thales Group personnel 101 Park Dr. Montgomeryville.

### **Fire Marshal Follow Up:**

- Parkside Court at Neshaminy Village
- Party City

### **Knox-Boxes:**

- There was 1 inquiry from property owners/tenants to activate new Knox Box systems for their buildings.

### **Plans Review Update:**

- Krispy Kreme
- Chase Bank
- Chick Fila

### **Smoke Alarms:**

- The department had 4 requests from township residents for smoke detector/battery replacement.



### **Fire Investigations**

- FM Wiegman and AFM Backlund conducted a Fire Cause and Origin Investigation at the German American Club on Pierce Street in Lansdale Borough.
- FM Wiegman conducted a Fire Cause and Origin Investigation on Jodi Sue Lane in Hatfield Borough.

### **TRAINING**

- DFS and FDMT members completed a daytime 1006 Rope Tech Class on Wednesdays and Thursdays in June. Members received their ProBoard Certification in Rope Rescue Awareness, Operations, and Technician.
- June 13, 2021 Department Live Burn conducted at Lower Bucks Public Safety Training Center. Career and Volunteer members participated in live fire training scenarios. The training was led by DFS part-time firefighter Carl Weiss.
- June 5, 2021 EVOC Training with BCPSTC for FDMT.
- June 21, 2021 Fireground Techniques Training for FDMT.
- June 28, 2021 Mental Health First Aid Training at the Recreation Center.
- June 29, 2021 Forcible Entry Refresher with BCPSTC for FDMT.
- Chief Wiegman completed his PSU Public Entity Leadership Certificate.
- Chief Wiegman attend the Montgomery County Chief Officers' Seminar.
- Chief Wiegman attend the Senior Officials Workshop-All Hazards Preparation Class through Texas A&M University.
- Montgomery County Emergency Management Training Class.

### **DEPARTMENTAL OPERATIONS**

- The Battalion 1 Training Room received new/upgraded technology and carpet through a grant from the PA OSFC.
- The members of the FDMT, DFS, and Township Staff are preparing to launch a recruitment/membership drive for new FDMT volunteers.
- The FDMT RA purchased new AEDs for all Departmental apparatus and vehicles to replacing aging equipment and be compatible with VMSC's equipment.
- FF Andrew Backlund started as an Assistant Fire Marshal.
- DFS purchased a fire extinguisher training prop from White Rose Safety, LLC to assist with community and business training.
- FDMT RA purchased new apparatus headsets for Squad 18 & Squad 18-1
- FDMT purchased new furniture for the dayroom at BN1.
- FDMT donated old fire hose to Crary Hose Fire Company & Go-Go Dogs
- Preventative Maintenance was completed on all apparatus including Ladder 18 received Aerial Certification.
- FDMT has a new phone number on the Township's phone system. 267-649-7120.

### **TRUCK COMMITTEE for TOWER LADDER 18**

- Tower Lower departs from Sydney, Nebraska on October 13, 2021
- Ladder 18 is still for sale with two brokers assisting in the sale.

### **OFFICE OF EMERGENCY MANAGEMENT**

- Emergency Management Operations Center was established at Battalion 1.
- Meetings with Department Heads for Critical Infrastructure Planning and Emergency Operations.

### JUNE 2021 FIRE CALL REPORT

TYPE OF CALL	FDMT	AWAY	TOTALS	TOTAL (YTD)
FIRE ALARM	20	2	22	88
OTHER (GOOD INTENT)	0	0	0	0
BUILDING FIRE	0	1	1	20
FIRE POLICE	0	0	0	17
DUMPSTER	0	0	0	1
VEHICLE RESCUE	1	0	0	5
VEHICLE ACCIDENT S/B	2	0	2	8
VEHICLE FIRE	2	0	2	8
DWELLINGS	1	1	2	26
ELECTRICAL OUTSIDE	0	0	0	13
COVER OTHER COMPANY	0	1	1	2
ODOR GAS (INSIDE)	3	0	3	8
ODOR GAS (OUTSIDE)	0	0	0	5
CO	3	0	3	8
ASSIST EMS	6	0	6	38
ASSIST PD	1	0	1	2
INVESTIGATION	1	0	1	28
RIT	0	0	0	0
HAZ MAT	0	0	0	2
HELICOPTER	0	0	0	1
RESCUE (OTHER)	0	0	0	1
BRUSH/TRASH/RUBBISH	4	1	5	13
APPLIANCES	0	0	0	3
<b>TOTAL</b>	<b>44</b>	<b>6</b>	<b>49</b>	<b>297</b>



## Montgomery Township Inter-Office Memo

**To:** Carolyn McCreary, Township Manager  
**From:** Richard Grier, Director of IT  
**Date:** July 23, 2021  
**Subject:** June 2021 Information Technology activities

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The following are the activities of the IT Department for the month of June 2021.

- Resolved issue with Police Dispatch phones not dialing out
- Wednesday Microsoft 365 training for Police staff – Training 3-4 members every Wed
- Moved DPW staff into back office. Setup Phones, PCs and workbench created gen use PC for other staff
- Completed rollout of Windows update 20H1
- Completed setup of Kids U laptop
- Met with DPW to discuss IT upgrades and accessing support when needed
- Held first IT Help Desk in the Board Conference Room – open to all staff
- Open tickets for several Rec Center TV touchscreen panels being offline – parts are inbound
- Met with Omega and Candoris, IT vendors, to discuss CCTV and Wi-Fi upgrades
- Upgrade Director of IT PC
- Attended and processed June 14th and 28th BOS meeting for broadcast.
- Met with Ample Electric to create proposal for supplying power to all outdoor digital signs
- Worked with access vendor to create spec for card reader and access control for new lobby door

### Scheduled Projects for July 2021

- Complete configuration of new primary server for all onsite Twp. services – in Progress
- Continue with Wednesday 365 training for Police staff
- Finalize Digital Signage purchase options
- Move forward with Multi-Factor Authentication for all staff
- Move forward with CCTV and Wi-Fi project

# DEPARTMENT OF PLANNING & ZONING

## June 2021

**Permits Submitted – 157**

*(June 2020 – 144)*

**YTD Permits Submitted – 768**

*(2020 YTD – 572)*

**Permit Fees Collected - \$56,100**

*(June 2020 – \$141,182)*

**2021 YTD Permit Fees - \$349,434**

*(YTD 2020 - \$505,894)*

**Violations / Complaints Investigated – 27**

**Permits Issued – 160**

**Zoning Hearing Board Applications heard: 2**

**Businesses issued Certificate of Occupancy: 6**

### Active Land Development Projects:

PROJECT NAME	LDS#	LOCATION	APP. DATE	MTPC	STATUS	
Parkview – Toll Bros.	679	Bethlehem Pike	1/20/2015	4/20/17	APPROVED WITH CONDITIONS	42 of 42 Building Permits Issued 32 C/O Issued
Firefox Phase 2 (Walnut Creek)	630	Bethlehem Pike			APPROVED WITH CONDITIONS	58 of 58 Building Permits Issued 47 C/O Issued
510 Bethlehem Pike – King	688	Bethlehem Pike	4/22/2016	5.16.19	REVISED PLANS SUBMITTED	Approved On Hold by Developer
Hawthorn Retirement Residence	690	Doylestown Road	7/27/2016		UNDER CONSTRUCTION	Anticipated Opening July 2021
Montgomeryville Nissan – Nappen	691	Bethlehem Pike	8/3/2016	1/19/2017	APPROVED WITH CONDITIONS	Phase 2 Building Construction Complete
Higher Rock – Phase 1 & 2	694	Bethlehem Pike			Phase 1 Completed Phase 2 Under Construction	
FedEx Ground	696	Welsh Road	3/23/18	11/17/2016	REVISED PLANS SUBMITTED	Construction Completed
Pete's Carwash	699	Welsh Road	7/6/18	6.20.19	Preliminary Approval Granted	Final Approval Granted – Project Started
Montgomery Realty Assoc. - 744 Bethlehem Pike	701	744 Bethlehem Pike	10/29/18		REVISED PLANS SUBMITTED 5/20/19	Approved On Hold by Developer
Villages at Windsor	704	Horsham and North Wales – Vacant Lot			Under Review	
Bharatiya Temple – phase 2	707	County Line Road			Under Review	
Fahy – 276 Stump Road – 2 Lot Subdivision	708	Stump Road			Resubmission Under Review	Conditional Approval June 14, 2021
Redners Gasoline Filling Station	709	1200 Welsh Road			Conditional Use Granted	LD Approval Granted

### Non-Residential Certificates of Occupancies Issued

PartsPak	1050 Bethlehem Pike Suite 100	Warehouse & Sales Distribution Center
Keystone Community Fellowship Church	506 Stump Road	Administration & Offices
Phantom Fireworks	400 Doylestown Rd	Retail Sales
Global Equipment Int'l	114 Keystone Drive	Sales Office – paper converting equipment
CraveBox (Accardi Products)	1370 Welsh Rd	Assembly & Distribution – gift baskets
Danelly Therapeutic Massage	589 Bethlehem Pike	Professional Office



# MONTGOMERY TOWNSHIP POLICE DEPARTMENT



## Monthly Activity Report for June 2021

<b>Crime Data:</b>	Total Calls for Service:	2,337
	Total Part I Crimes:	22
	Total Part II Crimes:	158
	Total Criminal Arrests:	66
<b>Crash Data:</b>	Total Crashes:	64
	Reportable Crashes:	18
	Non Reportable Crashes:	46
	Injuries:	10
<b>Traffic Enforcement Activities:</b>	Traffic Stops:	691
	Traffic Citations:	304
	Warning Notices:	4
	Field Contact Cards:	426
	Traffic Complaints Received	38
	Selective Enforcements:	118
<b>Other Police Activities:</b>	Assist Fire Department:	29
	Building Alarms:	95
	Direct Patrols:	272
	Lockouts:	24
	Medical Assistance:	93
	School Walk-Through:	1
	Vacant Home Checks:	11
	Training Hours:	429
<b>Speciality Unit Usage:</b>	Canine Unit:	37
	Mobile Incident Response Team:	0
	Montgomery County SWAT-CR:	1
<b>Personnel Overtime:</b>	Court Overtime:	4
	Regular Overtime:	16.5
	Reimbursed Highway Grant Overtime:	34
	Reimbursed Special Duty Overtime:	113.5
	Non-Sworn Overtime:	12
	Sworn Comp Time:	37.5
	Non-Sworn Comp Time:	0

**Montgomery Township Police Department**  
**Monthly Activity Report**  
**June 2021**

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**COMMENDATIONS:**

On June 3, 2021, a card was received from an anonymous subject thanking officers for all that they do for our community.

On June 4, 2021, an email was received from Dennis Mullen of Keystone Fellowship thanking Officer Schott for conducting Management of Aggressive Behavior (MOAB) training for members of their security team.

On June 14, 2021, an email was received from Towamencin Township Police Department thanking Officer McGuigan and canine Cody for assisting their Department with the North Penn High School graduation.

On June 14, 2021, an email was received from township resident Marcia Cooper thanking department personnel for their assistance in locating the owner of a loose dog found in her neighborhood.

On June 28, 2021, an email was received from Patrick Molloy thanking Officer Haber for assisting his mother when she locked her keys in her vehicle.

On June 30, 2021, an email was received from Juhee Yoon thanking Officer Thomas for his assistance when she locked her keys in her vehicle.

**EDUCATION:**

On June 2, 2021, Officer Deussing, Officer Gerrard, Officer Shearer, Officer Long, Officer Thomas, Officer Haber, and Officer Bouch attended intradepartmental Officer-In-Charge training in Montgomery Township.

On June 2 and June 3, 2021, Officer Rushin and Officer Rose attended SWAT-CR training at the Montgomery County Public Safety Training Campus.

From June 7 to June 25, 2021, Officer Jenkins attended Motor Carrier Safety Assistance Program (MCSAP) training in Harrisburg, PA.

On June 9, 2021, Sergeant Hart, Officer Schreiber, and Officer McGuigan attended Canine In-Service training in Montgomery Township, PA.

**Montgomery Township Police Department**  
**Monthly Activity Report**  
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On June 10, 2021, Sergeant Wagner attended virtual Duty to Intervene for Law Enforcement training sponsored by the Delaware Valley Insurance Trust.

On June 17, 2021, Officer Woch and Officer Eufrasio attended Interdiction Mastermind training at the Lower Providence Township Police Department.

From June 22 to June 24, 2021, Officer Dobson attended a Crisis Intervention Specialist (CIS) training at Montgomery County Emergency Services.

On June 23, 2021, and June 28, 2021, sworn and non-sworn members of the department attended Mental Health First Responder Training in Montgomery Township.

On June 30, 2021, Sergeant Hart, Officer Woch, Officer McGuigan, and Officer Rose attended Canine In-Service training in Montgomery Township, PA.

During June, sworn personnel completed training with Bridle Path Elementary's Board Certified Behavior Analyst Jess Klein and Occupational Therapist Dr. Kristen Posner in de-escalation strategies and sensory processing.

**NOTED INCIDENTS:**

On June 4, 2021, officers responded to the drive-thru lanes of Taco Bell on Bethlehem Pike for a vehicle crash. Upon arrival, officers made contact with one of the drivers who had his seven-year-old son in the vehicle with him. While speaking with the driver, officers noted signs of impairment. Officer's requested the driver perform field sobriety tests. The driver was taken into custody for driving under the influence and endangering the welfare of a child.

On June 5, 2021, officers conducted a traffic stop of a silver Ford on Welsh Road at the Hunt Club Trail for an equipment violation. Officers approached the vehicle and spoke with the driver. Officers immediately smelled the odor of marijuana emanating from the vehicle. A routine check of the driver's information revealed the driver had a suspended license. A consent search of the vehicle was requested and granted. The search yielded five fraudulent handicap placards, fourteen fraudulent inspection stickers, Alprazolam, and marijuana. The subject was charged with possession of altered, forged, or counterfeit documents and violations of the Drug Act.

**Montgomery Township Police Department**  
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On June 11, 2021, officers responded to the Rodeway Inn on Bethlehem Pike to check the well-being of a subject residing at the hotel. The caller was concerned for his son, who suffers from mental health-related issues. Upon arrival, officers spoke with the caller's son, who had sustained injuries on his face, arms, and legs after a recent physical altercation. The son stated that two male subjects residing at the hotel had attacked him and caused his injuries. Officers reviewed video footage from the hotel, identifying the subjects. Officers spoke with the subjects, who advised that they had assaulted the son after a verbal altercation. Both subjects were charged with simple assault and related offenses. The son was provided mental health services through Montgomery County's Mobile Crisis Team.

On June 11, 2021, officers conducted a traffic stop of a white BMW on the Route 202 Parkway at County Line Road for careless driving. Officers approached the vehicle and spoke with the driver. While speaking with the driver, officers noted his erratic behavior and signs of impairment. During an ongoing conversation with the officer, the driver admitted to having a firearm in the vehicle. Officers requested and received consent to search the vehicle. A search was conducted, yielding an illegally possessed firearm, marijuana, Suboxone, and Adderall. The subject was taken into custody for driving under the influence, firearm offenses, and violations of the Drug Act.

On June 12, 2021, officers received a call for a suspicious person in the area of Morris Court. While checking the area, a passerby notified officers that a vehicle turned off its headlights when police arrived in the area. Officers located the vehicle, a gold Buick, which had extensive damage and appeared to be recently involved in a vehicle crash. Officers approached the vehicle and spoke with the driver. Officers noted signs of impairment and requested the driver perform field sobriety tests. The subject was taken into custody for driving under the influence. The investigation revealed that the driver was involved in a hit-and-run crash that caused a large power outage in Hatfield Township. This same driver was involved in a second vehicle crash in Montgomery Township on June 26, 2021, in which he struck another vehicle while he was riding his motorcycle. This driver sustained severe injuries and was transported by medical helicopter to Jefferson University Hospital for treatment. A second series of driving under the influence charges and related offenses are pending for this same driver concerning the June 26, 2021 crash.

On June 15, 2021, officers responded to Target on Witchwood Drive for a retail theft in progress. Target Loss Prevention advised that they were monitoring a subject who had previously committed thefts from their store. The subject proceeded past all points of sale, failing to pay for over \$550.00 in merchandise.



**Montgomery Township Police Department**  
**Monthly Activity Report**  
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Arriving officers made contact with the subject as she was entering her vehicle in the parking lot. While conducting a routine check of the vehicle, officers determined the vehicle had been reported stolen in Philadelphia. The subject was taken into custody and charged with retail theft and related offenses.

On June 18, 2021, officers responded to the area of Gwynedd Crossing Shopping Center for the report of a road rage incident. Upon arrival, officers spoke with the complainant, who stated a subject operating a black BMW waived a weapon at him during a road rage incident. The two vehicles were traveling southbound on Bethlehem Pike when the incident occurred. Utilizing the department's fixed license plate reader (LPR) on Bethlehem Pike, officers obtained information on the BMW owner. The LPR image also revealed the BMW tailgating the victim's vehicle. Officers responded to the vehicle owner's home, speaking to the owner about the incident. The owner admitted to being involved in the altercation. Officers requested and received consent to search the vehicle. The search of the vehicle yielded a stun gun, which is a prohibited offensive weapon. The weapon was seized. Charges are pending against the vehicle owner for terroristic threats and related offenses.

On June 19, 2021, officers conducted a traffic stop of a gray Honda on Pinecrest Lane and Doylestown Road for an equipment violation. Officers approached the vehicle occupants. A routine check revealed the driver had a suspended license. While engaged in an ongoing conversation with the vehicle occupants, officers noted nervous behavior and inconsistent statements from all three occupants. Officers requested and received consent to search the vehicle. The search yielded a sawed-off catalytic converter and a reciprocating saw. The catalytic converter appeared to be stolen and was confiscated as evidence until a victim could be identified. On June 22, 2021, a township resident reported that the catalytic converter was stolen from his motorhome, parked at Public Storage on Bethlehem Pike in Montgomery Township. Officers were able to verify that the recovered catalytic converter had been taken from the victim's motorhome. Arrest warrants have been filed for the three vehicle occupants charging them with theft and related offenses.

On June 30, 2021, officers on routine patrol observed a black Ford traveling southbound on Bethlehem Pike from Upper State Road drive onto the center median. The vehicle continued south, striking a guardrail and coming to rest. As officers approached the vehicle, they noticed the driver was unconscious and that the vehicle was still in drive. The vehicle began rolling forward, traveled over a curb, down an embankment, and across a parking lot before striking a tree. Officers pulled the unconscious driver from the vehicle and began providing medical treatment. Officers administered two doses of Naloxone while awaiting an ambulance to arrive.

**Montgomery Township Police Department**  
**Monthly Activity Report**  
**June 2021**

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The driver regained consciousness and was treated by ambulance personnel. Officers requested and received consent to search the vehicle. Officers recovered heroin from the vehicle. The driver was taken into custody for driving under the influence and violations of the Drug Act.

Since January 2021, The Montgomery Township Police Department has taken 86 reports of unemployment fraud. This spike in fraud is attributed to a change in filing and verification protocols established in light of the COVID-19 Pandemic. This change allowed criminals to use stolen identities to file false claims online and have the funds directly deposited into an account of their choosing, all while the person whose information they are using is unaware. The Pennsylvania Department of Labor began to mail checks to persons filing claims, thus ensuring that the checks were sent to the actual individuals rather than a bank account directly. Victims who never filed a claim began receiving checks in the mail, alerting them to the fraud, thus prompting this increased level of fraud being reported. Upon receiving these complaints, officers document and review the information obtained from victims, forwarding the information to the Pennsylvania Department of Labor for further fraud investigation.

**ITEMS OF INTEREST:**

On June 5, 2021, members of the Department participated in a community softball game hosted by the Ambler Area NAACP.

On June 9, 2021, Officer Johnson held in-person DARE Graduation for Bridle Path Elementary School students.

On June 10 and June 24, 2021, Officer Johnson attended Tough Customer Talk meetings, presenting cases involving local veterans. These meetings are run by the Montgomery County Office of Veteran Affairs, which assists in procuring resources for veterans in need of assistance.

On June 14, 2021, Officer Johnson attended the North Penn Area Hub meeting. Officer Johnson presented cases involving Montgomery Township citizens at risk or in crisis to assist them in finding care and support from appropriate community agencies.

On June 15, 2021, Officer Johnson, Officer McGuigan, and canine Cody conducted a Canine Meet and Greet for the children at the Sunshine Clubhouse Day Care.

On June 16, 2021, the Department hosted a Coloring with a Cop event at the township's recreation center.

**Montgomery Township Police Department**  
**Monthly Activity Report**  
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On June 18, 2021, members of the Department attended the North Penn Police Athletic League Mini-Golf event at Freddy Hill Farms.

On June 22, 2021, Officer Johnson conducted a station tour for Souderton Area High School students.

Background investigations on applicants continue for the vacant police officer positions. Interviews with the Public Safety Committee are anticipated in July.

**UPCOMING EVENTS:**

July 12 through July 16, 2021: North Penn PAL Junior Police Academy

July 21, 2021: Police Department's Annual Junior Police Academy

August 3, 2021: National Night Out at Windlestrae Park

# Montgomery Township Public Works Department

## Monthly Report – June 2021

### PARKS/OPEN SPACE:

- The entire crew continued mowing the 11 Township owned parks and 64 basins.
- The crew took down and cleaned up 5 dead trees throughout the month.
- The crew took down 13 trees at Autumn Woods Park for the trail paving project.
- The crew performed necessary maintenance on the sports fields at the parks.
- The crew mulched and readied Memorial Grove Park in preparation for the memorial ceremony at the Korean War Memorial.
- 6/26/21 – Friendship Park Ribbon Cutting Ceremony.

### ROADS:

- Scott, Bill, Joe, Steve & Bryan participated in the demo of the new Pro Melt Thermo Line Striping Machine and restriped the parking lot at CRC.
- Scott, Steve, Bryan, Joe & Jarrett completed the storm sewer upgrades in preparation for paving. Upgrades include replacing concrete inlet lids and rebuilding of inlet boxes and manholes.
- Bill, Bryan & Joe continued street sweeping as part of our MS4 Stormwater program.
- Scott, Bill, Joe, Steve, Bryan & Jarrett performed intersection painting at various locations throughout the Township.
- Scott, Bill, Joe, Steve, Bryan & Jarrett milled and patched failing blacktop on various Township roads.
- Scott, Bill, Joe, Steve, Bryan & Jarrett milled and patched cracks on a basketball court at Windlestrae Park – Rose Twig.
- Scott, Bill, Joe, Steve, Bryan & Jarrett began working on the Autumn Woods Trail resurfacing project.
- Bryan, Bill & Jarrett added 40 blocks to raise the existing retaining wall and 5 yards of topsoil to raise the grade in preparation of the chain link fence install on Enclave Boulevard.
- Kevin performed maintenance and inspections on several Township vehicles and trailers.

### FACILITIES:

- Dave & Don continued working on the 6-month traffic signal inspections.
- The restrooms at William F. Maule Park at Windlestrae and Spring Valley Park have been reopened.
- 6/13/21 – Stump Road & Newport Lane – Street Light Head Struck – Took down head and disconnected power.
- 6/14/21 – Knapp Road & Rt. 202 Parkway – Light on Flash – Reset.
- 6/29/21 – Route 463 & Hartman Road – Light on Flash – Replaced 12" Yellow Arrow.
- 6/30/21 – Route 309 & Connector B – Light on Flash – Reset.
- Hassett Construction began installing the wall in the receptionist area at the Administration building.
- Granahan Electric relocated the controls for the sports lighting and the electrical panel at Whistlestop Park due to mice damage (wiring and electrical panel).
- Todd turned on the water fountains in all the parks and made the necessary repairs to ensure that all were working properly.
- Don, Todd & Dave replaced the golf cart crossing signs throughout the Pine Crest community.
- Don & Dave installed 8 "No Parking" signs along Route 309 (b/w Stump Rd. & Salvatore Dr.) to prevent trucks from parking along Rt. 309.
- Dave worked with Gilmore, Rhythm Engineering and Tony Still to address ongoing traffic signal issues.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item # 19.

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SUBJECT:	Other Business – Committee Board Liaison Reports
MEETING DATE:	July 26, 2021
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chair

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**BACKGROUND:**

This is an opportunity for any Supervisors who are liaisons to volunteer committees or boards who may have met in the month of June to provide an update on those meetings.