

AGENDA MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS MARCH 28, 2022 7:00 P.M.

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Tanya C. Bamford Candyce Fluehr Chimera Annette M. Long Beth A. Staab Audrey R. Ware

Carolyn McCreary Township Manager

- 1. Call Meeting to Order
- 2. Pledge of Allegiance
- 3. Announcements
- 4. Public Comment
- 5. Consent Agenda:
 - Minutes of March 14, 2022 Meeting
 - Payment of the Bills for March 28, 2022

Recognition:

6. Autism Awareness Month (Resolution 2022-17)

Introductions:

- 7. Shane Wheeler, VMSC Chief
- 8. Ready For 100 Committee Candidate, Jon Love

Planning and Zoning:

- 9. Request for Preliminary/Final Approval Westrum Land Development, 13-17 Bethlehem Pike
- 10. Krispy Kreme Vehicle Queuing Clarification
- 11. Review of Zoning Hearing Board Applications

Public Works:

- 12. Award of Bid Sassafras Stormwater Pipe Replacement Project
- 13. Award of Bid 2022 Curb and Curb Ramp Project

Public Safety:

- 14. Approval of Police Department Canine Purchase
- 15. Ratification of Communications Equipment Installation on NWWA Water Tower

Administration and Finance:

16. Approval of Funds Transfer to Capital Reserves

Old Business:

17. Amendment to Autumn Festival Committee Bylaws

Board of Supervisors Agenda March 28, 2022 Page #2

New Business:

- 18. Amendment to Senior Committee Bylaws
- 19. Appointment of Tonya Lupinacci as Zoning Hearing Board Alternate
- 20. Township Representative to the Northern Montgomery Recycling Commission
- 21. Department Reports
- 22. Committee Liaison Reports
- 23. Adjournment

Item #3

SUBJECT:	Announcements
MEETING DATE:	March 28, 2022
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chairwoman

- Update on Kids University Registration Registration for Kids University began on Thursday, March 17th. We are pleased to announce that at the time of this update, 282 unique registrants will be attending Kids U, with 160 campers attending per week. While most of the weeks have reached full capacity, limited space remains for the week of July 5th through July 8th.
- Summer Help for Kids University Kids University is seeking individuals age 16+ who are looking for a fun, hand-on summer job experience to join us as Camp Counselors. Information about this position can be found at MontTwp.org/HR.
- Update on battery recycling initiative The Environmental Advisory Committee began a new battery recycling initiative in Summer 2021. Thank you to all of our residents who have contributed to over 600lbs of batteries being recycled through Montgomery Township. Batteries can be dropped off for recycling at the Township Building and the Community & Recreation Center. More information about this initiative can be found on our website.

Item #4

SUBJECT:Public CommentMEETING DATE:March 28, 2022BOARD LIAISON:INITIATED BY:

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.

ltem #5

SUBJECT:Consent AgendaMEETING DATE:March 28, 2022BOARD LIAISON:INITIATED BY:

BACKGROUND:

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

- Minutes of the March 14, 2022 Board meeting;
- Payment of Bill for March 28, 2022
- 1) Motion by: _____ Second by: _____
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for a vote.

MINUTES OF MEETING MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS MARCH 14, 2022

1. Call to Order: The March 14, 2022 public meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Tanya C. Bamford called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

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

ALSO, IN ATTENDANCE:

Police Chief, J. Scott Bendig Director of Fire Services, William Wiegman Director of Finance, Brian Shapiro Director of Public Works, Greg Reiff Director of Information Technology, Rich Grier Public Information Coordinator, Derek Muller Deputy Zoning Officer, Marianne McConnell Info Tech Jr. Sys Admin, Wes Whitaker Recording Secretary, Deborah A. Rivas

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, the following announcement was made by Ms. Bamford:

• The Township was recently notified that the annual comprehensive financial report for the fiscal year ending December 31, 2020 has qualified for GFOA's Certificate of Achievement for Excellence in Financial Reporting.

4. Public Comment – Bruce Whiteman of 206 Eisenhower Lane stated that he was shocked by the recent real estate tax increase for the Township. He said that he has lived in the Township for seven years and the taxes have been well managed. He inquired as to why the taxes were increased so much? Ms. McCreary replied that this is the 1st increase in Township taxes in 15 years. The increase was necessary to cover the debt service, much needed improvements for infrastructure and fire services. The Township's general fund and expenses have been steady. Due to a decrease in volunteers for the fire department, the Township has had to hire additional full time paid staff to cover the Township, as well as replace fire apparatus. Due to a misrepresentation during the planning and construction of the community center and also as a result of the shut down during the pandemic, the community center does not have a steady stream of revenue to cover its expenses. Mr. Shapiro provided a history of operating expenses, indicating the increase of fire funds. Ms. McCreary outlined the capital improvement plan which included the Township infrastructure which requires maintenance and replacement such as 74 miles of roads, 48 traffic signals, 5 building facilities, 15 parks, and 1359 streetlights.

Chris Keefrider of 308 W. Kennedy Road questioned the accounting and graphs that were presented showing operating expenses. Ms. McCreary explained that capital expenditures were

the bulk of the reason as to why the taxes were increased. Mr. Keefrider asked to see the budget for 2022 and he was told that it is available on the Township's website for everyone to view.

Mr. Whiteman asked if the increase was a one-time situation or will taxes be increased every year. Ms. McCreary explained that there are no plans for new debt or the need to increase taxes further at this time. Ms. Bamford explained that this increase was 15 years in the making and it was put off by previous Boards. The Board was not in favor of a tax increase, but it was done because it was necessary. Ms. Long stated that as residents of the Township, the Board is also paying those increased tax amounts. Mr. Shapiro explained that due to the pandemic the Township also saw a significant decrease in Business Privilege and Mercantile Tax over the last several years. Overall, the Township is ranked 24th out of 38 Montgomery County municipalities in tax millage, with many municipalities below that number having no police force.

5. Announcement of Executive Session – Township Solicitor Sean Kilkenny, Esquire, announced that the Board of Supervisors met in an Executive Session earlier this evening at 6:30 p.m. to discuss a matter of litigation and a personnel matter. Mr. Kilkenny stated that the topic discussed is a legitimate subject of an Executive Session pursuant to the Commonwealth of Pennsylvania's Sunshine Law.

6. Consent Agenda:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried, the minutes of the February 28, 2022 meeting, the Payment of Bills for March 14, 2022 were approved as presented.

7. Appointment and swearing in of FDMT Special Fire Police Officers:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Long and unanimously carried, the Board appointed Christopher Owoc and Edward Pratt to the position of Special Fire Police Officers, effective March 14, 2022 and welcomed them to Montgomery Township.

Public Hearing:

8. Intermunicipal Transfer of Liquor License – Montgomery Commons, 1200 Welsh Road – The Township received an application for a liquor license transfer for North Wales Restaurant Associates, LLC for 1200 Welsh Road. This is an inter-municipal transfer of a type "R" Restaurant liquor license, which is normally associated with an establishment which will have a minimum of 400 square feet, equipment with table and seating, and sufficient food, to accommodate at least 30 patrons at once. Based on the plan provided, a new unidentified user is the proposed recipient of this license. Ms. Bamford opened the public hearing at 7:25 p.m. Notes of testimony were taken by Court Reporter Tim Kurek. Mr. Kilkenny introduced the exhibits into the record. J. Kenneth Butera, Esquire, represented the applicant, Pennmark Properties. Robert Sichelstiel, Broker of Record for Pennmark Properties was sworn in as the witness. Mr. Butera summarized

the application with Mr. Sichelstiel and discussed the type of quality dining restaurant that the applicant intends to attract to the shopping center by having the liquor license already in place. The public hearing was closed at 7:43 p.m. Discussion followed regarding sidewalks and walkability which would fall under the land development agreement already in place for this location and not the liquor license transfer resolution.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long and unanimously carried, the Board approved Resolution 2022-16, granting approval of the transfer of Restaurant Liquor License No. R-14112 into the Township of Montgomery from Plymouth Meeting, PA.

Planning and Zoning:

9. Escrow Release 8 – PEMV Partners, LP, 1274 Welsh Road and Start of 18-Month Maintenance Period:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab and unanimously carried, the Board authorized the construction escrow release in the amount of \$110,571.58 as recommended by the Township Engineer for PEMV Partners, LP, contingent upon payment of all outstanding bills and the receipt of an 18-month Financial Maintenance Surety approved by the Township Solicitor.

Parks and Recreation:

10. Concept Plan Approval and DCNR Grant Application for Whistlestop Park: Ms. McCreary reported that the new round of applications to the DCNR grant program are open and the Public Works Director recommended the next park in line for redevelopment that would meet the criteria for this grant. Staff met with Township planning consultants at Whistlestop Park to evaluate a redevelopment plan. The regional advisor for DCNR visited the site and supports the Township's initiative. Ms. McCreary presented the scope of the work and the three options for a conceptual plan. The DCNR grant provides a 50% match (up to \$250,000). If the grant is awarded, the Township's share of the project will be included in the 2023 or 2024 budget. Discussion followed and Option 3 was chosen. The scope of the work would include removing the existing playground equipment and installing new inclusive, accessible equipment with sensory components situated on a poured safety surface. Shade structures and a 6-foot-wide looped trail will be incorporated into the design. Option 3 proposes to rehabilitate the Softball field, relocate the playground area, change the second ball field into an open play area field, and install six Pickleball Courts at the cost of approximately \$1.39 million. The Township's portion of the project cost would come from the recent borrowing for the five-year Capital Investment Plan (CIP).

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the Board approved Resolution 2022-14, supporting the grant application to the Department of Conservation and Natural Resources for the Whistlestop Park Improvement Project Identified at Option 3.

Public Works:

11. Award of Bid - 2022 Road Paving Project:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Ware and unanimously carried, the Board awarded the contract for the 2022 In-Place Paving project to James D. Morrissey, the lowest responsible bidder, in the amount of \$877,559.80 per the recommendation of Gilmore & Associates, Township Engineer.

12. Authorization to Purchase Dump Truck:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the Board awarded the contract for the purchase of one 2022 Peterbilt Dump Truck from G.L. Sayre Peterbilt, an authorized vendor under the Co-Stars Cooperative Purchase Program, at a total cost of \$144,828.00 per their quote dated January 17, 2022; and the Board also awarded the contract for the purchase of and installation of the dump body, snowplow, salt spreader and installation from Triad Truck Equipment, an authorized vendor under the Co-Stars Cooperative Purchase Program at a total cost of \$112,633.00 per their quote dated March 11, 2022.

13. Authorization to Purchase a Graco GrindLazer:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long and unanimously carried, the Board awarded the contract for the purchase of one Graco GrindLazer DC89G Standard w/8" PCD Flat Drum from Sherwin Williams, an authorized vendor under the Co-Stars Cooperative Purchase Program, at a total cost of \$7,176.00 per their quote dated March 7, 2022.

14 a,b,c. Authorization to Upgrade Traffic Signal Intersections: Mr. Reiff reported that the Public Works Department is scheduled to upgrade the Traffic Signal Intersections at Route 463 and Kenas Road, Route 463 and Hartman Road, and Route 63 and Bell Run Boulevard. Under the PA Purchasing Requirements, certain purchases are exempt, including maintenance, repairs, or replacements for water, electric light, or other public works of the municipality, provided they do not constitute new additions, extensions, or enlargements of existing facilities and equipment. These purchases would fall under this exemption. Staff is proposing to upgrade these three traffic signal intersections as approved in the 2022 Final Budget. Quotes were received from Signal Control Products, a single source vendor, to provide the requested equipment necessary for the upgrades. In addition, the lowest of three quotes for the installation of the equipment was provided by Armour & Sons Electric, Inc.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the Board awarded the contract for the purchase of the equipment necessary to upgrade the traffic signal intersection at Route 463 and Kenas Road to Signal Control Products, a single vendor, at a total cost of \$43,240.00 per their quote dated

March 8, 2022; and awarded the contract for the installation of the equipment necessary for the signal upgrade to Armour & Sons Electric, Inc., at a cost of \$20,857.00 per their quote dated February 10, 2022.

Under public comment, Bruce Whiteman of 206 Eisenhower Lane asked what an updated signal was. Mr. Reiff explained that the traffic signal includes not only the light fixture, but the cabinet which holds all of the electronic updated equipment inside.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the Board awarded the contract for the purchase of the equipment necessary to upgrade the traffic signal intersection at Route 463 and Hartman Road to Signal Control Products, a single vendor, at a total cost of \$32,525.00 per their quote dated February 8, 2022; and awarded the contract for the installation of the equipment necessary for the signal upgrade to Armour & Sons Electric, Inc., at a cost of \$19,318.00 per their quote dated February 10, 2022.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried, the Board awarded the contract for the purchase of the equipment necessary to upgrade the traffic signal intersection at Route 63 and Bell Run Boulevard to Signal Control Products, a single vendor, at a total cost of \$43,860.00 per their quote dated February 3, 2022; and awarded the contract for the installation of the equipment necessary for the signal upgrade to Armour & Sons Electric, Inc., at a cost of \$20,937.00 per their quote dated February 10, 2022.

Administration and Finance:

15. Ratification of Real Estate Tax Appeal Settlement: Ms. McCreary reported that in 2020 the North Penn School District filed an assessment appeal with the Board of Assessment Appeals challenging the property's value of \$675,520.00 for the taxable year beginning 01/01/2021 for 140 Commerce Drive. The school district appealed the decision of "no change in assessment" and a settlement was reached with the property owner.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the Board approved the stipulated settlement for 140 Commerce Drive and authorize the Township Solicitor to execute the document on behalf of the Township.

16. Authorize RFP for Municipal Software: Mr. Shapiro stated that staff is requesting that the Board authorize an RFP for municipal software to replace the current BS&A system which has been in place since 2015 and has had no enhancements since that time. The RFP would seek proposals from qualified firms who specialize in local government software to provide a full range of ERP (Enterprise Resource Planning) applications that include software, compliance with State and Federal mandated requirements and ongoing enhancements.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the Board authorized the publishing of an RFP to request proposals for municipal software.

17. Glasgow Springhouse Asphalt Plant/Quarry Notice: Ms. McCreary reported that on March 9th, the Township received a notification from Compliance Management International (CMI) regarding a plan approval application submitted to the PaDEP. The Pennsylvania Code states that the applicant for a plan approval shall notify the local municipality and county where the air pollution source is to be located that the applicant has applied for. The letter received states that the Glasgow Springhouse plant is proposing an increase in permitted SOx emissions from Batch Asphalt Plant 2 to address current, actual emission rates as determined during recent stack tests. Discussion followed and the Board requested Ms. McCreary to draft a letter requesting additional information and opposing any approval of increased pollution to Township residents.

Old Business:

18. Ready for 100 Energy Transition Plan Amendment: Ms. McCreary reported that at the May 10, 2021 public meeting, the Board voted to adopt the Ready for 100 Renewable Energy resolution. At the public meeting held on February 28th, it was noted that the date of May 2022 is not feasible to have any energy transition plan prepared and the Board indicated that they would like to amend the resolution.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab and unanimously carried, the Board adopted Resolution No. 2022-15, amending Resolution 2021-26.

New Business:

19. Manager's Report: Ms. McCreary provided an update to the Board on a number of initiatives:

- a. Open Space Committee The committee will meet on March 21st at 7:00 p.m. to review a list of the properties originally outlined in the 2006 Open Space Plan to see if there are any opportunities remaining to obtain open space and to discuss the next steps for this committee.
- b. Ready for 100 Ad Hoc Committee This committee will have its first meeting on March 24th at 7:00 p.m. The energy audit for the Township building and the Community and Recreation Center has been completed. Each committee member will be assigned a task to review other municipalities who are well underway with their Ready for 100 plans.
- c. The Volunteer Appreciation Social is scheduled for May 5th from 5:30 p.m. to 8:30 p.m. at Pinecrest. Invitations have been sent out to all volunteers.
- d. The Michael Okino Field Dedication is scheduled for May 14th at the park. The Okino family is planning an event following the dedication at the park.

- e. VMSC Chief Wheeler has reported that their efforts for recruitment have been very successful with staffing levels at 94% at this time.
- f. Friendship Park Staff has been receiving inquiries and requests to rent the pavilion at this park. One request included an additional tent and band for a party. Staff has concerns regarding the rental of this pavilion as it is in a neighborhood park close to residential homes vs. Spring Valley Park or Windlestrae Park which are more centrally located with a lot of space. Discussion followed and the consensus of the Board was not to rent the pavilion but leave it for the residents to use casually on a first come, first served basis.

20. Adjournment: Upon motion by Ms. Bamford and seconded by Ms. Chimera, the meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary

Bank Check

Check Date

CHECK REGISTER FOR MONTGOMERY TOWNSHIP CHECK DATE FROM 03/11/2022 - 03/24/2022

Vendor Name

Vendor

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Amount

Bank 01	UNIVEST	CHECKING		COMCAST NAFI - NATIONAL ASSOCIATION OF PA TURNPIKE TOLL BY PLATE PECO ENERGY SCATTON'S HEATING & COOLING, INC. ROXBURY REALTY ASSOCIATES, LLC STAPLES BUSINESS CREDIT THE MILLER FINANCIAL GROUP 21ST CENTURY MEDIA NEWSPAPERS LLC ACME UNIFORMS FOR INDUSTRY ADAM ZWISLEWSKI AIRGAS, INC. ALEXANDER J. DEANGELIS ALEXANDER L. AVALLON III ALLISON POWERS AMAZON.COM SERVICES, INC ANCHOR FIRE PROTECTION CO., INC. ANCHOR FIRE PROTECTION CO., INC. ANDREW WEINER ANGEL G. MEJIAS ANN SHADE ARAMSCO, INC. B Q BASEMENT SYSTEMS BETTE''S BOUNCES, LLC BRANDON UZDZIENSKI C.E.S. CANON FINANCIAL SERVICES, INC CARLOS A. GONZALEZ JR CARLOS A. GONZALEZ JR CARCOT-TOP INDUSTRIES INC. CDUNIAL OIL INDUSTRIES, INC COMCAST COMCAST COMCAST COMCAST COMCAST CORPORATION COURIER TIMES, INC. CERATIVE PRODUCT SOURCING, INC. DIVAL SAFETY EQUIPMENT DONALD B. TUCKER III EAGLE POWER & EQUIPMENT CORP EGOV STRATEGIES LLC ELITE 3 FACILITIES MAINTNEANCE, LLC EUREKA STONE QUARKY, INC. FRANK J. BLUSIEWICZ JR FULTON CARDMEMEER SERVICES FUNDAMENTAL TENNIS GALETON GLOVES GEORGE ALLEN PORTABLE TOILETS, INC. GLEN ROETMAN GLICK FIRE EQUIPMENT COMPANY INC GRAINGER	
03/11/202	2 01	91037	00000363	COMCAST	704.82
03/11/202		91038	100001343	NAFI - NATIONAL ASSOCIATION OF	55.00
03/11/202		91039	10000039	PA TURNPIKE TOLL BY PLATE	49.60
03/11/202		91040	00000399	PECO ENERGY	401 22
03/11/202		91041 91042	00000653 MISC	BOYBURY REALTY ASSOCIATES. LLC	735.341.08
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03/22/202	-			THE MILLER FINANCIAL GROUP	1,868.00
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03/24/202	2 01	91047 91048	00001202	AIRGAS, INC.	295.25
03/24/202		91049	T00000910	ALEXANDER J. DEANGELIS	50.00
03/24/202		91050		ALEXANDER L. AVALLON III	250.00
03/24/202		91051	100001922	ALLISON POWERS	1 326 68
03/24/202		91052 91053 91054 91055	100000814	AMAZON.COM SERVICES, INC	1 120 00
03/24/202		91053	00001291	ANCHOR FIRE PROTECTION CO., INC.	200.00
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03/24/202 03/24/202		91066	00001601	CDW GOVERNMENT, INC.	12,189.74
03/24/202		91067		COLONIAL OIL INDUSTRIES, INC	1,135.68
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03/24/202		91071	00000335	COMCAST CORPORATION	1,004.56
03/24/202		91072	00903100	COURIER TIMES, INC.	319.80
03/24/202		91073	00001891	CREATIVE PRODUCT SOURCING, INC.	3 000 00
03/24/202		91074 91075	100001793 100000893	DIVAL SAFEII EQUIPMENI	100-00
03/24/202 03/24/202		91075	00001332	EAGLE POWER & EQUIPMENT CORP	65,643.00
03/24/202		91070	00001873	EGOV STRATEGIES LLC	500.00
03/24/202		91078	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	4,240.00
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03/24/202		91084 91085	00000193 00001842	GLEN ROETMAN	250.00
03/24/202		91085	00001323	GLICK FIRE EQUIPMENT COMPANY INC	266.00
03/24/202		91087	00000229	GRAINGER	59.27
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03/24/202		91090	100001921	HERITAGE SCREEN PRINTING, INC.	175.54
03/24/202		91091	100000162	HERMAN GOLDNER COMPANY, INC.	2,905.99
03/24/202		91092	00000903	HOME DEPOT CREDIT SERVICES HUNTER KEYSTONE PETERBILT, L.P.	452.89 189.10
03/24/202		91093 91094	00000242 100000882	HUNTER KEYSTONE PETERBILT, L.P. JACOB MILLEVOI	150.00
03/24/202 03/24/202		91094 91095	100001449	JENNIFER KUEMMERLE	170.00
03/24/202		91095	100000881	JOHN H. MOGENSEN	50.00
03/24/202		91097	03214571	JOHN SCHEITER	12.15
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03/24/202		91099	100001911	JULIUS MACK	160.00
03/24/202	2 01	91100	100000554	KEITH GRIERSON	150.00
03/24/202		91101	00000264	KEITH GRIERSON KENCO HYDRAULICS, INC. KEYSTONE MUNICIPAL SERVICES, INC.	1,835.00
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03/24/202		91103	100001661	KYLE W. STUMP LIZELL OFFICE FURNITURE	2,800.00
03/24/202		91104	00000284 00001706	LOWE'S COMPANIES INC.	64.50
03/24/202 03/24/202		91105 91106	100001925	MAHESH BHATT	10.00
03/24/202		91107	00000055	MARK MANJARDI	335.00
03/24/202		91108	100001927	MAX PARLOW	80.00
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03/24/202		91111	100000875	MICHAEL H. BEAN	150.00
03/24/202		91112	100000885	MICHAEL SHEARER	100.00 1,762.56
03/24/202		91 1 13 91114	00000630 00001225	MITCHELL1 MONTGOMERY TOWNSHIP MUNICIPAL	939.52
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CHECK REGISTER FOR MONTGOMERY TOWNSHIP CHECK DATE FROM 03/11/2022 - 03/24/2022

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Check Date	Bank	Check	Vendor	Vendor Name	Amount
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03/24/2022	01	91117	100001589	NAGLE ELEVATOR INSPECTION & TESTING	80.00
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03/24/2022	01	91119	00000270	NYCE CRETE AND LANDIS CONCRETE	539.60
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03/24/2022	01	91121	100000616	PACFCA	125.00
03/24/2022	01	91122	00000597	PATRICIA A. GALLAGHER	1,720.70
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03/24/2022	01	91124	100000890	PAUL R. MOGENSEN	50.00
03/24/2022	01	91125	00000661	PAULA MESZAROS	430.00
03/24/2022	01	91126	00000397	PECO ENERGY	1,692.66
03/24/2022	01	91127	00000397	PECO ENERGY	1,290.77
03/24/2022	01	91128	0000009	PETTY CASH	165.25
03/24/2022	01	91129	MISC	Quality Degree Inc.	30.00
03/24/2022	01	91130	100001010	RACHEL GIBSON	150.00
03/24/2022	01	91131	100000886	RACHEL TROUTMAN	50.00
03/24/2022	01	91132	00906102	READY REFRESH	149.96
03/24/2022	01	91133	00000430	REM-ARK ALLOYS, INC.	249.96
03/24/2022	01	91134	100000780	RHYTHM ENGINEERING	3,885.00
03/24/2022	01	91135	00001662	RICHARD GRIER	224.77
03/24/2022	01	91136	00000741	ROBERT E. LITTLE, INC.	212.19
03/24/2022	01	91137	100000412	RODCHINE LUSANE	80.00
03/24/2022	01	91138	00000969	SAFETY-KLEEN SYSTEMS, INC.	340.42
03/24/2022	01	91139	00000365	SCOTT BENDIG	526.33
03/24/2022	01	91140	100001591	SCOTT YOUNG	584.28
03/24/2022	01	91141	100000874	SEAN ALLISON	50.00
03/24/2022	01	91142	00000465	SHAPIRO FIRE PROTECTION COMPANY	308.35
03/24/2022	01	91143	100000894	SLEEPY HOLLOW PONIES	2,250.00
03/24/2022	01	91144	100000411	SPENCER D. BORINE	80.00
03/24/2022	01	91145	00001394	STANDARD INSURANCE COMPANY	8,772.14
03/24/2022	01	91146	100000701	STAPLES BUSINESS CREDIT	622.71
03/24/2022	01	91147	00001671	STENGEL BROS. INC.	1,149.65
03/24/2022	01	91148	MISC	SWARUP DONGARE	179.50
03/24/2022	01	91149	00001666	THE FENCE GUYS	299.62
03/24/2022	01	91150	MISC	THE NEHER GROUP INC	55.00
03/24/2022	01	9115 1	MISC	TOTALLY UNIQUE BUILDING & REMODELIN	1,200.00
03/24/2022	01	91152	100001181	TURTLE & HUGHES ELECTRICAL &	2,394.00
03/24/2022	01	91153	100001913	TYRONE C TATE	320.00
03/24/2022	01	91154	00000040	VERIZON	269.00
03/24/2022	01	91155	0000040	VERIZON	38.64
03/24/2022	01	91156	00000040	VERIZON	66.67
03/24/2022	01	91157	100000854	VINAY P. SETTY	400.00
03/24/2022	01	91158	100000891	VINCENT ZIRPOLI	140.00
03/24/2022	01	91159	00001329	WELDON AUTO PARTS	48.97
03/24/2022	01	91160	100001267	WESLEY J WHITAKER	53.32
03/24/2022	01	91161	100001013	WILLIAM F. WIEGMAN III	406.75
03/24/2022	01	91162	00000760	WM CORPORATE SERVICES, INC	1,801.50
03/24/2022	01	91163	00000547	WORLDWIDESTEREO	175.00
03/24/2022	01	91164	100001042	ZACHARY M. EIDEN	100.00

01 TOTALS:

Total of 128 Disbursements:

982,824.40

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #6

SUBJECT:Autism Awareness MonthMEETING DATE:March 28, 2022BOARD LIAISON:Tanya C. Bamford, ChairwomanINITIATED BY:Karana Karana K

BACKGROUND:

Please see attached resolution for consideration.

MOTION/RESOLUTION:

Motion to adopt resolution no. 2022-?? recognizing April as Autism Awareness Month.

1) Motion by:

Second by:

- 2) Chair will ask for public comment.
- 3) Chair will call for vote.



A RESOLUTION OF THE BOARD OF SUPERVISORS OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA TO RECOGNIZE APRIL AS AUTISM AWARENESS MONTH

RESOLUTION 2022-17

WHEREAS, Autism is a complex development disability that affects how a person communicates with and relates to other people and can affect how they make sense of the world around them; and

WHEREAS, Autism Awareness Month aims to celebrate and promote acceptance for the condition that occurs in 1 in very 54 children in the United States; and

WHEREAS, the observance of April 2 as World Autism Awareness Day is designed to increase awareness and to support family members, educators and other professionals who teach and care for individuals with autism, working to create connections and empower those in the autism community; and

WHEREAS, we celebrate the many ways people with autism contribute to their families, our community and the world as a whole.

NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, that we hereby recognize the month of April as Autism Awareness Month.

RESOLVED, at the duly convened meeting of the Board of Supervisors of Montgomery Township conducted on this 28th day of March 2022.

Tanya C. Bamford, Chairwoman	Candyce Fluehr Chimera, Vice-Chairwoman
Annette M. Long, Member	Beth A. Staab, Member
Audrey R. Ware, Member	Attest: Carolyn McCreary, Secretary

ltem #7

SUBJECT:	Introduction of Shane Wheeler, VMSC Chief
MEETING DATE:	March 28, 2022
BOARD LIAISON:	
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Chief Wheeler will be attending the meeting to introduce himself to the Board of Supervisors.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

ltem #8

SUBJECT:	Introduction of Ready For 100 Committee Applicant, Jon Love
MEETING DATE:	March 28, 2022
BOARD LIAISON:	Beth A. Staab
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Jon Love, a resident of Montgomery Township shared his desire to serve on a committee with Supervisor Beth Staab and has submitted his resume and application to the Township for consideration. Mr. Love was invited to attend the first public meeting of the Committee, which was held on March 24th.

He is attending the meeting to meet the Board and answer any questions you may have.

MOTION/RESOLUTION:

Motion to appoint Jon Love to the Ready For 100 Ad Hoc Committee.

- 1) Motion by: _____ Second by:
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for vote.

EDUCATION	CERTIFICATION IN CHEMISTRY AND MATHEMATICS, December 1990 Millersville University of Pennsylvania, Millersville, PA	
	MASTER OF ARTS IN EXECUTIVE DEVELOPMENT, May 1989 Ball State University, Muncie, IN	
	BACHELOR OF SCIENCE IN CHEMISTRY, May 1982 University of Virginia, Charlottesville, VA	
EXPERIENCE	 Physical Science, Mathematics, and Computer Science Teacher Bristol Borough School District, Bristol, PA Physical Science Instructed at all levels of student ability using a laboratory-focused, inclusion-oriented Mathematics Taught pre-algebra, algebra, geometry, and applications, grades 9 through 12 Computer Science Developed curriculum for, and teaches district's only computer programming course 	1991 - 2020 d program
	 Online/Distance Learning Program Manager Bristol Borough School District, Bristol, PA Serves as District representative to the Virtual High School Global Consortium Responsible for scheduling and monitoring all student online learning programs Certified and provides online/distance instruction; teaches 50 students worldwide ead Coordinates or provides recurring training on Internet in the classroom for District's fact District Administrator for Edgenuity's afterschool and summer school programs 	
	 Middle and High School Technical Support Bristol Borough School District, Bristol, PA Provides computer hardware/software troubleshooting for non-server related issues Coordinates district's audio-visual and multimedia services for all school programming 	1998 - 2020
	Gifted Programming Coordinator Bristol Borough School District, Bristol, PA	2006 - 2020
	Mathematics Department Chairperson Bristol Borough School District, Bristol, PA	1993 - 2020
	Pennsylvania Science/Technology Standards Assessment Committee	1999 - 2003
OTHER EXPERIENCE	 Colonel, United States Air Force McGuire Air Force Base, NJ Special Assistant to the Commander, 305th Airlift Wing, McGuire AFB, NJ Vice Commander, 913th Airlift Wing, Willow Grove ARB, PA Commander, 386th Expeditionary Operations Support Squadron Responsible for C-130 Airlift Operations for IRAQI and ENDURING FREEDOM Master Navigator, 913th Airlift Wing, Willow Grove, PA 	2007 - 2011 2006 - 2007 2003 - 2005 1989 - 2007
PUBLICATIONS	"Phase Plane Method for Deconvolution of Luminescence Decay Data with a Scattered- Component," Journal of Analytical Chemistry, January 1984	Light
	"Excited-State Lifetime Measurements: Linearization of the Förster Equation by the Phase Review of Scientific Instrumentation, December 1983.	se-Plane Method,"
	"The Anglo-American Combined Bomber Offensive in Europe," <u>War College Review</u> , Ma	arch 2006
HONORS AND ACTIVITIES	Distinguished Graduate, Ball State University SIGMA XI National Outstanding Undergraduate Research Award Dean's List, Millersville University, December 1990 Distinguished Graduate, Air War College, Air University	

Item #9

SUBJECT:	Westrum Lifestyle Apartments Preliminary/Final Land Development Plan
	Approval – LDS 717
MEETING DATE:	March 28, 2022
BOARD LIAISON:	Tanya C. Bamford, Chair
INITIATED BY:	Bruce S. Shoupe, Director of Planning and Zoning

BACKGROUND:

Attached are Township Staff and Consultant reviews for the consideration of the plan for the Westrum Lifestyle Apartments land development plan located at 13-17 Bethlehem Pike behind the Roadway Inn.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

The Township Planning Commission recommended this project, subject to the Consultants' and staff reviews.

ALTERNATIVES/OPTIONS:

Approve or deny this plan with the conditions as outlined in the attached resolution.

MOTION/RESOLUTION:

MOTION to deny, approve or approve with conditions for the Westrum Lifestyle Apartments LDS - 717.

- 1) Motion by: _____ Second by: _____
- 2) Chair will ask for public comment.
- 3) Chair will call for vote.

RESOLUTION #2022-

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

BE IT RESOLVED, and it is hereby resolved by the Montgomery Township Board of Supervisors as follows:

A. Commerce Pursuit Capitol, which is an affiliate of Westrum Development Company (the "*Applicant*"), has caused to be prepared and filed with the Township a plan entitled "*Final Subdivision & Land Development Plans Westrum Montgomeryville*" consisting of thirty-one (31) sheets, prepared by Kimley Horn and Associates, dated December 22, 2021, and last revised February 22, 2022 (the "*Plan*") attached hereto as **Exhibit** "A". Applicant submitted a waiver request for Montgomery Township's Subdivision and Land Development Ordinance (the "Waiver Request") on February 24, 2022, incorporated herein by reference.

B. The Applicant, Commerce Pursuit Capitol, which is an affiliate of Westrum Development Company has submitted a Land Development/Subdivision Application for the property at located at 13-17 Bethlehem Pike, Tax Map Parcel No. 46-00-00124-00-1. The Applicant proposes construction of a 225-unit lifestyle apartment building with associated parking and appurtenances. 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 plan is hereinafter referred to as the "*Project*".

NOW, THEREFORE, the Plan is hereby granted *Conditional Preliminary and Final Land Development Plan Approval* subject to the satisfaction of the following conditions by the Applicant:

> 1. Compliance with the Plans for "Final Subdivision & Land Development Plans Westrum Montgomeryville," dated December 22, 2021, and last revised February 22, 2022 and as may be further revised to comply with the Municipal Engineer's review/comment dated March 11, 2022 and December 16, 2021 as prepared by Gilmore and Associates, Inc., of New Britain, Pennsylvania; compliance with Montgomery Township Fire Services comments dated March 11, 2022; Montgomery Township Police Department comments dated March 3, 2022, Montgomery County Planning Commission comments dated March 23, 2022, Montgomery Township Planning Commission recommendation dated March 17, 2022 and Montgomery Township Zoning Officer's review dated March 17, 2022;

> 2. At the time of development, the Developer/successor or assigned shall enter into a Land Development Agreement with the Township and posting financial security in the amount of 110% of the total cost for all public improvements to the satisfaction of the Township Engineer and Township Solicitor in the form of either an irrevocable standby letter of credit in a form acceptable to the Township

Solicitor, or cash. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks. The record plan shall indicate phasing if required. Public improvements shall require financial security be posted in the amount of 15% of the total public improvement cost, regardless of whether such public improvements are dedicated to the Township, for a period not less than 18 months after Township Engineer approval. If the end of maintenance period for trees and other plantings ends outside the time period specified in 205-49, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the satisfaction of the Township Solicitor.

3. Developer agrees it will pay the Township all reasonable cost of the Township for the preparation of the required Agreements, deed of dedication, and any easements, or releases and recording charges required to carry out the terms of this approval, as well as all engineering, inspection, and legal fees required by the Township in the approval of the Final Plan and its execution and administration during the building process. Such fees shall not exceed those charged to the Township by the engineering firm and attorney rendering the applicable service. In order to affect these reimbursements, Developer shall post a Cash Escrow as set forth by the Township Engineer. The Township shall provide monthly invoices for such costs. A seven and one-half (7.5%) charge will be applied to each monthly invoice to cover Township administration charges and costs. The fee will be deducted from the Developers Cash Escrow.

4. Executing, to the satisfaction of the Township Solicitor, the required Storm Water Management Facilities Maintenance and Monitoring Agreement and the required Landscaping Declaration of Covenants and Restrictions, with the Township if required.

5. Paying all outstanding Township Administrative, Consultant and Solicitors fees related to this project before plans and agreements are executed and recorded.

6. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.

7. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.

8. Obtaining all other Regulatory Authority Permits having jurisdiction over this Project. Building permits cannot be issued until PADEP Sewage Planning Module has been issued and MTMSA has issued a connection permit.

9. Building permits will not be accepted for review until all conditions of approval have been complied with and plans and agreements have been recorded. Building permits shall not be issued until the roadways are paved with all-weather pavement and operable fire hydrant(s) have been installed and approved by the Director of Fire Services.

10. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements if required.

11. A note shall be placed on the plan listing any relief granted by the Zoning Hearing Board and waivers granted by the Board of Supervisors.

12. The PADEP Sewage Planning Module approval must be granted prior to recording of plan and agreements if required.

13. The Applicant must comply with the Decision and Order dated November 22, 2021 from the Conditional Use hearing held before the Board of Supervisors that granted conditional use for lifestyle apartments.

14. Please See Section 205-22 of the Montgomery Township Code, where required. Sidewalks shall be required at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience.

15. Ensuring emergency services have access by limiting parking of contractor(s) equipment, vehicles, and storing of construction materials to the satisfaction of the Fire Marshal.

16. Waivers are requested from the following Sections of the Montgomery Township Subdivision and Land Development Ordinance:

A. §205-10H(7)(b) to permit accessible parking spaces less than the required 12 feet wide by 20 feet long in accordance with Federal ADA parking standards;

The Consultants have no objection to this waiver so long as the accessible spaces meet the current ADA standards.

 \Box Granted \Box Denied

B. §205-17.A(7) to install wheel stops in lieu of bollards where parking spaces abut paved walkways;

The Township consultants have no objection to this waiver.

- \Box Granted \Box Denied
- C. §205-17.D(4) to install curbs with 8-inch reveal. The Applicant is proposing 6-inch reveal;

The Township consultants have no objection to this waiver.

- \Box Granted \Box Denied
- D. §205-18.D(3)(f) from designing stormwater management facilities for the greater of either the total impervious cover or the maximum impervious surface ratio permitted within the zoning district or a minimum of 40% where a maximum ration is not provided in the Zoning Ordinance;

Given the type of use and other site constraints, the Township consultants have no objection to this waiver.

- \Box Granted \Box Denied
- E. §205-18.D(4)(d) to install a minimum 4-foot high fence around basins. The Applicant requests a waiver to not install a fence around the proposed bioretention area (BMP#001);

The Township consultants do not support this request. Based on the basin analysis provided with the application, the maximum water depth in the facility will range from 2 feet to 3.71 feet in the 2-year and 100-year storms, respectively. The consultants recommend the fence be provided as a safety barrier

- \Box Granted \Box Denied
- F. §205-52.D(3)(c) to not provide a large continuous island perpendicular to the parking spaces every 124 feet;

This is consistent with the exhibit approved as part of the Conditional Use application. This requirement is also in the previous version of the landscape ordinance (§205-52.D(2)(g). The Township consultants have no objection to this waiver.

 \Box Granted \Box Denied

- G. §205-81 and §205-82 to allow simultaneous preliminary and final application submission.
- Granted \square Denied

Applicant shall provide the Township Manager and Township Engineer at 17. least 72 hours' notice prior to the initiation of any construction, demolition, grading or ground clearing so that the Township may determine that the foregoing conditions have been met by the Applicant and that all necessary sedimentation and control have been correctly installed, if needed.

18. This Resolution will expire in two years from the date of this Resolution, unless extended in writing by the Township.

The Conditional Final Land Development Plan Approval granted herein 19. shall be rescinded automatically upon the Applicant's failure to accept, in writing, all conditions herein imposed within ten (10) days of receipt of this Resolution, as evidenced by Applicant's signature below.

By approving this Resolution, the Applicant is signifying acceptance of the 20. conditions contained herein.

ADOPTED, as a Resolution by the Montgomery Township Board of Supervisors this 28th day of March 2022.

MONTGOMERY TOWNSHIP **BOARD OF SUPERVISORS**

Attest:

Carolyn McCreary, Manager

By: _____ Tanya Bamford, Chair

THE UNDERSIGNED HEREBY AGREES TO THE ABOVE CONDITIONAL FINAL LAND **DEVELOPMENT PLAN APPROVAL RESOLUTION:**

COMMERCE PURSUIT CAPITOL

By:_

Print

By: _____

Signature

EXHIBIT "A" Plan List

DESCRIPTION

C-000 Cover Sheet 1 of 31

C-050 Existing Conditions/Demolition Plan 2 of 31

C-100 Overall Site Plan Sheet 3 of 31

C-101 Site Plan Sheet 4 of 31

C-120 Turn Truck Plan

C-150 Site Detail Sheet 6 of 31

C-151 Site Detail 7 of 31

C-200 Grading Plan Sheet 8 of 31

C-201 ADA Grading Plan Sheet 9 of 31

C-300 Drainage Plan, Sheet 10 of 31

C-310 Drainage Profiles 1, Sheet 11 of 31

C-311 Drainage Profiles 2, Sheet 12 of 31

C-350 Drainage Details 1, Sheet 13 of 31

C-351 Drainage Details 2, Sheet 14 of 31

C-400 Utility Plan, Sheet 15 of 31

C-401 Utility Plan, Sheet 16 of 31

C-410 Utility Profiles, Sheet 17 of 31

C-450 Utility Details, Sheet 18 of 31

C-451 Utility Details, 19 of 31

C-500 E&S Control Plan – Stage 1, Sheet 20 of 31

C-510 E&S Control Plan - Stage 2, Sheet 21 of 31

C-550 E&S Control Notes and Details, Sheet 22 of 31

C-551 E&S Control Notes and Details, Sheet 23 of 31

C-600 PCSM Plan, Sheet 24 of 31

C-650 PCSM Notes and Details, Sheet 25 of 31

C-651 PCSM Details, Sheet 26 of 31

C-652 PCSM Details, Sheet 27 of 31

L-100 Landscape Plan, Sheet 28 of 31

L-101 Landscape Plan, Sheet 29 of 31

L-150 Landscape Notes and Details, Sheet 30 of 31

L-200 Lighting Plan, Sheet 31 of 31



March 11, 2022

File No. 2015-04049-02

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

Reference: Preliminary/Final Land Development – LDS#717 Westrum Montgomeryville – 13-17 Bethlehem Pike 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 the preliminary / final land development application referenced above and offers the following comments for consideration by the Montgomery Township Board of Supervisors.

- A. Preliminary/Final Land Development Plans (31 Sheets), prepared by Kimley-Horn and Associates, Inc., dated December 22, 2021, last revised February 22, 2022.
- B. Stormwater Management Report, prepared by Kimley-Horn and Associates, Inc., dated December 23, 2021, last revised February 22, 2022.
- C. Traffic Impact Assessment Table 5 "Queue Analysis"
- D. Exterior Elevation Plans, prepared by Meyer Architecture + Interiors
- E. Garage Plan, prepared by Meyer Architecture + Interiors
- F. Waiver Request Letter, prepared by Kimley-Horn and Associates, Inc. dated February 24, 2022.
- G. Comment Response Letter, prepared by Kimley-Horn and Associates, Inc., dated February 24, 2022.
- H. Montgomery Township Municipal Sewer Authority Will Serve Letter, dated October 30, 2020.
- I. North Wales Water Authority Will Serve Letter, dated October 14, 2020.

The Applicant proposes construction of a 225-unit lifestyle apartment building with associated parking and appurtenances. 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 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 jug handle (SR 9407). The subject lot abuts non-residential uses to three sides with an existing townhome development adjacent to the east. The applicant's plan includes pedestrian connections to Stump Road and Bethlehem Pike.

We offer the following comments for consideration by the Montgomery Township Board of Supervisors. Our review includes consistency with the Township Comprehensive Plan, Township Zoning Ordinance (Chapter 230), Township Land Subdivision Ordinance (Chpt. 205), Township Stormwater Management Ordinance (Chpt. 206), and the Township Street Lighting Requirements (Chpt. A237).

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

PLANNING REVIEW

- 1. <u>Use</u>
 - a. As per Ordinance No. 2021-321Z, the proposed Lifestyle Apartments is permitted by conditional use within the LI Limited Industrial District. The plans received conditional use approval from the Board of Supervisors on November 22, 2021.
- 2. Existing Conditions and Surrounding Land Uses
 - a. The site is currently vacant. The site is surrounded by industrial uses to the north and south. Retail uses are located to the west. Single-family attached residential is located to the east.
 - b. The site is located in the LI Limited Industrial District and does not have any road frontage.
- 3. Consistency with the Comprehensive Plan

As per the 2008 Comprehensive Plan Update, the property is identified as Undeveloped. The Vision Plan identifies the property as Special Area 'B'. The Comprehensive Plan defines Special Area 'B' as:

"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 the properties in this area is desirable."

Additionally, housing objectives of the Comprehensive Plan include:

- Allow a diversity of housing types in or near the town center.
- Develop reasonable standards to ensure new housing is an improvement in the township.

The proposed development is generally consistent with the Comprehensive Plan.

- 4. Traffic and Pedestrian Circulation Patterns
 - a. The site does not currently have access from or frontage along any roadways. The plans propose to utilize an existing access easement to gain access to Bethlehem Pike and construct an access drive connecting to a driveway off Stump Road.
 - b. The plans propose the following pedestrian improvements:
 - i. A pedestrian path from the proposed building which connects Bethlehem Pike to Stump Road, where it connects with the existing sidewalk.
 - ii. Curb ramps and sidewalk connections at the intersection of the access drive and Stump Road.
 - iii. Curb ramps at the intersection of the access drive and Bethlehem Pike.
 - iv. Crosswalk across Bethlehem Pike.
 - v. Curb ramps and sidewalk connections at the intersection of Bethlehem Pike and Knapp Road.
 - vi. Crosswalk across Knapp Road.

LANDSCAPE REVIEW

Zoning Ordinance (Chapter 230)

All zoning comments to date have been addressed.

Subdivision and Land Development Ordinance (Chapter 205)

- 5. §205-49.H outlines the permitted time frame for end of guarantee period inspections. The supplemental notes shall be revised to include a note demonstrating compliance with this requirement.
- 6. §205-51.A(9) requires landscape plans to provide the location, DBH and common name of existing individual trees with trunks 8" in diameter or more, as measured at 4 ½ feet.

- §205-51.A(11) a plant schedule for replacement trees shall be provided indicating the botanical and common name, height, spread, caliper, quantity and special remarks, if required as calculated (see §205-53.C). This may be included as part of the general plant schedule.
- 8. §205-51.A(18) requires the submission of a detailed cost estimate attached to the final landscape plan submission for the preparation of the land development agreement. The required cost estimate shall be provided on final submission.
- 9. §205-51.A(19) requires that the limits of the required tree protection fencing shall be shown in the landscape plan. Tree protection fencing has been shown on the landscape plan. However, the plan does not show the full length of tree protection fencing required adjacent the access easement. The plan shall be revised to show all proposed tree protection fencing.
- 10. §205-52.B(3) requires the provision of softening buffers along all property lines not abutting the R3A Zoning District. §205-52.B(4)(a) permits that the applicant shall not be required to provide buffer yard plantings if existing planting or topography are acceptable to the Board of Supervisors. As part of the Conditional Use approval, it was determined that existing vegetation may be used to meet the softening buffer requirements. Notes and details regarding the removal and eradication of noxious weeds and/or invasive species within the buffers shall be provided on the plan.
- 11. In accordance with the Conditional Use decision, natural vegetation and forestation in the rear of the proposed use will remain to provide adequate buffer from the adjacent uses; minimal clearing is required to accommodate the development of the project. The 2/24/22 response letter states that a site visit will be conducted with the Township Landscape Architect to review the condition of the existing buffer and the feasibility of adding additional evergreen buffer plantings adjacent to the residential property lines. Notes and details regarding the removal and eradication of noxious weeds and/or invasive species within the buffer shall be provided on the plan.
- 12. §205-52.D(3)(c) requires that where the total number of parking spaces exceeds 100, the parking area shall be divided by continuous islands perpendicular to the parking spaces every 124 feet. The plans do not show the required continuous island, which is consistent with the exhibit approved as part of the Conditional Use application. This requirement is also in the previous version of the landscape ordinance (§205-52.D(2)(g)). A waiver has been requested.
- 13. 205-53.C the landscape plans shall be revised to demonstrate compliance with the tree replacement and preservation requirements outlined in this section, or a waiver would be required. Proposed off-site tree disturbance shall be included in these calculations. The 2/24/22 response letter indicates that a tree survey of the property is currently underway, and a site visit has been conducted with the Township Landscape Architect.
- 14. §205-54 the landscape plans shall be revised to provide the calculations of replacements for trees destroyed by development as outlined in this section, or a waiver would be required. The 2/24/22 response letter indicates that a tree survey of the property is currently underway, and a site visit has been conducted with the Township Landscape Architect.
- 15. §205-55.A requires that no building permit shall be issued unless a performance bond or other surety in an amount equal to the cost of purchasing, planting, maintaining, and replacing all vegetative materials for a period of 18 months after written acceptance of the landscape installation has been filed with the Township.

<u>General</u>

- 16. The locations of several of the proposed Pin Oaks and Sour Gums may conflict with adjacent parking and drive aisles due to their low branching structure. We recommend these trees be located in areas where they will not conflict with adjacent parking and drive aisles.
- 17. The plant schedule indicates that twelve (12) Ozark Witchhazel shrubs are proposed. However, eleven (11) of these shrubs are shown in the plan. The plan shall be revised to correct this discrepancy.
- 18. The plant schedule indicates that eighty (80) Winterberry shrubs are proposed. However, seventy-nine (79) of these shrubs are shown in the landscape plan. The plan shall be revised to correct this discrepancy.

LIGHTING REVIEW

All lighting comments to date have been addressed.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

- 19. §205-10.H(4) Parking lot dimensions shall be 10 feet wide by 20 feet deep. The detail references the site plan for parking stall width; however, the plans do not show the 10-foot width. Revise the plans accordingly.
- 20. §205-10.H(6) Provide fire lanes as required by the Fire Marshal. Driveways and aisles where illegal parallel parking is possible should be posted with signs reading "No parking by order of the Fire Marshal." Locations of signs shall be coordinated with the Township Fire Marshal and shown on the plans. A detail for this sign shall be provided on the plans. The Applicant indicates they are coordinating with the Fire Marshal.
- 21. §205-10.H(6)(c)— The loading spaces shall be compatible with vehicular circulation in adjacent areas based upon its location and the schedule of its use. The applicant indicates trash will be collected in 8 cubic yard containers that will be wheeled out to the garage opening where the rear loading trash vehicle will back up to collect as shown on the turning template plan. Given the clearance height of the entrance, a garbage truck will not fit in the garage opening nor will it be able to perform loading operations of lifting the container within the garage entrance. In addition, given the garage facility only has a single entrance/exit, access to this driveway must be maintained at all times. We recommend an alternative on-site area be considered for trash pickup and loading operations.
- 22. §205-10.H(7)(b) Accessible parking spaces are to be 12 x 20 feet. A waiver is requested to allow spaces to be in accordance with Federal requirements.
- 23. §205-22 We recommend a minimum sidewalk width of five (5) feet be provided throughout the site per the latest ADA standards. The Applicant is proposing four (4) foot sidewalk extending from the southwest corner of the site to the Knapp Road crossing with five (5) foot passing areas provided every 200 feet. Given that there is guiderail also adjacent to the sidewalk which impacts the effective usable width and passing area design, it is recommended the sidewalk be revised to five-foot width.
- 24. §205-104 Traffic Management Study-

The Applicant has indicated that due to traffic adaptive operations at the signal, no timing adjustments are proposed. As noted by the applicant an escrow will provide for a post development traffic study of the intersection of Bethlehem Pike and Stump Road to determine if additional adjustments are required to the adaptive system.

- 25. Parking Garage Layout Plans
 - a. The plans should be revised to include parking stall and gore area dimensions for all spots.
 - b. If one-way circulation is proposed on the northern end, signage and/or additional pavement markings should be provided.
 - c. Provide pavement markings at the garage entrance to separate the lanes and to direct traffic upon entering the garage.
 - d. The parking garage layout provides dead end parking aisles which does not provide for good practices for internal traffic circulation. Clear identify if there will be assigned parking spaces to the residents. If so, add a note on the garage plan and the site plan that all garage spaces will be assigned parking. If the parking will be unassigned, eliminate the dead-end aisles and provide adequate circulation which does not require drivers looking for a parking space to perform a U-turn or back down an aisle.

<u>General</u>

- 26. A minimum five (5) foot radius of curvature should be provided for all curb lines in parking areas. Revise the plans to indicate the radii throughout the site. The plans show some curb lines where the radii are not identified.
- 27. As previously mentioned, a height clearance bar and appropriate signage should be provided at the entrance to the parking garage. The exterior elevation plans show the clearance marked on the building façade; however, a clearance bar prior to the entrance should be provided as additional warning to drivers prior to striking the building.
- 28. End treatment for the guiderail in the parking area at the Knapp Road crossing shall be provided. A detail was added to the plans but the plans should be revised to depict the location of the end treatments. In addition, add a detail for the proposed guiderail. Revise the plans accordingly.
- 29. The Fire Marshal should review the grass paver detail to ensure that it will support the fire truck apparatuses.

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

30. §230-112 – The applicant should provide additional information regarding waste storage and collection. The applicant has stated that there will be two 8-cy dumpsters in the garage filled by trash chutes. These dumpsters will be rolled to the garage entrance for collection. The applicant shall identify the frequency of expected pickup and where the dumpsters will be located as they await pickup. They must not block the entrance/exit to the garage.

Subdivision and Land Development Ordinance (Chapter 205)

- 31. §205-18.D(3)(f) Stormwater management facilities must be designed for the greater of either the total impervious cover or the maximum impervious surface ratio permitted within the respective zoning district per the Township Zoning Ordinance. In the event a zoning district does not specify an impervious cover ratio; a minimum impervious cover ratio of 40% of the gross site area shall be the basis for design of the stormwater management facilities. The applicant has requested a waiver from this section.
- 32. §205-17.D(4) Appendix A, Ordinance 18, curbs are to be concrete and have an 8 inch reveal. The details on Sheet 6 of 29 indicate 6-inch reveal curbs and Belgian block curb. The applicant has requested a waiver to permit 6" reveal and Belgian block curb.
- 33. §205-18.A(1) and §205-18.A(3)(b) Documentation shall be provided documenting the proposed storm sewer pipes satisfy the requirements of these sections.
- 34. §205-18.D(4) & §206-36 The plans shall designate the party responsible for maintenance of all proposed stormwater facilities and BMPs. Also, easements shall be provided in favor of the Township for inspection and maintenance. The described easements shall be provided for review, or the applicant shall state that there is a blanket easement in favor of the Township for inspection of stormwater management facilities.
- 35. §205-18.D(4)(d) A minimum four-foot-high fence, to the satisfaction of the Township Engineer, is required to be installed around the top of all basins, public or private. A fence shall be provided around the bio-retention BMP. The applicant has requested a waiver from this section.

Stormwater Management Ordinance (Chapter 206)

- 36. §206-12, 13, & 21 At a minimum, the applicant shall obtain an NPDES permit for the proposed earth disturbance and stormwater BMPs. All issued permits shall be provided to the Township.
- 37. There are no details for the level spreaders for UG 1 and UG 2. The Applicant has shown the pipes on the profiles, however, there shall be details provided with details of backfill, geotextile, stone, etc.

General

- 38. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
- 39. We recommend that the applicant provide documentation to the satisfaction of the Township Fire Marshal with regard to the capability of underground storm sewer and BMPs supporting the load of Township fire apparatus. The applicant shall coordinate review and approval with the Township Fire Marshal.
- 40. All granted waivers and variances shall be listed by section on the Record Plan (Sheet 1 of 20). The description of the waivers shall be added to the record plan as well as the dates granted. Any previously granted waivers (e.g. FILO for recreation lands). shall be listed on the plans as well.
- 41. Site Accessibility review will be provided under separate cover.
- 42. In order to help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please note that revision and/or modification of the plans may require review and additional comment.

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

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.

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

JSG/VLL/DAD/JPD/gja/sl

lirie L Leggett

Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist Senior Landscape Architect Gilmore & Associates, Inc.

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

cc: Carolyn McCreary, Manager – Montgomery Township Marianne McConnell, Deputy Zoning Officer – Montgomery Township Mary Gambino, Project Coordinator – Montgomery Township Bill Wiegman, Director of Fire Services - Montgomery Township Sean Kilkenny, Esq., Solicitor – Kilkenny Law Michael Maier – Commerce Pursuit Capital, L.P. – Applicant Neil C. Hopkins & Gregory Kessell – Owner Carrie B. Nase-Poust, Esq. – Fox Rothschild. LLP Anthony Caponigro, P.E. – Kimley-Horn and Associates, Inc. Matt Shinton, P.E. - Kimley-Horn and Associates, Inc. Andreas Heinrich, P.E., P.T.O.E. - Heinrich & Klein Associates, Inc.



March 11, 2022

File No. 15-04049-02

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

Reference: Preliminary/Final Land Development – LDS#717 Westrum Montgomeryville – 13-17 Bethlehem Pike Tax Map Parcel Number: 46-00-00124-00-1

Dear Bruce:

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

I. <u>Submission</u>

A. Preliminary/Final Land Development Plans prepared for Westrum Montgomeryville, prepared by Kimley-Horn & Associates, Inc. dated December 22, 2021, last revised February 22, 2022, consisting of sheets 1 to 31 of 31.

II. Accessibility Review Comments

Based on our review, the following items do not appear to comply with the accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2018 International Building Code (IBC), 2015 International Existing Building Code (IEBC), and/or the ICC A117.1-2009 Accessible and Usable Buildings and Facilities (ICC):

- 1. <u>IBC §1104.2 & IBC §1104.5</u> The delineated accessible routes on the Grading Plan, Sheet 8, should be revised to include a route between the eastern accessible parking access aisle to the curb ramp.
- 2. <u>IBC §1105.1</u> A note should be added to the plan stating all public entrances to the building will be accessible.
- 3. <u>IBC §1110.4.7</u> The proposed dog park is a recreational area intended for public use. As such, the plan should be revised showing an accessible route to this location. In accordance with ICC §402.2, stairs are not a component of an accessible route.
- 4. <u>IBC §1111.1</u> Van-accessible parking signage should be differentiated on the Site Plan, Sheet 4, to clearly indicate which accessible spaces are van-accessible.
- 5. <u>ICC §403</u> The proposed sidewalk connection from the building to the dog park should be revised to provide level turning areas near the doorway. The proposed spot elevations should be revised accordingly. In addition, we recommend an enlarged grading detail be provided for this area.
- 6. <u>ICC §403 & §406</u> Although the proposed grading for the curb ramp depicted in Grading Inset 1 on the ADA Grading Plans, Sheet 9, appears to comply with the requirements of this section, the noted spot elevations and slopes on the western side should be revised to correlate with the revised configuration.

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Additionally, we continue to defer review of the curb ramp designs made part of the Highway Occupancy Permit to PennDOT.

- 7. <u>ICC §502.5</u> Grading information and/or a note should be added to the Garage Plan to show the proposed accessible parking spaces and access aisles will meet the requirements of this section.
- 8. A note should be added to the plan stating all improvements will comply with the ICC and IBC standards in effect as of May 7, 2021, with respect to accessibility.

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

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

Sincerely,

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

VJE/sl

cc: Marianne McConnell, Deputy Zoning Officer – Montgomery Township Mary Gambino, Project Coordinator – Montgomery Township Bill Wiegman, Director of Fire Services - Montgomery Township Sean Kilkenny, Esq., Solicitor – Kilkenny Law Michael Maier – Commerce Pursuit Capital, L.P. – Applicant Neil C. Hopkins & Gregory Kessell – Owner Carrie B. Nase-Poust, Esq. – Fox Rothschild. LLP Anthony Caponigro, P.E. – Kimley-Horn and Associates, Inc.



March 11, 2022

File No. 2015-04049-02

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

Reference: Waiver Request Review Preliminary/Final Land Development – LDS#717 Westrum Montgomeryville – 13-17 Bethlehem Pike Tax Map Parcel Number: 46-00-00124-00-1

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the waiver request letter dated February 24, 2022 regarding the preliminary land development application referenced above and offers the following comments for consideration by the Montgomery Township Board of Supervisors.

Waiver Requested

- §205-10.H(7)(b) To permit accessible parking spaces less than the required 12 feet wide by 20 feet long in accordance with Federal ADA parking standards. We have no engineering objection to a waiver as long as the accessible parking spaces meet the current ADA design standards.
- 2. §205-17.A(7) To install wheel stops in lieu of bollards where parking spaces abut paved walkways. We have no engineering objection to a waiver.
- 3. §205-17.D(4) To install curbs with 8-inch reveal. The applicant is proposing curb with 6-inch reveal. We have no objection to the waiver.
- 4. §205-18.D(3)(f) From designing stormwater management facilities for the greater of either the total impervious cover or the maximum impervious surface ratio permitted within the zoning district or a minimum of 40% where a maximum ratio is not provided in the Zoning Ordinance. Given the type of use and other site constraints, we have no object to this waiver. It is noted the plan proposes and the storm system is designed for am impervious cover ratio of 41.85%.
- 5. §205-18.D(4)(d) To install a minimum 4-foot high fence around basins. The applicant requests a waiver to not install a fence around the proposed bioretention area (BMP#001). We do not support this request. Based on the basin analysis provided with the application, the maximum water depth in the facility will range from 2 feet to 3.71 feet in the 2-year and 100-year storms, respectively. We recommend the fence be provided as a safety barrier.
- §205-52.A(1)(c) to provide ornamental trees, decorative grasses and screen fencing in lieu of new street/shade trees. The submitted landscape plan proposes the use of ornamental trees along the northern leg of the jughandle access drive. The proposed ornamental trees meet the street tree requirements of the amended landscape ordinance (No. 21-325, adopted 12/13/21). No waiver is required.
- 7. §205-52.C(3)(1)(a) to allow the use of existing vegetation to meet buffering requirements. §205-52.B(4)(a) permits that that the applicant shall not be required to provide buffer yard plantings if existing planting or topography are acceptable to the Board of Supervisors. As part of the Conditional Use approval, it was determined that existing vegetation may be used to meet the softening buffer requirements. No waiver is required.

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- 8. §205-52.D(3)(a) to permit more than 10 parking spaces in a row without a landscape island of 15' in width. The proposed parking layout is shown in accordance with the approved Conditional Use Plan. In addition, the plan is vested under the previous landscape ordinance in effect prior to the adoption of No. 21-325 (adopted 12/13/21) which permits up to 15 parking spaces in a row. No waiver is required.
- §205-52.D(3)(c) to not provide a large continuous island perpendicular to the parking spaces every 124 feet. This is consistent with the exhibit approved as part of the Conditional Use application. This requirement is also in the previous version of the landscape ordinance (§205-52.D(2)(g)). We have no objection to this waiver request.

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

Sincerely,

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

Damon Drummon

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

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Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist Senior Landscape Architect Gilmore & Associates, Inc.

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

cc: Carolyn McCreary, Manager – Montgomery Township Marianne McConnell, Deputy Zoning Officer – Montgomery Township Mary Gambino, Project Coordinator – Montgomery Township Bill Wiegman, Director of Fire Services - Montgomery Township Sean Kilkenny, Esq., Solicitor – Kilkenny Law



March 11, 2022

File No. 2015-04049.02

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

Reference: Highway Occupancy Permit Plan Submission - Review 2 Westrum Apartments Montgomeryville Flag Lot Behind 969 Bethlehem Pike (Hopkins Tract) Tax Map Parcel Number: 46-00-00124-00-1

Dear Bruce:

Gilmore & Associates, Inc. (G&A) has reviewed the following documents associated with the submission for Westrum Apartments, received on January 21, 2022. We offer the following comments for your consideration:

A. <u>Reviewed Materials</u>

- 1. Highway Occupancy Permit Plans for Westrum Development Company (Application No 257396), prepared by Kimley-Horn and Associates, Inc., dated January 21, 2022.
- 2. Highway Occupancy Permit Plans for Westrum Development Company (Application No 258571), prepared by Kimley-Horn and Associates, Inc., dated January 21, 2022.
- 3. Traffic Signal Permit Plan #64-3004 for Bethlehem Pike (SR 0309) and Knapp Road (SR 2031)
- 4. Traffic Signal Design Report for Bethlehem Pike (SR 0309) and Knapp Road (SR 2031), prepared by Kimley-Horn and Associates, Inc., dated October 2021.
- 5. ADA Design Package for HOP Application #257396
- 6. ADA Design Package for HOP Application #258571
- 7. Traffic Impact Assessment prepared by Heinrich & Klein Associates, Inc., dated December 22, 2020.
- 8. PennDOT Review Letter for HOP Application #257396, dated January 19, 2022.
- 9. PennDOT Review Letter for HOP Application #258571, dated January 19, 2022.

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B. Traffic Signal Permit Plans for Bethlehem Pike (SR 0309) and Knapp Road File #64-3004:

- 1. Revise the approach grade label along Knapp Road to be positive as indicated on the grading plan.
- 2. Verify the distance to the nearest signal at Witchwood Drive. Per the permit plan at Witchwood Drive and Knapp Road and per aerial measurements, the distance should be noted as 970 feet.
- 3. Verify that four (4') feet minimum is provided between the northbound stop bar and the crosswalk.
- 4. Operation note #6 & #7 are the same note. Remove note 7 and revise the notes and the MST accordingly.
- 5. Add Knapp Road (SR 2031) to the segment/offset callout.
- 6. Show the right-of-way lines for the break line A-A viewport.
- 7. Revise the Emergency Pre-Emption MST Diagram to correct the interval numbers. The Emergency Pre-Emption MST Diagram should start at 14.
- 8. Provide a preemption detector and a confirmation light on signal Pole 5 to allow continuous preemption along Knapp Road. The confirmation light can be removed from support pole 7.
- 9. Indicate on the plan what the asterisk is for Sign K in the sign tabulation.
- 10. Verify signs X and Y are properly labeled for each push button direction. The signs are shown pointing in the wrong direction for each push button location.
- 11. Signal Heads 11 and 12 should be M for interval 10.
- 12. Show the Knapp Road pavement markings to be refreshed on the construction plan for consistency with the HOP plans.
- 13. On Sheet 2 of 3 on the construction plan, remove the noted touchless feature from the APS pushbutton.
- 14. On Sheet 2 of 3, add a note that all proposed signal equipment is to be in accordance with the Montgomery Township Traffic Signal Specifications.
- 15. Show the preemption detector and beacon separately on the wiring diagram.
- 16. The designer indicates two new luminaires at the intersection. Separate underground conduit for the luminaires should be shown on the construction plans. In addition, the designer may want to consider a new 3" conduit run for the proposed equipment across Route 309 if the existing conduit condition and capacity fill are unknown.

C. <u>Highway Occupancy Permit Plan Comments:</u>

Bethlehem Pike (SR 0309) & Knapp Road (SR 2031)

- 1. Revise the proposed inlet on Knapp Road so it does not have a top of grate elevation higher than the bottom of curb elevation. The inlet information appears to have been removed from the plans.
- 2. Coordinate with the Krispy Kreme project regarding the design and construction of the Ramp on the Northwest corner.
- 3. Provide a tack coat for all areas of proposed mill and overlay. It is unclear if this is being provided for typical sections Stump Rd 105+6.97 to 106+24.62, Ramp F 200+44.01 to 202+95.00 and Access Road 202+95 to 206+50.00.
- 4. Stump Road 100+50.63 to 103+73.65, show the proposed pavement section in the eastbound lane adjacent to the curbline.
- 5. Note any transition areas needed to tie in the existing guiderail height to the latest standard guiderail height.
- 6. Label all the proposed end treatments for the proposed guiderail particularly on the southwest corner of the intersection.
- 7. Show the full extent of the Knapp Road pavement markings to be refreshed. The lane striping for the westbound approach extends to approximately Sta 401+30.
- 8. Ensure a four (4') foot minimum distance is provided between the crosswalk and the adjacent stop bar crossing Route 309. The plans indicate a four foot minimum; however, the distance shown appears to only be three feet.
- 9. Existing Sign P at STA 304+05 and Sign R should be shown on the sign tabulation and should be noted as to be removed.
- 10. Knapp Road is scheduled to be resurfaced within the upcoming year. Coordinate with PennDOT regarding Knapp Road striping. PennDOT and the county have been discussing adding a bike lane along Knapp Road. Contact PennDOT to determine if the work can be coordinated. Mill and overlay to the median may be required otherwise.
- 11. Refresh the skip line pavement markings at the intersection.
- 12. Verify the turning area from the ADA Ramp B connector is level (max 2%). It is unclear if this is level based on the spot elevations provided.
- 13. Correct the direction of the pedestrian signal head next to Ramp B.
- 14. Ramp A, the sidewalk cross slope should not exceed a maximum of 2%.
- 15. Ramp A, there is a spot elevation missing on Ramp A as the sidewalk turns away for the parking area.

Stump Road and Ramp F (SR 9408)

- 16. Provide a receiving ramp on the other side of the Stanton Property Driveway. The Applicant indicates there would be parking and utility conflicts in order to install a receiving ramp. Revise the plans to show the parking space and manhole. We understand the manhole may need to be adjusted but should not require relocation.
- 17. Verify that proper clearance will be provided under the guy wire at Ramp C. The Applicant has indicated that they will coordinate with PECO to provide a spacer with proper clearance.
- 18. Revise the plans to encompass all proposed grading along the access road within a temporary construction easement.
- 19. Revise the plans to include proposed TG elevations for all structures.
- 20. Ramp B spot elevations indicate the cross slope of ~4.5% at the 4' dimension although the slope provided shows only 2%. Revise the plans accordingly.
- 21. Ramp C: Verify the spot elevation on the back of the level landing area. The spot elevation indicates the area will exceed 2%. In addition, revise the longitudinal slope between the trail and the landing area.
- 22. Provide the appropriate dashed line spacing from STA 100+50 to STA 101+60 per PennDOT Publication 111.
- 23. Show and label all signs to be removed.
- 24. As previously requested, provide One-Way signs at the intersection of Ramp F and the Access Road.
- 25. The designer is to work with the Township to determine a name for the Access Road. Sign M will need to be modified accordingly.
- 26. Provide 32 feet between the arrow and the only legend.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

amon Drummond

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

DD/lsb

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 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 POLICE DEPARTMENT

J. Scott Bendig Chief of Police 1001 Stump Road • P.O. Box 68 • Montgomeryville, PA 18936 215-362-2301 • Fax 215-362-6383

То:	Bruce S. Shoupe Director of Planning and Code Enforcement
From:	J. Scott Bendig, Chief of Police
Date:	March 3, 2022
Re:	LD717 Westrum Property

A review of the above-referenced land development was conducted on this date. The following safety concerns exist regarding traffic/pedestrian movement interconnected to this land development:

- Proposed pedestrian crossing on Bethlehem Pike and Knapp Road.
- Potential cut-through traffic at adjacent businesses attempting to circumvent the signalized Stump Road/Bethlehem Pike intersection.

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



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

William Wiegman

DIRECTOR OF FIRE SERVICES FIRE MARSHAL EMERGENCY MANAGEMENT COORDINATOR

FIRE MARSHALS OFFICE: 215-393-6936

March 11, 2022

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

Re:

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans of the: Westrum Development Company Lifestyle Apartments.

Using the 2015 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments: Westrum Development Company Lifestyle Apartments.

- 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. Comment: The applicant proposes to install an underground storm water management area. The stormwater management area should be designed to support the imposed loads of our fire apparatus. Design calculations shall be submitted to the Township Engineer for review and approval. The grass pavers proposed shall meet the same as stated above for the storm water management areas. The access to the marked areas for grass pavers shall be of a mountable curb style so fire apparatus will not be damaged.
- 2. 912.0 Fire Department Connection(s). Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. A fire hydrant shall be located within 100 feet of Fire Department connection. Comment: You shall contact the North Wales Water Authority for the installation of the fire hydrants.
- 3. **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height. **Comment: This item was covered in the plans dated** 12-22-21

- 4. 503.2.2 Authority. The *fire code official* shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. Comment: Shall provide a minimum of 26 feet around building for emergency access. In this plan being that only 3 sides of the building can only be accessed due to the topography, the Fire Marshal's office is requesting the following requirements:
 - Ground ladder platform/placement area on the side without truck access. There needs to be enough room on this side to safety deploy ground ladders.
 - Permanent anchors for rope rescue on the roof. As per our site visit there shall be a total of 16 anchor points along the side of building where the retaining wall is located and the Fire Marshal's office shall be contacted for the proper locations.
 - Purchase of a Duo Safety series 500-C truss 50 foot ladder that will be stored out of the weather on site. The ladder will be well maintained and serviced and certified by a third-party vendor that has been approved by the Fire Marshal's office on an annual basis.
- 5. 503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the *fire code official*. Comment: Shall provide truck turning template of MTFD ladder truck maneuvering around building. This item was covered in the plans dated 12-22-21
- 6. **510.1 Emergency responder radio coverage in new buildings.** All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. Exceptions: 1. Where approved by the building official and the fire code official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an approved radio coverage system. 2. Where it is determined by the fire code official that the radio coverage system is not needed. 3. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.
- 7. **909.1 Scope and purpose.** This section applies to mechanical or passive smoke control systems where they are required for new buildings or portions thereof by provisions of the International Building Code or this code. The purpose of this section is to establish minimum requirements for the design, installation and acceptance testing of smoke control systems that are intended to provide a tenable environment for the evacuation or relocation of occupants. These provisions are not intended for the preservation of contents, the timely restoration of operations or for assistance in fire suppression or overhaul activities. Smoke control systems regulated by this section serve a different purpose than the smoke- and heatventing provisions found in Section 910. Mechanical smoke control systems shall not be considered exhaust systems under Chapter 5 of the International Mechanical Code.

GENERAL COMMENTS AND SAFETY CONCERNS

- All buildings that are 5,000 square feet or more shall be fully sprinklered and the Fire Department Connection shall be shown to indicate exact location.
- Adequate room for ground ladder placement on all sides of the building.

- Permanent roof anchor points to affect rescues from the roof.
- Proper ventilation and detection in underground parking garage.
- All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted in regards to placement of truss placard.

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

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

Sincerely,

John Scheiter Captain / Asst. Fire Marshal

MONTGOMERY COUNTY BOARD OF COMMISSIONERS

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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

March 23, 2022

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

Re: MCPC #21-0176-004 Plan Name: Westrum Montgomeryville Lifestyle Apartments (1 lot, approx. 10.08 acres) Situate: Bethlehem Pike, near Knapp Road Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 1, 2022. We forward this letter as a report of our review.

BACKGROUND

The applicant, Westrum Development Corporation, is proposing to construct a 224-unit "lifestyle apartment" building as a conditional use in the Township's LI – Light Industrial zoning district. The 56-foot tall building would be constructed on a 10.08 acre parcel of land between two tributaries of the Neshaminy Creek and accessed via an existing right-of-way easement through the back of multiple properties along Bethlehem Pike to eventually access Stump Road. Emergency access and a sidewalk connection would be constructed through an existing access easement to the intersection of Bethlehem Pike and Knapp Road. A total of 358 parking spaces will be provided for the building, with 172 spaces in a parking garage underneath the apartment building. Multiple stormwater management areas are proposed, including an underground area below the parking lot on the northeast side of the building. Previous letters concerning this property and associated zoning text amendments and conditional use applications were sent on July 8, 2021, October 11, 2021, and February 2, 2022. Since the previous review letter, the plans have been revised to meet the Township's requests after initial reviews, largely pertaining to landscaping. In addition, a letter detailing request for nine waivers from the Township's SALDO has been submitted.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive plan compliance comments are largely reprinted from our previous letters.

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 this proposed 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 development proposal and its ongoing comprehensive plan update process.

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 and believe this proposal is compatible.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the proposed land development, 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

PREVIOUS LETTERS

Some comments from previous letters have been integrated into the newest plan proposal, while others have not. We consider our unaddressed comments to still be in effect.

STORMWATER MANAGEMENT

1. Most of our attention during this round of reviews was regarding the proposed stormwater management facilities, including the proposed infiltration trenches as the outflows of the on-site drainage basins and underground storage. We recommend the township engineer ensure

that the infiltrations are sited properly with relation to the remainder of the stormwater management facilities and ultimately as the stormwater exits to creek tributaries. In addition, the trenches should be inspected after installation to ensure that they are level and will work properly.

2. As with all underground stormwater management facilities, we recommend the township and applicant develop a regular inspection schedule to ensure proper functioning of the drainage system.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed development, but we believe that our suggestions will assist Montgomery Township in achieving their planning objectives for the best possible development.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#21-0176-004) on any plans submitted for final recording.

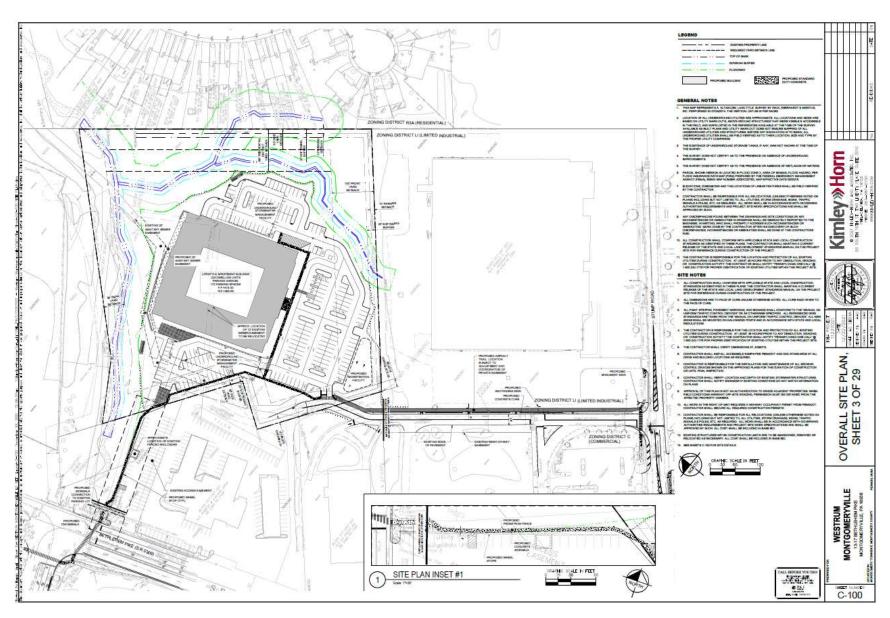
Sincerely,

Matthew Popek

Matthew Popek, AICP Transportation Planning Assistant Manager <u>mpopek@montcopa.org</u> - 610-278-3730

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

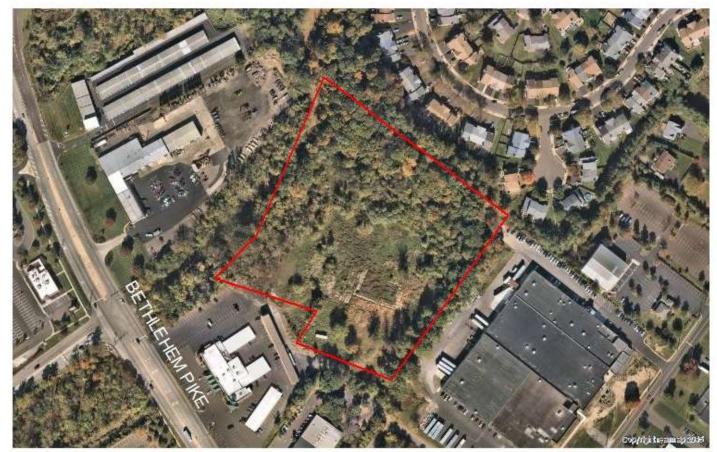
- Attachment 1-



Site Plan – Westrum Apartments, Bethlehem Pike, Montgomery Township

- Attachment 2-

Aerial – Westrum Apartments, Bethlehem Pike, Montgomery Township



Westrum Montgomeryville Lifestyle Apartments MCPC #210176004





MONTGOMERY TOWNSHIP

1001 STUMP ROAD MONTGOMERYVILLE, PA 18936-9605 Telephone: 215-393-6920 · Fax: 215-855-1498 www.montgomerytwp.org

Planning Commission Meeting Minutes March 17, 2022

The regular monthly meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:30 pm, Thursday, March 17, 2022. The members of the Planning Commission in attendance included: Jim Rall, Jay Glickman, Rutuke Patel, Tom Borghetti, and Leon McGuire. Also present: Sean Kilkenny, Township Solicitor; Heather Hines, Township Solicitor; Candyce Chimera, Board Liaison; Bruce Shoupe, Director of Planning & Zoning; and Marianne McConnell, Deputy Zoning Officer.

<u>Approval of Minutes</u> – On a motion made by Jim Rall and seconded by Jay Glickman, the November 2021 and February 2022 minutes were approved as submitted.

Pecan Properties 3-Lot Subdivision LDS 719 / Lansdale Avenue & Knapp Road - Leon McGuire recused himself from this application as he represents the applicant for this project. Mr. McGuire of Van Cleef Engineering Associates presented the project to the Commission. The 1.875-acre site is located at the corner of Lansdale Avenue and Knapp Road and sits within the R-2 Residential District. The applicant proposes to subdivide the property into 3 lots. The existing dwelling with access to Lansdale Avenue will remain on Lot 1. The existing access to Knapp Road and the detached garage will be removed (lot 1). The applicant proposes to construct a single family detached dwelling on lots 2 & 3 with a new driveway access to Lansdale Avenue (lot 2) & Knapp Road (lot 3).

The applicant proposes a rain garden and infiltration basin on lot 1 and a rain garden with storm water easement on lot 3. The rain gardens on lots 1 and 3 will also provide storm water management for lot 2 as no infiltration system could be provided on lot 2 due to soil conditions. There was discussion as to potential buyers of each lot being notified of the storm water management systems and their responsibility to maintain these systems, especially lots 1 and 3 providing management for lot 2.

The applicant requests the following waivers from the Board of Supervisors for this project including providing curbing, widening the cartway along the frontage, fencing around the rain gardens, pipe size, slope of basin, location of street tree, providing sidewalks, and allowing an aerial of the site rather than plan showing details of surrounding properties. The Township Engineer had no objections to these waiver requests, however, did note that sidewalks will be required at any location where the Board of Supervisors determine that they are necessary for public safety. The applicant's Engineer was advised that sidewalks and pedestrian connectivity are important to the Board.

On a motion made by Jay Glickman and seconded by Tom Borghetti, the Planning Commission recommends that the Board of Supervisors approve the Land Development application subject to Township Consultant and Staff review letters. All in favor.

Westrum Lifestyle Apartments LDS 717 / Bethlehem Pike - The applicant's attorney, Carrie Nase-Poust, presented the application to the Commission members. Also present for the applicant, Anthony Caponigro of Kimley-Horn & Associates and Michael Maier of Commerce Pursuit Capital. The applicant proposes the construction of a 225 unit lifestyle 3-story apartment building with associated underground and surface parking. The existing 10+-acre parcel sits within the LI-Limited Industrial district and is currently vacant. The lot does not have frontage along Bethlehem Pike or Stump Road. It sits behind the Rodeway Inn. Access is provided by proposed easements over adjacent properties to Stump Road and Bethlehem Pike (emergency access only to Bethlehem Pike through the Rodeway Inn parking lot). The plan also includes pedestrian connectivity to Stump Road and Bethlehem Pike.

Three storm water management areas are provided on the site. There is existing landscaping around the perimeter to provide buffering and screening. Additional plantings throughout the site are proposed. The main access to the site is from Stump Road. The access road will be improved and paved and improvements will be made at the Stump Road entrance. Several offsite easements will be obtained to make the necessary improvements.

The applicant stated that they will comply with the comments in the review letters received. The applicant has submitted waiver requests for the following requirements: number of parking islands, storm water management provided for proposed 41% impervious coverage (vs. 65% allowed), allow 6" reveal for curbing, 4 foot fencing around the basin, provide wheel stops rather than bollards, and allow preliminary / final approval of the plan.

A text amendment was adopted in 2021 to allow the lifestyle apartments by Conditional Use meeting specific criteria. The applicant received Conditional Use approval during the November 22, 2021 Board of Supervisors meeting. The project has been presented to the Planning Commission previously for the text amendment and Conditional Use application.

The Planning Commission expressed some concern regarding the proposed pedestrian crossing at Bethlehem Pike, but understood that the plan was approved by PennDOT and appropriate safety measures (timing and light adjustments) will be put in place at the crosswalk areas to allow pedestrian crossing.

On a motion made by Jay Glickman and seconded by Tom Borghetti, the Planning Commission recommends that the Board of Supervisors approve the Land Development application subject to Township Consultant and Staff review letters. All in favor.

Adjournment: There being no further business to come before the Commission, the meeting adjourned at 8:00 pm. The next meeting will be held at 7:30 pm on March 17, 2022 at the Township Building.

ZONING ORDINANCE PLAN REVIEW Westrum Montgomeryville

DATE: March 17, 2022

DEVELOPMENT NAME: Westrum Montgomeryville LOCATION: 13-17 Bethlehem Pike – PI# 46-00-00124-00-1 LOT NUMBER & SUBDIVISION: Proposed new building ZONING DISTRICT: LI District (no road frontage) PROPOSED USE: 225 Lifestyle Apartments ZONING HEARING BOARD APPROVAL REQUIRED? NO CONDITIONAL USE APPROVAL REQUIRED? YES

	Required	New Building	Conforms
USE			
HEIGHT	Max 65 ft.	<57	Y
LOT SIZE	10 AC min.	10.08AC	Y
SETBACKS			
BUILDING COVERAGE	Max 40%	16.99% entire lot	Y
IMPERVIOUS COVERAGE	Max 30%	24.81 Entire Lot (NC)	Y
GREEN AREA	Min 25%	18.46% entire lot	Y

ADDITIONAL COMMENTS

Shall comply with Conditional Use Order dated November 22, 2021.

Obtaining all other Regulatory Authority Permits having jurisdiction over this Project. Building permits cannot be issued until PADEP Sewage Planning Module has been issued and MTMSA has issued a connection permit.

Building permits will not be accepted for review until all conditions of approval have been complied with and plans and agreements have been recorded. Building permits shall not be issued until the roadways are paved with all-weather pavement and operable fire hydrant(s) have been installed and approved by the Director of Fire Services.

ZONING OFFICER

3.24.22

Zoning Plan Review file

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS BOARD ACTION SUMMARY

ltem #10

SUBJECT: Krispy Kreme Land Development – Vehicle Queuing Clarification MEETING DATE: March 28, 2022 BOARD LIAISON: Tanya C. Bamford, Chair INITIATED BY: Bruce S. Shoupe, Director of Planning and Zoning

BACKGROUND: Krispy Kreme received Conditional Final Approval on August 23, 2021.

<u>PREVIOUS BOARD ACTION</u>: The below is a condition of approval which the Applicant wishes to discuss with the Board and seeks clarification.

14. The Queuing for the drive-thru must be further evaluated and addressed. The site plan indicates availability for only eight (8) queued vehicles from the pickup point. Additional vehicles would extend into and could block the shopping center traffic way and adjacent concrete walkway. We recommend that Applicant demonstrate to the satisfaction of the Township Traffic Engineer and Police Chief that vehicles stacked in the drive aisle will not impede vehicle circulation within the parking areas or emergency services responses.

BUDGET IMPACT:

None.

RECOMMENDATION:

Provide staff and Consultant's direction.

MOTION/RESOLUTION:

Motion to require condition #14 as written above or amend this condition to the request of the Applicant which will be prepared by the Township Solicitor.

1) Motion by: _____ Second by: _____

- 2) Chair will ask for public comment.
- 3) Chair will call for a vote.



March 17, 2022

File No. 2021-02095

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

Reference: Preliminary/Final Land Development Application – LDS#714 Queueing Concerns Krispy Kreme Donut Corp at 1201 – 1281 Knapp Rd, Montgomery Square Shopping Center KIR Montgomery 049 LLC c/o Kimco Realty Corporation Tax Map Parcel Number: 46-00-00316-02-5; Block 011C, Unit 001

Dear Bruce:

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

- Preliminary/Final Land Development Plans for Krispy Kreme Montgomery Township (1 sheet) for Krispy Kreme Donut Corporation, prepared by Kimley-Horn and Associates, Inc., dated March 16, 2022;
- 2. Comment Response Letter, prepared by Kimley-Horn and Associates, Inc., dated February 24, 2022;
- 3. Drive-Thru Analysis Summary

The site is within the LI Limited Industrial Zoning District and the ECPOD Expressway Corridor Preservation Overlay District and is bounded by Bethlehem Pike (S.R. 309), Knapp Road and the Route 202 Bypass. The project area consists of an existing 6,535 square foot Lease Area within the 24.4193 acre Montgomery Square Shopping Center parcel. The Lease Area currently contains a 5,762 square foot Applebee's restaurant and 14 associated parking spaces.

The Applicant, Krispy Kreme Donut Corporation, proposes to demolish the existing building and parking to construct a new 4,011 square foot drive-through and fast-food facility, 480 square feet of outdoor dining, and 8 parking spaces. The use is permitted by right within the ECPOD; however, the proposed outdoor dining area is permitted by special exception. Also proposed are appurtenant utility modifications, an underground storm water management facility, and landscaping. The Applicant has requested waivers based on comments from the previous review letters and the changes in the design.

The Applicant was previously granted a special exception to allow outdoor dining as well as a variance to allow a driveway within the required 20-foot setback from the ultimate ROW. Refer to the ZHB Order and Opinion dated November 18, 2020 for details.

We offer the following comments for consideration by the Montgomery Township Board of Supervisors.

TRAFFIC REVIEW - Queueing

 The plan has been revised indicating availability for four (4) queued vehicles at the order point and eight (8) vehicles total in the drive-thru. However, the applicant is using 20 feet per vehicle queued and there is approximately 160 feet from the first car at the service window to the end of the queue.

As previously discussed with the applicant's team, 25 feet is considered the typical average queued vehicle length per the Highway Capacity Manual software, PennDOT and the typical industry standard used in traffic engineering. The 25-foot distance for a vehicle recognizes some safety distance between vehicle bumpers and accounts for longer vehicles such as pickup trucks. We note some passenger vehicles such as an F150 for example, extend over 20 feet.

During the last meeting with the applicant's team, it was discussed some relief could be provided and they could assume a vehicle queue length of 22 feet. A 22-foot average vehicle queue length was based on the length of a parallel parking space and we considered this a reasonable assumption. The applicant has chosen to use 20 feet and cites standards throughout the country, although these references where not provided for review. In addition, the applicant indicates they also reviewed recent approvals for Starbucks (776 Bethlehem Pike) and Police Fire Credit Union. The queues may have not been reviewed in such detail given the layout of the buildings and storage availability. However, we note the Starbucks (776 Bethlehem Pike) on occasion has significant queues as well as other donut/bagel shops in the region. As this is a similar use, this is one of the reasons the queue for Krispy Kreme is a concern. In addition, regarding the queue, we note the current attached google aerial shows queueing of six vehicles as noted within approximately 132 feet at this facility. This is an average queue length per vehicle of 132 feet/6 vehicles = 22 feet per vehicle, which coincidently as we previously indicated would be acceptable for this project. Thus, 160 feet is typically adequate to accommodate seven (7) vehicles assuming 22 feet per queued vehicle.

2. Based on current calculations provided, the drive-thru queue analysis indicates that during the AM peak and Saturday peak hours, there is a 23% and 20% probability that vehicles will extend beyond the capacity, respectively. Thus, vehicles may block the drive aisle one-fourth to one-fifth of the time based on the calculations during these periods. We note that if the average time for ordering to departure time is higher than the ideal rate of 2 minutes as presented, this will increase the queues and the percentage in which the queue will extend beyond the driveway. For example, if the average time from the order point increases to 2.1 minutes (6 additional seconds), the average queue therefore would be 7 vehicles and will extend beyond the driveway 30% of the time during the AM peak period based on the methodology used in the report.

Given the queue will likely extend into the aisle frequently during peak times based on the calculations provided, the queue storage should be managed to the best means possible to promote good traffic circulation. We note, there is a Starbuck's site along Main Street in Doylestown that had a similar situation with their drive thru location. The Borough received complaints regarding the circulation conflicts and mitigation was required after their opening to mitigate their queuing operation. We are trying to avoid a similar experience at this location. Several options have been previously presented to the applicant's team for guidance in an effort to minimize the need for future mitigation.

- 3. As previously suggested, our recommendation is to convert the existing parking aisle adjacent to the site into a one-way operation heading southbound. This will allow queued vehicles to extend down the drive aisle and assist in providing clear direction for the traffic flow. We continue to recommend the applicant coordinate with the property owner to consider the one-way operation for this single aisle. The applicant indicates they are unable to make the conversion due to the inability to secure an agreement from other tenants of the Center who have refusal rights. In our opinion the current proposed layout has strong potential for vehicles to temporarily block the driveway which will impact other vehicles trying to use the aisle to get to other facilities in the shopping center.
- 4. We note the applicant is proposing to change the parking layout at the drive thru entrance. The current design eliminates two existing spaces and creates a three-lane section near the driveway. The proposed drive-through lane along the drive aisle is 8-feet wide. A minimum width of 10 feet is typically recommended for drive-thru aisles. Additionally, the lane should be aligned properly, the drive thru lane is currently aligned to strike the curbline. In addition, as previously discussed with the applicant the

design does not resolve the concerns or the turning conflicts at the driveway of vehicles turning in from two directions of which can block the drive aisle. Based on the current design, if vehicles are queued as shown as vehicles 9, 10, and 11 on the exhibit, vehicles approaching down that first aisle turning left into the site now block the aisle in front or cut in front of the already awaiting vehicles 9, 10, and 11. Signage or other means should be provided to redirect site traffic from the first aisle or to prevent this left-turn cut-in traffic.

5. As expressed above, we have continued to have concerns regarding the managing of the queue. As stated in previous reviews with the applicant, vehicle queued as shown almost bumper to bumper are not realistic. A minimum of 22 feet per queued vehicle should be utilized. The additional storage for the drive thru including the width and alignment is not designed with typical best practices. Based on the information provided, we respectfully do not concur with the engineer's assessment that the layout is adequate for day-to-day operations. If the Board feels the applicant has done everything they could in a good faith effort and determines the project is to move forward, we recommended the Board consider the possibility of amending the conditions of approval to include a statement (to be determined by the Solicitor). The statement should state that if the Township determines, after the facility's opening, that the driveway is not operating in a safe and efficient manner, the Township has the option to have the owner (at their expense) make additional corrections to achieve safe and efficient operation. The applicant and owner should be prepared to implement a one-way flow option if determined necessary by the Township. The owner will have xx days to complete the changes.

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

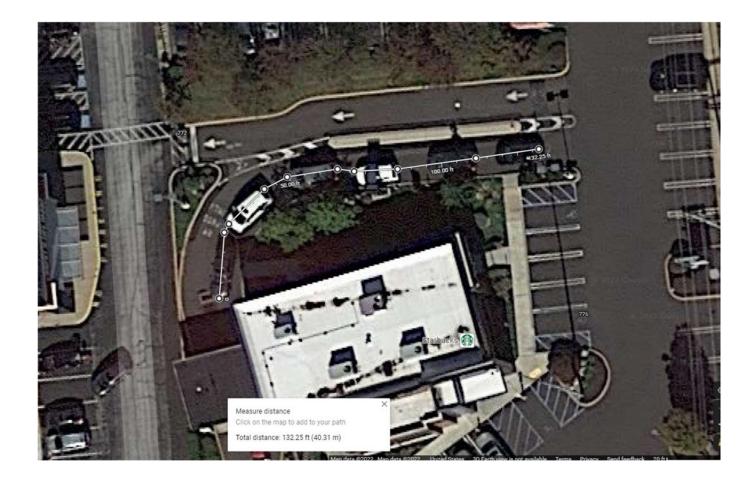
Sincerely,

Damon Drummond

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

DAD/lsb

cc: Carolyn McCreary, Manager – Montgomery Township Marianne McConnell, Deputy Zoning Officer – Montgomery Township Mary Gambino, Project Coordinator – Montgomery Township Montgomery Township Department of Fire Services Sean Kilkenny, Esq., Solicitor – Kilkenny Law Hilary J. O'Connor – KIR Montgomery 049 LLC c/o Kimco Realty Corporation Sara Craven – Krispy Kreme Donut Corporation Lissette Gonzalez – Krispy Kreme Donut Corporation Paul Hughes, P.E. – Kimley-Horn and Associates, Inc. Matthew Shinton, P.E. – Kimley-Horn and Associates, Inc. Jim Dougherty, P.E., Gilmore & Associates, Inc. Leslie Bogdnoff, P.E., Gilmore & Associates, Inc. Starbucks North Wales – Distance measured for 6 vehicles – 132 feet.



February 24, 2022

Damon Drummond, P.E., PTOE Gilmore & Associates, Inc. 65 E. Butler Avenue, Suite 100 New Britain, PA 18901

Re: 1281 Knapp Road – Krispy Kreme Drive Thru Queuing Discussion

Dear Damon,

Following our most recent virtual meeting with Township Staff, we have worked with Krispy Kreme ("KK") and Kimco ("Landlord") to develop a plan for overflow of the drive-thru queuing that allows for additional vehicle stacking, while also addressing your request that the drive aisle remain wide enough to accommodate two-way traffic.

As we discussed, the other options proposed by Township Staff – relocating the building, redesigning the building to relocate the pick-up window, and redesigning the drive aisle in front of the KK for one-way traffic – are not possible due to the inability to modify the internal building layout of the KK, and the inability to secure agreement from other tenants of the Center who have refusal rights.

Accordingly, enclosed for review is a plan, prepared by Kimley-Horn, entitled Drive-Thru Improvements Exhibit, dated February 9, 2022, which has been approved by KK and the Landlord ("Plan"). The Plan:

- Provides for 8-vehicle stacking within the immediate drive-through lane;
- Relocates the order board to provide for 4-vehicle queuing within the drive-through lane from the order point, as requested;
- Provides delineated overflow queuing along the existing drive aisle; and
- Calls for additional striping and drive aisle widening that will accommodate overflow queuing and still permit vehicles in this portion of the site to travel in both directions, as requested.

As depicted on the Plan, these improvements will require curb modifications to the end cap island, relocation of an existing light pole, and the loss of two parking spaces. Although costly, both KK and Landlord are in agreement that the additional improvements are viable, will not negatively impact circulation in this portion of the property, and address the Township's stated request to provide for overflow queuing in those rare instances when the 8-vehicle drive-thru lane is insufficient.

You will also note that, as dimensioned, the drive-through queue allows for 20'-0" spacing from vehicle to vehicle. As discussed during our meeting, there are no provisions in the Township Code which indicate what dimension should be utilized., nor can we find any reference in the Township Code or elsewhere to your request that 25'-0" or 22'-0" be provided. In fact, our review of standards throughout the country evidences that, in the rare instance that a specific dimension is required, 20'-0" is the standard.

Additionally, we reviewed the recent approvals for the Starbucks (776 Bethlehem Pike) and the Police and Fire Credit Union (798 Bethlehem Pike) to confirm that our proposal is consistent with spacing provided on other recently approved projects in the Township. Both of those projects take access to

internal drive aisles from mixed commercial parking fields, and accordingly, are similar in configuration to this proposal. Utilizing the requested 25'-0" vehicle spacing, each of those developments would have required 200-feet of stacking space from the pick-up window. Both were approved at well less than 200-feet of stacking.

This is further supported by the Township Zoning Code itself, which is silent on spacing length and only addresses the issue tangentially in the context of parking space sizes; requiring 20'-0" length for end-to-end parking. As such, we believe that to be the appropriate standard here and have received no Code citation to the contrary that would require a larger spacing.

By way of additional support for the Plan as proposed – and to further assuage stated concern regarding the stacking of vehicles – enclosed for review is the updated TIS queuing analysis, which shows an average of 5.0 vehicles queued in even the busiest morning hour.

Finally, we would like to reiterate the Applicant's prior offer of additional conditions to the land development approval that will further address stated concerns:

- Approval as to the queuing is as to a KK only. Any future tenant is required to provide queuing analysis to the Township and, to the extent the Township determines at that time that the 8-vehicle capacity is inadequate, provide alternative or expanded queuing in order to operate.
- Approval as to the queuing is specific to KK's current menu operations. If KK alters its menu
 operations in the future to expand its menu offerings, and thus extends queue time as a result,
 it will provide an updated queuing analysis and, to the extent the Township determines at that
 time that the 8-vehicle capacity is inadequate, provide alternative or expanded queuing in order
 to operate under the expanded menu.
- KK will engage auxiliary police or similar traffic-control assistance that the Township utilizes for special events (estimated at 3-4 times per year).
- The Land Development Agreement will grant the Township enforcement rights over KK should it determine the queue is not functioning as designed and further modifications are required in order to reduce queuing conflicts.

Based on the foregoing, we again submit that the layout as proposed is more than adequate for dayto-day queuing needs and the additional efforts outlined above will address the 3-4 times per year special event queuing is required. Additionally, the proposed conditions we have offered will further protect the Township from future unanticipated changes.

Accordingly, we again request that the queuing be approved as modified in the attached Plan. If, upon review, your concerns persist, we request that this matter be scheduled for discussion with the Board of Supervisors on its next available agenda so that we may discuss this matter directly with them. KK and the Landlord have taken the design as far as is appropriate and the Applicant needs an ultimate decision as to whether to move forward with this project.

Accordingly, we again request that the queuing be approved as shown.

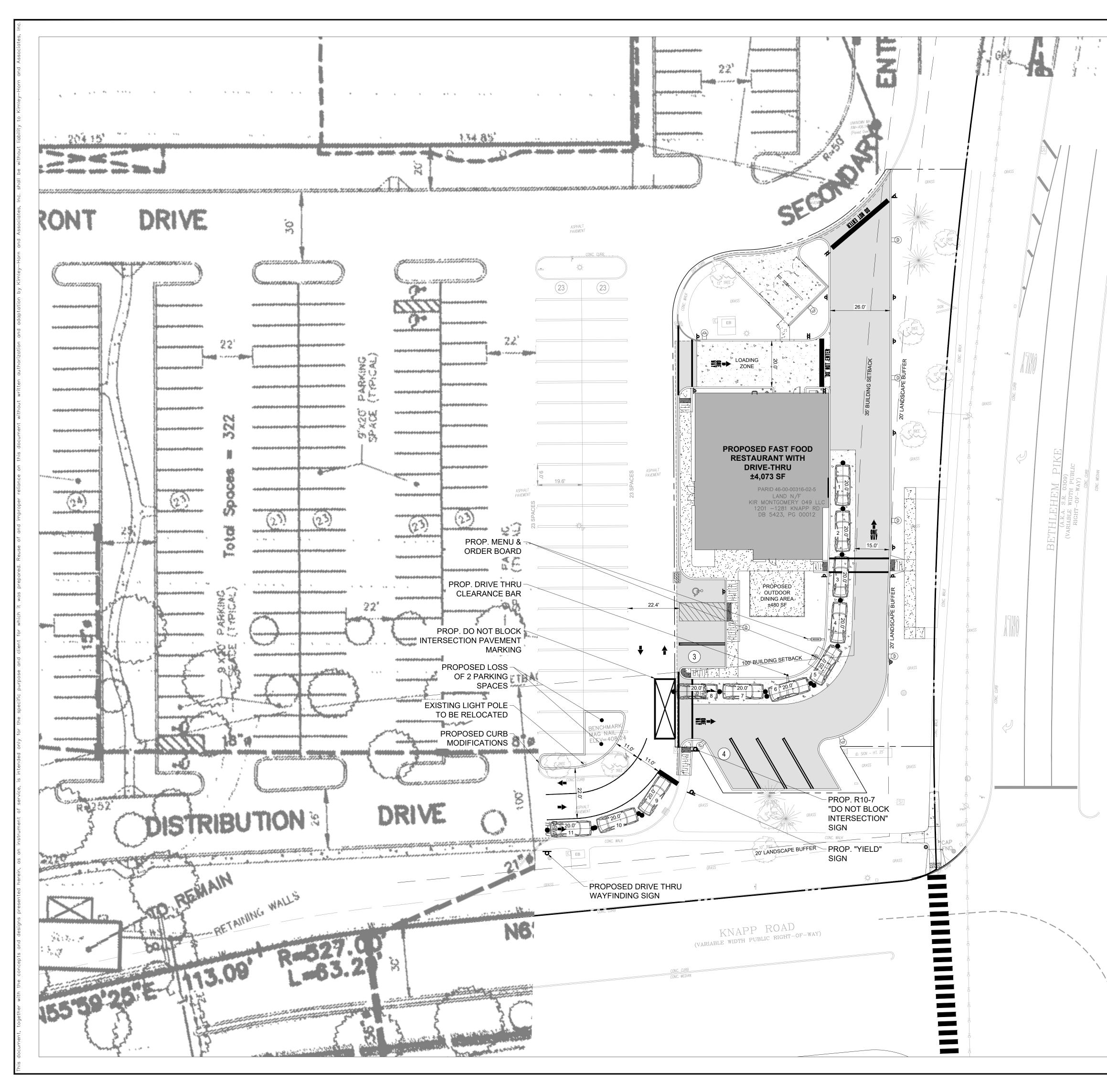
Please contact me at (484)-275-5926 or <u>matt.shinton@kimley-horn.com</u> if you should have any questions.

Sincerely,

Mutters Shats

Matt Shinton, P.E.

Cc: Carolyn McCreary, Township Manager



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6.1 DRIVE-THRU QUEUE ANALYSIS SUMMARY

A drive-thru queue analysis was conducted to evaluate the drive-thru operations of the proposed Krispy Kreme.

The ordering station queue is the driving factor which will determine whether or not vehicles will spill back into the drive-aisle of the existing shopping center where the proposed site is located. For the purpose of this analysis, it was assumed that the queue at the ordering station follows a single-channel queuing model that includes Poisson arrival and exponential service-times (M/M/1 model).

An existing service rate of 150 vehicles per hour was estimated based on information provided by the client that from the order point to departure of vehicles is typically 2 minutes. To determine the average number of vehicles in the system the following equation was utilized:

- λ = Arrival Rate, μ = Service Rate
- Average number of vehicles in the system = $\frac{\lambda}{\mu \lambda}$

To calculate how often the queuing will spill back into the drive-aisle of the shopping center the following equation was utilized, applicable for M/M/1 queues:

- k = Number of vehicles in the queue
- Probability of more than k units in the system = $\left(\frac{\lambda}{\mu}\right)^{k+1}$

The table below summarizes the results of the equations during each peak-period. It should be noted that a reduction of 30% was applied to the total number of vehicles entering the drive-thru to consider the customers that will arrive at the Krispy Kreme and physically enter the store.

		Longine Cam	iller y
	Weekday AM	Weekday PM	Saturday Mid- Day
Peak-hour Arrival Rate, λ (veh/hr)	125	61	123
Peak-hour Average Queue Length	5.00	0.69	4.56
Calculated Service Rate, μ (veh/hr)	150	150	150
Service Time (sec/veh)	24	24	24
Probability of more than 8 vehicles in the drive-thru (when vehicles reach drive-thru queue capacity)	23%	0%	20%
Probability of more than 9 vehicles in the drive-thru (when vehicles spill back into drive-aisle)	19%	0%	17%

Table 1 - Service Rates and Queue Lengths Summary

Based on the results, the drive-thru queue is expected to be the largest during the AM and Saturday midday peak hours. Calculations for the drive-thru queue analysis can be found in **Appendix F**.

January 4, 2022

Damon Drummond, P.E., PTOE Gilmore & Associates, Inc. 65 E. Butler Avenue, Suite 100 New Britain, PA 18901

Re: 1281 Knapp Road – Krispy Kreme Drive Thru Queuing Discussion

Dear Damon,

We have reviewed with Krispy Kreme ("KK") and Kimco ("Landlord") the additional material you provided, as well as the additional questions you raised regarding the proposed drive-thru queuing, and offer the following responses:

1. G&A Comment: The storage length to adequately accommodate the queues must be clearly identified. The report identifies the transactions but does not directly address the queuing.

In addition to the average hourly drive-thru transaction data in the September 29, 2021 letter report referenced above (and included herein again for reference), KK has compiled the Average, Maximum, and Minimum *Drive-Through* transactions for three local stores. These counts are done in 8.5-minute increments, as that is the longest time period, on average, that a customer will be in the queue. As you can see from the below, the 8-vehicle capacity proposed for the Montgomery Township location is more than adequate.

374-Havertown PA									
375-Collingswood NJ									
376-Bensalem PA									
	Average				Maximum			Minimum	
	374	375	376	374	375	376	374	375	376
Sunday	2	3	4	3	4	6	1	1	2
Monday	1	2	2	2	6	5	0	1	1
Tuesday	1	2	2	3	8	5	0	1	1
Wednesday	1	2	2	3	3	4	0	1	1
Thursday	1	2	2	3	4	5	0	1	1
Friday	2	3	3	3	5	6	1	1	2
Saturday	2	3	4	4	6	8	1	2	2

2. G&A Comment: Clearly identify if the transactions are only for the driveway-thru lane.

The above transactions are drive-thru only. Additionally, the average hourly transaction samples that were provided in the September 29, 2021 letter report were also drive-thru only.

3. G&A Comment: We note there are other local coffee/donut shops with drive-thrus in the area experiencing significant queues such at 776 Bethlehem Pike- North Wales, 1109 Bethlehem Pike- North Wales, 191 E. Butler Pike- North Wales and 498 Main St.-

Doylestown. It is recommended the maximum queue length data be collected from a local similar facility. This data should be utilized in determining the storage lane length required for a typical day. Spillage of the drive-thru [sic] traffic onto the aisle is a concern on a typical day. Drive thru queues should not impede the traffic flow of the shopping center parking lot or impede access to the Krispy Kreme parking spaces.

We believe all of the above referenced locations are Starbucks or Dunkin Donuts. We again reiterate our prior responses that it is not appropriate to compare a KK to a Starbucks and Dunkin Donuts. As demonstrated in the table below, at no point in 2021 have coffee sales exceeded 3.2% at any of the local KK locations. Additionally, KK does not have an expanded menu (e.g. sandwiches, etc.) that is offered at both Starbucks and Dunkin Donuts and which, due to preparation time, slow down queues. Finally, we further understand from a general review of current industry practices that, as a result of the on-going COVID-related service modifications, many local Starbucks and Dunkin Donuts have closed their facilities to inside sales, thus forcing all customers into the drive-thru lanes and exacerbating those lines.

Coffee%	FY21									
a state of the base	P01	P02	P03	P04	P05	P06	P07	P08	P09	P10
374	1.80%	1.90%	1.80%	1.80%	2.10%	2.10%	2.00%	2.10%	1.90%	2.00%
375	3.00%	2.90%	2.80%	2.60%	2.50%	2.40%	3.00%	2.80%	3.00%	2.10%
376	3.10%	3.10%	2.70%	2.70%	2.60%	2.90%	2.70%	3.10%	3.20%	3.10%

As born out in the location-specific, real time reporting provided herein, as a donut-only and limited-coffee retailer, KK is substantially different than a coffee shop or other drive-thru retailer and the queuing as proposed should be analyzed relative to its specific needs and requirements.

Additionally, to the extent that the Township is concerned not with the KK queuing specifically, but rather with the potential that a different drive-thru operation with larger queuing capacity requirements could occupy this location in the future, we have no objection to including a modified condition in the approval resolution and/or the certificate of occupancy that the approval as to the queuing is as to a KK only and that any future tenant would be required to provide queuing analysis to the Township and, to the extent the Township determines at that time that the 8-vehicle capacity is inadequate, provide alternative or expanded queuing in order to operate. Such a condition would allow the KK to be analyzed on its own merits, while providing the Township with future protections should an alternate retailer seek to locate here.

4. G&A Comment: See the attached markups for additional comments.

Finally, with respect to the alternative sketch you provided for consideration regarding converting the existing two-way driveway in front of the proposed KK to one-way, KK has discussed this with Landlord and has confirmed it is not possible. There are multiple tenants in the Shopping Center and a joint operating agreement is in place that would require multiple tenants to agree to reconfiguration of the drive aisle. Landlord has indicated that the tenants will not agree to such a reconfiguration, nor would Landlord.

Further, based on the above, we believe it is unnecessary as the 8-vehicle capacity is more than adequate for KK's day-to-day operations. As further outlined in the September 29, 2021 letter report, KK holds only 3-4 "special event" days per year when it sees queuing in excess of the 8-vehicle capacity. As outlined in the letter report, KK utilizes a temporary expanded queuing system and brings on extra staff to assist on those days. KK utilizes a temporary system throughout its locations on special event days to great success. The layout as proposed here was reviewed by both KK's internal operations team and Landlord and both are comfortable it is more than adequate for the 3-4 days per year when such a system in needed.

Additionally, if the Township would prefer, KK has no objection to a modified condition in the approval resolution that KK will engage auxiliary police or similar traffic-control assistance that the Township utilizes for special events.

Based on the foregoing, we again submit that the layout as proposed is more than adequate for dayto-day queuing needs and the temporary proposal will address the 3-4 times per year special event queuing is required. Additionally, the proposed conditions we have outlined above will further protect the Township from any potential for a different tenant down the road who could require more queuing that KK.

Accordingly, we again request that the queuing be approved as shown.

Please contact me at (484)-275-5926 or <u>matt.shinton@kimley-horn.com</u> if you should have any questions.

Sincerely,

Mutter Shat

Matt Shinton, P.E.

Cc: Carolyn McCreary, Township Manager



September 29, 2021

Montgomery Township 1001 Stump Road Montgomeryville, PA 18936-9605

RE: Montgomery Township Conditional Approval Resolution #2021-34: Condition #14 for the property Located at 1281 Knapp Rd, North Wales, PA ("Premises")

Dear Sir or Madam:

The following memorandum is in response to the condition #14 outlined in the Montgomery Township Conditional Approval Resolution #2021-34 regarding vehicle queuing. We have identified 3 shops in comparable market areas and the same shop asset type as the one proposed at 1281 Knapp Rd for purposes of presenting anticipated queuing patterns for this site.

These shops experience an average peak of 12 transactions per hour, which allows enough time for the car stack to not impede the traffic flow in the regular shop hours. The daily average for these comparable shops is 9.2 vehicles per hour.

The shops used as a data reference:

Shop #351 10021 Reisterstown Rd., Owings Mills, MD 21117 County: Baltimore Hours of Operation: 6am-10pm (S-Th) 6am-11pm (F-Sa) DT hours of Operation: same as Lobby

Shop #354 6447 Baltimore National Pike, Catonsville, MD 21228 County: Baltimore Hours of Operation: 6am-10pm (S-Th) 6am-11pm (F-Sa) DT hours of Operation: same as Lobby

Shop #373 114 N. Dupont Hwy 373 New Castle DE New Castle, DE 19720 Hours of Operation: 6am-10pm (S-Th) 6am-11pm (F-Sa) DT hours of Operation: 24 Hours



Average transaction Hourly:

	Daily Drive Thru Traffic by Hour																	
	<u>6AM</u>	<u>7AM</u>	<u>8AM</u>	<u>9AM</u>	<u>10AM</u>	<u>11AM</u>	<u>12PM</u>	<u>1PM</u>	<u>2PM</u>	<u>3PM</u>	<u>4PM</u>	<u>5PM</u>	<u>6PM</u>	<u>7PM</u>	<u>8PM</u>	<u>9PM</u>	<u>10PM</u>	<u>Average</u>
351	2.4	6.6	9.9	9.9	9.2	7.8	7.6	7.6	7.9	8.3	9.0	9.4	9.9	9.6	8.0	5.5	1.5	7.6
354	1.4	5.4	9.1	10.5	11.3	10.1	9.9	10.2	10.2	10.7	11.4	12.6	13.1	13.0	11.4	9.6	4.8	9.7
373	5.5	9.8	12.1	12.7	11.7	10.3	9.9	10.3	10.3	10.8	11.0	12.4	13.0	12.2	10.0	7.5	5.3	10.3
Average	3.1	7.3	10.4	11.0	10.8	9.4	9.1	9.4	9.5	9.9	10.5	11.4	12.0	11.6	9.8	7.5	3.9	9.2

Krispy Kreme typically will also host 3-4 "special event days" per year (Valentine's Day, Krispy Kreme birthday, National Doughnut Day). During these days, Krispy Kreme intends to utilize the Traffic Control Plan attached under Exhibit A for these special event days and will hire local staff as needed to help direct traffic accordingly during those days. These operational procedures are intended to avoid any issues with vehicle circulation around the shopping center and surrounding streets.

This letter shall confirm to the Township that the data shows that vehicle queuing will move along continuously throughout the day.

Please let me know if you have any questions or if you need any additional information.

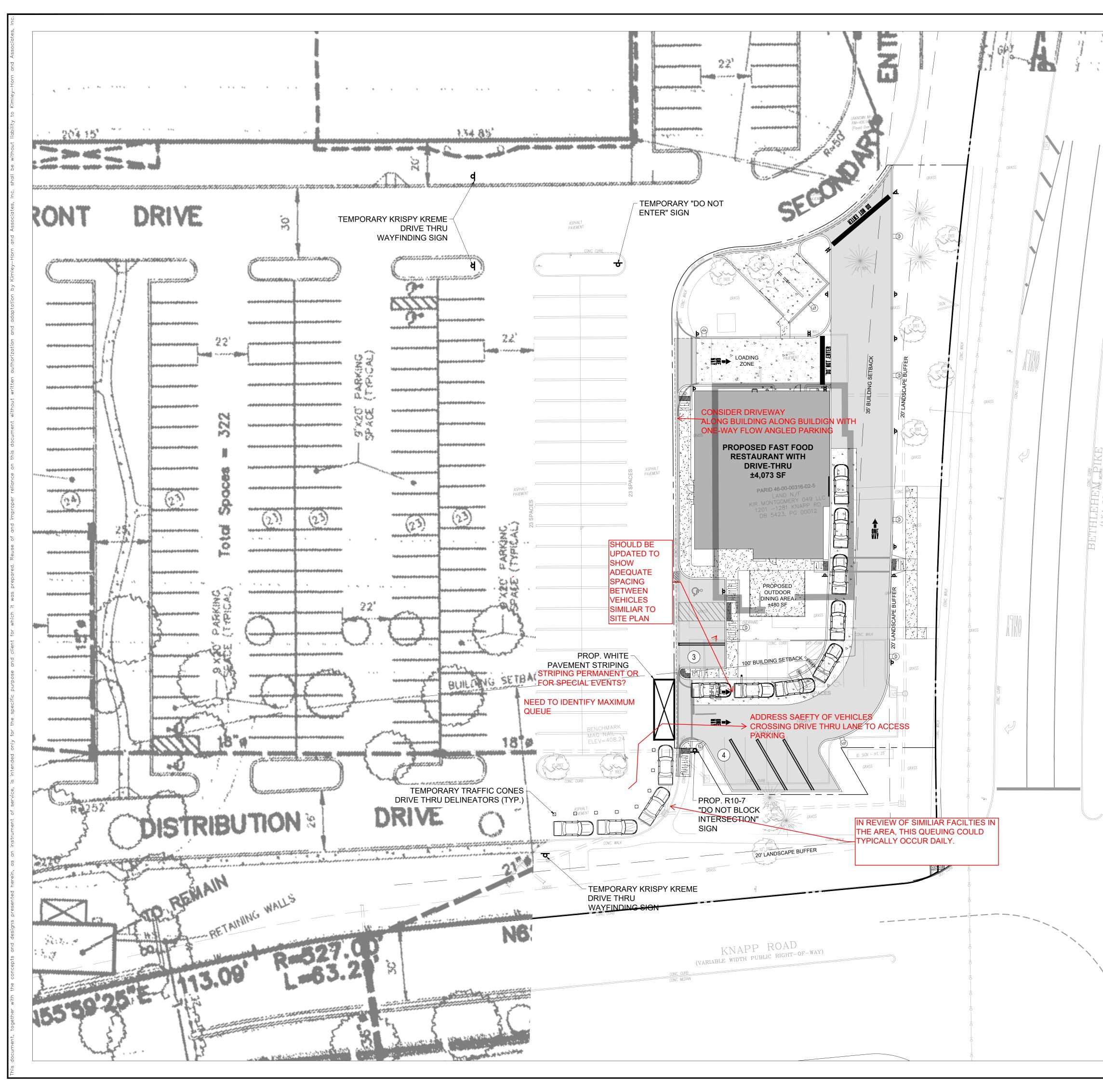
Sincerely,

DocuSigned by:

Sava (rawn EFB34AA98B924B2... Sara Craven Director of Global Shop Design Krispy Kreme Doughnut Corporation



Exhibit A Special Event Day Traffic Control Plan Exhibit



8	LEGEND	PROPOS	G PROPERTY LINE ED SETBACK LINE SED LEASED AREA SED FENCE				DATE BY
		PROPOSED BUILDING STANDARD LIGHT DUTY PAVEMENT		PROPOSED HEAVY DUTY CONCRETE PROPOSED STANDARD DUTY CONCRETE SIDEWALK			REVISIONS
							REVI
						L L	ES, INC. SUITE 3010
						NH ≪	IMLEY-HORN AND ASSOCIATES, FH ST, TWO LIBERTY PLACE, SUI PHILADELPHIA, PA 19102 PHONE: 267-687-0150 WWW.KIMLEY-HORN.COM
						imley » H	© 2021 KIMLEY-HORN AND ASSOCIAT 50 SOUTH 16TH ST, TWO LIBERTY PLACE, PHILADELPHIA, PA 19102 PHONE: 267-687-0150 WWW.KIMLEY-HORN.COM
) BLIC						PREPARED BY:	50 S
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)							
						KHA PROJECT 112345006 DATE 09/22/2021 SCALE AS SHOWN	
							PLAN
						SPECIAL EVENT DAY	
							ANA
						KREME Y TOWNSHIP	
						KRISPY KREME MONTGOMERY TOWN	PREPARED FOR KRISPY KREME DONUT CORPORATION ATED IN: TGOMERY TOWNSHIP TGOMERY COUNTY TGOMERY COUNTY
	NORTHY		CALE IN FEET	CALL BEFORE Y PENNSYLVANIA LAW R 3 WORKING DAYS NOI CONSTRUCTION PHASE AND DAYS IN DESIGN STAGE -	QUIRES CE FOR 10 WORKING STOP CALL	SHEET N EX	

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS BOARD ACTION SUMMARY

ltem #11

SUBJECT:	New Zoning Hearing Board Applications
MEETING DATE:	March 28, 2022
BOARD LIAISON	Tanya C. Bamford, Chairwoman
INITIATED BY:	Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

Included in your packet is a summary of the application which will be before the Zoning Hearing Board at their April 6th meeting.

Potential Action of the Board:

The Board may remain neutral on the applications and let the Zoning Hearing Board render a decision based on the testimony presented.

The Board may send the Solicitor's office to oppose an application. This action would require a motion, second and vote of the Board.



Montgomery Township Zoning Hearing Board

Meeting Date: <u>April 6, 2022 – 6:30 pm</u>

The agenda for the scheduled hearing is as follows:

1. <u>Application #22030001 - Pinecrest Golf Club, Inc. c/o Klein Realty / 101 Country Club Drive</u> – <u>Rescheduled to May 4, 2022</u> - The applicant owns and operates the Golf Course located within the Pinecrest Golf Club Residential Community. The applicant received a notice of violation with regards to storm water management and the failure to maintain and make repairs to retention basins/ponds #3, #4, and #5 within the golf course property. Klein Realty has filed an application to the Zoning Hearing Board Appealing the Determination of the Zoning Officer. The applicant appeals any and all alleged violations of the recorded Subdivision Plan and/or Chapter 206-33 as set forth in the notice dated February 16, 2022.

2. <u>Application #22030002 – Higher Rock Partners, LP / 106 Witchwood Drive</u> - The applicant proposes to install wall signage on an existing commercial building located at 106 Witchwood Drive for the tenant, Salvatore Outdoor. The building sits within the Higher Rock site in the LI District / HLI Overlay – Highway Limited Industrial. Due to the location of the building on the site and the distance to the newly constructed Witchwood Drive, the building is allowed 50 square feet of total wall signage. A permit has been issued for one (50) square foot wall sign on the building. The applicant is requesting a variance from the provisions of Section 230-127A(2)(a) of the Code of Montgomery Township to allow 3 additional walls signs totaling 117.8 square feet in size; 31 square feet, 73.3 square feet, and 13.5 square feet. The total wall signage proposed would be 167.8 square feet.

3. <u>Application #22030003 – Perkasie Holdings, LP / 701 Bethlehem Pike</u> – The applicant owns the property located at 701 Bethlehem Pike. The 2.53-acre property sits within the C-Commercial District and was formerly occupied by Suburban Propane. The applicant is seeking a variance from the provisions of Section 230-75A(1) of the Code of Montgomery Township in order to utilize the property as a towing storage yard by a Towing Contractor operating within Montgomery Township (Syrena Towing).

Copies of the Application(s) and accompanying documents are on file in the Township's Planning and Zoning Department and may be seen upon request

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS BOARD ACTION SUMMARY

Item #12

SUBJECT:	Award of Contract for the Sassafras Stormwater Pipe Replacement Project
MEETING DATE:	March 28, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Greg Reiff, Public Works Director

BACKGROUND:

The Township received and opened bids utilizing PennBid on March 16, 2022, at the Township building. Gilmore & Associates, the Township Engineer reviewed the nine (9) bids ranging from \$387,730.00 to \$661,486.00 and is recommending award of the bid to KBC Construction, LLC, the lowest responsible bidder with a bid of \$387,730.00. The recommendation letter and bid tabulation sheets are included in your packet.

PREVIOUS BOARD ACTION:

The Board authorized the advertisement of the bid at its public meeting on February 14, 2022.

BUDGET IMPACT:

The 2022 adopted budget includes \$340,000.00 in the Capital Investment Plan.

RECOMMENDATION:

Award the bid as recommended to KBC Construction, LLC.

MOTION/RESOLUTION:

Motion to award the contract for the Sassafras Stormwater Pipe Project to KBC Construction, LLC, the lowest responsible bidder, in the amount of \$387,730.00 per the recommendation of Gilmore & Associates, Township Engineer.

- 1) Motion by: _____ Second by: _____
- 2) Chairwoman will call for public comment.
- 3) Chairwoman will call for a vote.



March 16, 2022

Project No. 2012-08076

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

Reference: Sassafras Drive Storm Sewer Project Bid Tabulation & Award Recommendation

Dear Ms. McCreary:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the bids for the above referenced project. Bids were received and publicly opened on March 16, 2022, at 10:00 AM at the Township Building. Nine bids were received. A copy of the bid tabulation is attached for your review.

Upon review, we recommend the contract for the Sassafras Drive Storm Sewer Project be awarded to **KBC Construction, LLC.** for all items included with the **Base Bid** in the amount of **\$387,730.00**, subject to review by the Township Solicitor.

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,

masid

Geoffrey J. Attanasio, P.E. Senior Project Manager Gilmore & Associates, Inc.

JPD/GJA

Enclosure: Bid Tabulation

cc: Greg Reiff, Director of Public Works, Montgomery Township Stacey A. Rymkiewicz, Public Works Department Administrative Assistant, Montgomery Township Deb Rivas, Administration Supervisor, Montgomery Township James Dougherty, PE, Gilmore & Associates, Inc.

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

BID TABULATION

CLIENT:	Montgomery Township
PROJECT NAME:	Sassafras Dr Storm Sewer Replacement
G&A PROJECT #:	2012-08076
G&A PROJECT #:	2012-08076



BID DATE:	Mar/16/2022				1		2		3		4		5	
				RACTOR	KBC Construction LL	С	Passerini and Sons i	nc.	DOLI Construction Co		A.J. Jurich, Inc.		Gordon H. Baver, Inc.	
			ADDRE	SS	1475 Hampton Lane		52 Gruver Road		120 Independence La	ine	4500 Concord Road		187 W. Eighth Street	
			CITY, S	STATE, ZIP	Warminster, PA 1897	4	Pipersville, PA 1994	,	Chalfont, PA 18914		Aston, PA 19014		Pennsburg, PA 18073	
			PHONE		215-397-5334		215-766-0436		215-997-8026		610-459-3147		215-679-7988	
			FAX				215-766-8716		215-997-8041		610-459-0236		215-679-6889	
			CONTA	АСТ	Gerard Kehoe		Adam Passerini		Bryan Dacey		Darin MacMillan		Emily Baver	
			EMAIL		gerardjkehoe@gm		passeriniandson@		bdacey@doliconstr		darrin@ajjurich.com		ebaver@baverinc.com	
ITEM NO.	LOT	ITEM	UNIT	QUANTITY	BID UNIT COST	BID EXTENDED COST	BID UNIT COST	BID EXTENDED COST	UNIT PRICE	BID EXTENDED COST	UNIT PRICE	BID EXTENDED COST	UNIT PRICE	BID EXTENDED COST
BASE BID														
1	Construction/1	Free Protection Fence	LF	1400	\$5.00	\$ 7,000.00	\$3.00	\$ 4,200.00	\$0.50	\$ 700.00	\$1.00	\$ 1,400.00	\$5.41 \$	7,574.00
2	Silt Sock		LF	150	\$5.00	\$ 750.00	\$18.00	\$ 2,700.00	\$10.00	\$ 1,500.00	\$7.00	\$ 1,050.00	\$34.76 \$	5,214.00
3	Rock Constru	tion Entrance	EA	1	\$4,500.00	\$ 4,500.00	\$2,200.00	\$ 2,200.00	\$1,500.00	\$ 1,500.00	\$6,141.00	\$ 6,141.00	\$4,575.48 \$	4,575.48
4	Inlet Protection	n	EA	5	\$25.00	\$ 125.00	\$150.00	\$ 750.00	\$100.00	\$ 500.00	\$132.00	\$ 660.00	\$1,068.50 \$	5,342.50
5	Clear & Grub		LS	1	\$19,000.00	\$ 19,000.00	\$4,500.00	\$ 4,500.00	\$6,000.00	\$ 6,000.00	\$19,666.00	\$ 19,666.00	\$47,142.00 \$	47,142.00
6	Remove & Re	eset Privacy Fence	LF	120	\$25.00	\$ 3,000.00	\$14.00	\$ 1,680.00	\$3.00	\$ 360.00	\$38.00	\$ 4,560.00	\$37.35 \$	4,482.00
7	Remove and I	Reset Split Rail Fence w/ WWF	LF	250	\$20.00	\$ 5,000.00	\$18.00	\$ 4,500.00	\$8.00	\$ 2,000.00	\$51.00	\$ 12,750.00	\$33.29 \$	8,322.50
8	Replace 24 in	ch HDPE Pipe	LF	183	\$140.00	\$ 25,620.00	\$118.00	\$ 21,594.00	\$185.00	\$ 33,855.00	\$145.00	\$ 26,535.00	\$126.15 \$	23,085.45
9	Replace 48 in	ch HDPE Pipe	LF	1025	\$224.00	\$ 229,600.00	\$212.00	\$ 217,300.00	\$276.00	\$ 282,900.00	\$209.00	\$ 214,225.00	\$207.80 \$	212,995.00
10	Replace 48 in	ch HDPE 11.25 Fabricated Bend	EA	1	\$1,900.00	\$ 1,900.00	\$4,300.00	\$ 4,300.00	\$2,500.00	\$ 2,500.00	\$2,527.00	\$ 2,527.00	\$1,792.72 \$	1,792.72
11	Reconnect Ya	rd Drains	EA	2	\$1,500.00	\$ 3.000.00	\$1,700.00	\$ 3,400.00	\$1.000.00	\$ 2,000.00	\$2,508.00	\$ 5.016.00	\$1,550.00 \$	3,100.00
12	Replace 6 ft	Type C Inlets (INL2 & 3)	EA	2	\$5,200.00	\$ 10.400.00	\$8,250,00	\$ 16,500,00	\$5,800.00	\$ 11.600.00	\$5,363.00	\$ 10,726.00	\$6.026.96 \$	12.053.92
13	Replace Type		EA	1	\$5,200.00	\$ 5,200.00	\$6,000.00	\$ 6.000.00	\$3,300.00	\$ 3.300.00	\$4.822.00	\$ 4.822.00	\$3,860.35 \$	3,860,35
14		e M Inlet (INL5)	EA	1	\$5,200.00	\$ 5,200.00	\$7,500.00	\$ 7,500.00	\$5,700.00	\$ 5,700.00	\$5.363.00	\$ 5,363.00	\$4,933,46 \$	4,933,46
15		nole w/ Type 5 Box (MH6)	EA	1	\$5,200.00	\$ 5,200.00	\$12,800.00	\$ 12,800.00	\$7,100.00	\$ 7,100.00	\$11.262.00	\$ 11.262.00	\$6,392,86 \$	6.392.86
16	Replace Head		EA	1	\$4,500.00	\$ 4.500.00	\$7.800.00	\$ 7.800.00	\$10.000.00	\$ 10.000.00	\$12.824.00		\$4.627.91 \$	4,627,91
17	New Endwall		EA	1	\$4,500.00	\$ 4.500.00	\$7,800.00	\$ 7.800.00	\$9.000.00	\$ 9.000.00	\$12,716.00		\$4,278,34 \$	4.278.34
18		crete Apron with R-7 Apron (45 inch	SF	1332	\$12.00		\$7.00		\$10.00		\$7.00		\$21.77 \$	
	thick w/ Geote	extile)												
19	Replace Asph Wearing)	alt Driveway (6 in. 2A, 2 in. 9.5mm	SY	153	\$35.00	\$ 5,355.00	\$40.00	\$ 6,120.00	\$35.00	\$ 5,355.00	\$111.00	\$ 16,983.00	\$105.94 \$	16,208.82
20	Screened Top		CY	265	\$30.00	\$ 7,950.00	\$45.00	\$ 11,925.00	\$15.00	\$ 3,975.00	\$84.00	\$ 22,260.00	\$65.49 \$	17,354.85
21	Fine Grading a	& Debris Removal	SF	28300	\$0.25	\$ 7,075.00	\$0.75	\$ 21,225.00	\$0.05	\$ 1,415.00	\$0.22		\$0.22 \$	6,226.00
22	Permanent Ve	egetation	SF	28300	\$0.25	\$ 7,075.00	\$0.30	\$ 8,490.00	\$0.15	\$ 4,245.00	\$0.21	\$ 5,943.00	\$0.57 \$	16,131.00
23	Vertical Concr	rete Curb	LF	20	\$95.00	\$ 1,900.00	\$150.00	\$ 3,000.00	\$80.00	\$ 1,600.00	\$232.00	\$ 4,640.00	\$236.30 \$	4,726.00
24	Depressed Cu	ırb	LF	20	\$95.00	\$ 1,900.00	\$150.00	\$ 3,000.00	\$80.00	\$ 1,600.00	\$236.00	\$ 4,720.00	\$236.60 \$	4,732.00
25	Remove and I	Reset Flagpole	EA	1	\$500.00	\$ 500.00	\$2,500.00	\$ 2,500.00	\$500.00	\$ 500.00	\$2,377.00	\$ 2,377.00	\$3,094.67 \$	3,094.67
26	Cofferdam, Bvc	ass Pump and Stone Filter Berm	LS	1	\$5.496.00	\$ 5.496.00	\$6.800.00	\$ 6.800.00	\$500.00	\$ 500.00	\$24.049.00	\$ 24.049.00	\$29.873.33 \$	29.873.33
-														
TOTAL						\$ 387,730.00		\$ 397,908.00		\$ 413,025.00		\$ 448,765.00	\$	487,116.80
					=		-		-		=		=	
	COMPLETENE				1		1		1		1			
		Bid eBid Form or Document 00 41 00)				x		x		X		x	N/A	
		(Document 00 43 13) or other Bid Securit edgement Form (Document 00 45 10)	у			x		x		x		x	N/A N/A	
		ation Statement Form (Document 00 45 10)	3) or Corro	truction		X		X		X		X	N/A	`
		alification Statement	<i>i</i> , or cons	auctori		x		х		x		v	N/A	
		Affidavit of Prime Bidder (Document 00 45	19)			X		X		X		A	N/A	
		mployment Verification Form (Document)			1	x	1	x		X		X	N/A	
		Surety Form (Document 00 45 53)	10 22)		1	x	1	X		x		X	N/A	
	. g. s. s. n. or o	,									•			

BID TABULATION

CLIENT:	Montgomery Township
PROJECT NAME:	Sassafras Dr Storm Sewer Replacement
G&A PROJECT #:	2012-08076

BID DATE:	Mar/16/2022			6		7		8		9		
		CONTI	RACTOR	Anrich.Inc.		G&B Construction		Highway Materials, In	IC	Plv-Mar Construction	Co. Inc.	
		ADDR	ESS	1271 South Gulph Ro	ad	632 Davisville Road	632 Davisville Road		409 Stenton Avenue		965 Plymouth Road	
		CITY, S PHON	STATE, ZIP	Wayne, PA 19087 610-519-0670		Willow Grove, PA 19 215-919-6600	090	Flourtown, PA 19031 610-834-3200		Plymouth Meeting, P. 610-275-7473	A 19462	
		FAX		610-519-0680				610-825-8700		610-275-2617		
		CONT	ACT	Albert Rezende		Andrea Ambrus		Warren Walborn		Andrew Piacitelli		
		EMAIL		arezende@anrichin	c.com	leads@gbconstruct	tion.com	wwalborn@highwa	ymaterials.com	plymar64@verizon	.net	
ITEM	LOT ITEM	UNIT	QUANTITY	UNIT	BID EXTENDED	UNIT	BID EXTENDED	UNIT	BID EXTENDED	UNIT	BID EXTENDED	
NO.				PRICE	COST	PRICE	COST	PRICE	COST	PRICE	COST	
BASE BID												
1	Construction/Tree Protection Fence	LF	1400	\$6.20		\$3.00	\$ 4,200.00	\$5.60		\$6.00		
2	Silt Sock	LF	150	\$7.40		\$5.00	\$ 750.00	\$8.40	\$ 1,260.00	\$20.00		
3	Rock Constrution Entrance	EA	1	\$3,615.00	\$ 3,615.00	\$1,140.00	\$ 1,140.00	\$9,475.00	\$ 9,475.00	\$4,000.00	\$ 4,000.00	
4	Inlet Protection	EA	5	\$81.00	\$ 405.00	\$250.00	\$ 1,250.00	\$515.00	\$ 2,575.00	\$150.00		
5	Clear & Grub	LS	1	\$9,450.00	\$ 9,450.00	\$10,615.00	\$ 10,615.00	\$37,095.00	\$ 37,095.00	\$32,000.00		
6	Remove & Reset Privacy Fence	LF	120	\$46.00	\$ 5,520.00	\$70.00	\$ 8,400.00	\$43.15		\$40.00		
7	Remove and Reset Split Rail Fence w/ WWF	LF	250	\$34.25	\$ 8,562.50	\$30.00	\$ 7,500.00	\$11.00	\$ 2,750.00	\$35.00		
8	Replace 24 inch HDPE Pipe	LF	183	\$187.00		\$250.00	\$ 45,750.00	\$160.90	\$ 29,444.70	\$80.00	\$ 14,640.00	
9	Replace 48 inch HDPE Pipe	LF	1025	\$290.50	\$ 297,762.50	\$280.00	\$ 287,000.00	\$337.45	\$ 345,886.25	\$370.00	\$ 379,250.00	
10	Replace 48 inch HDPE 11.25 Fabricated Bend	EA	1	\$4,677.00	\$ 4,677.00	\$3,500.00	\$ 3,500.00	\$1,597.00	\$ 1,597.00	\$2,500.00	\$ 2,500.00	
11	Reconnect Yard Drains	EA	2	\$414.00	\$ 828.00	\$1,500.00	\$ 3,000.00	\$1,325.00	\$ 2,650.00	\$500.00	\$ 1,000.00	
12	Replace 6 ft. Type C Inlets (INL2 & 3)	EA	2	\$6,520.00	\$ 13,040.00	\$7,500.00	\$ 15,000.00	\$6,505.00	\$ 13,010.00	\$10,500.00		
13	Replace Type C Inlet (INL7)	EA	1	\$3,888.00	\$ 3,888.00	\$7,500.00	\$ 7,500.00	\$5,079.00	\$ 5,079.00	\$6,500.00	\$ 6,500.00	
14	New 6 ft. Type M Inlet (INL5)	EA	1	\$6,520.00	\$ 6,520.00	\$8,500.00	\$ 8,500.00	\$6,240.00	\$ 6,240.00	\$6,000.00	\$ 6,000.00	
15	Replace Manhole w/ Type 5 Box (MH6)	EA	1	\$12,000.00	\$ 12,000.00	\$8,500.00	\$ 8,500.00	\$7,005.00	\$ 7,005.00	\$10,000.00	\$ 10,000.00	
16	Replace Headwall (HW8)	EA	1	\$5,400.00	\$ 5,400.00	\$8,500.00	\$ 8,500.00	\$6,479.00	\$ 6,479.00	\$7,000.00	\$ 7,000.00	
17	New Endwall (EW1)	EA	1	\$5,650.00	\$ 5,650.00	\$8,500.00	\$ 8,500.00	\$7,005.00	\$ 7,005.00	\$11,000.00	\$ 11,000.00	
18	Replace Concrete Apron with R-7 Apron (45 inch thick w/ Geotextile)	SF	1332	\$5.50	\$ 7,326.00	\$10.00	\$ 13,320.00	\$15.75	\$ 20,979.00	\$18.00	\$ 23,976.00	
19	Replace Asphalt Driveway (6 in. 2A, 2 in. 9.5mm Wearing)	SY	153	\$31.00		\$90.00	\$ 13,770.00	\$98.50		\$200.00		
20	Screened Topsoil	CY	265	\$82.00		\$50.00	\$ 13,250.00	\$70.85	\$ 18,775.25	\$48.00		
21	Fine Grading & Debris Removal	SF	28300	\$0.40	\$ 11,320.00	\$1.00	\$ 28,300.00	\$0.25	\$ 7,075.00	\$1.00		
22	Permanent Vegetation	SF	28300	\$0.45	\$ 12,735.00	\$1.00	\$ 28,300.00	\$0.25	\$ 7,075.00	\$1.00		
23	Vertical Concrete Curb	LF	20	\$107.00		\$100.00	\$ 2,000.00	\$172.00	\$ 3,440.00	\$100.00		
24	Depressed Curb	LF	20	\$114.00	\$ 2,280.00	\$150.00	\$ 3,000.00	\$172.00	\$ 3,440.00	\$100.00		
25	Remove and Reset Flagpole	EA	1	\$1,565.00	\$ 1,565.00	\$500.00	\$ 500.00	\$1,335.00	\$ 1,335.00	\$3,000.00		
26	Cofferdam, Bypass Pump and Stone Filter Berm	LS	1	\$13.170.00	\$ 13.170.00	\$25.000.00	\$ 25.000.00	\$8.810.00	\$ 8.810.00	\$10.000.00	\$ 10.000.00	
TOTAL					\$ 498,338.00		\$ 557,045.00		\$ 576,568.70		\$ 661,486.00	
	COMPLETENESS REVIEW											
	Bid Form (PennBid eBid Form or Document 00 41 00)				N/A	1	N/A	1	N/A	1	N/A	
	Bid Porth (Pennisid ebid Porth of Document 00 41 00) Bid Bond Form (Document 00 43 13) or other Bid Securit	v			N/A		N/A		N/A		N/A	
	Bidder Acknowledgement Form (Document 00 45 10)	y			N/A		N/A		N/A		N/A	
	Bidder Qualification Statement Form (Document 00 45 13	3) or Cons	truction									
	Contractor's Qualification Statement	,		1	N/A		N/A		N/A		N/A	
	Non-Collusion Affidavit of Prime Bidder (Document 00 45	19)			N/A	<u> </u>	N/A	İ	N/A		N/A	
	Public Works Employment Verification Form (Document				N/A		N/A		N/A		N/A	
	Agreement of Surety Form (Document 00 45 53)				N/A		N/A		N/A		N/A	

DOCUMENT 00 11 13

ADVERTISEMENT FOR BIDS

Montgomery Township will receive sealed bids online for **Contract 2012-08076 – Sassafras Drive Storm Sewer Replacement**. All Bid Documents and solicitation details are available, and sealed bids may be submitted and updated online via PennBid (<u>www.pennbid.net</u>) until **March 16, 2022 at 10:00 AM** at which time the bids shall be publicly opened and read aloud at **1001 Stump Road, Montgomeryville, PA 18936**.

The Work to be completed under this contract consists of all labor, equipment, and materials to replace approximately 1,100 linear feet of CMP storm sewer with HDPE pipe between Sassafras Drive and the tributary to the Wissahickon Stream.

All documents and solicitation details are available online at no cost on PennBid. A nominal fee of 0.33% of the bid amount (minimum \$100 and maximum \$5,000) is assessed by PennBid only to bidders who are awarded contracts.

A Bid Bond in the amount of 10% of the maximum amount bid is required to be submitted with each bid. The successful bidder will be required to submit within the time limit specified in the Contract Documents, the Performance Bond and Payment Bond each in an amount of 100% of the contract amount.

This project is subject to applicable provisions of Act 422, Pennsylvania Prevailing Wage Act as amended, the prevailing minimum wage rates issued by the Pennsylvania Department of Labor and Industry, and to applicable provisions of Act 127 Pennsylvania Public Works Employment Verification as amended.

All bids shall remain subject to acceptance for sixty (60) days after the Bid Opening or for such time period that Bidder may agree to in writing upon request. Bids may be withdrawn within two (2) business days after the opening of bids only by the withdrawing Bidder's strict compliance with 73 P.S. Section 1602 and any subsequent amendments.

Montgomery Township reserves the right to reject any and all bids for any cause whatsoever, to eliminate any item or items from the contract, and to wave any informality in the bids.

The project will be managed by Montgomery Township.

By order of: Owner: Montgomery Township Dated: February 2022

END OF DOCUMENT

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS BOARD ACTION SUMMARY

Item #13

SUBJECT:	Award of Contract for the 2022 Curb and Curb Ramp Project
MEETING DATE:	March 28, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Greg Reiff, Public Works Director

BACKGROUND:

The Township received and opened bids utilizing PennBid on March 23, 2022, at the Township building. Gilmore & Associates, the Township Engineer reviewed the seven (7) bids ranging from \$115,664.00 to \$183,120.00 and is recommending award of the bid to Drumheller Construction Co., Inc., the lowest responsible bidder with a bid of \$115,664.00. The recommendation letter and bid tabulation sheets are included in your packet.

PREVIOUS BOARD ACTION:

The Board authorized the advertisement of the bid at its public meeting on February 28, 2022.

BUDGET IMPACT:

The 2022 adopted budget includes \$65,046.00 in the Capital Investment Plan.

RECOMMENDATION:

Award the bid as recommended to Drumheller Construction Co., Inc.

MOTION/RESOLUTION:

Motion to award the contract for the 2022 Curb and Curb Ramp Project to Drumheller Construction Co., Inc., the lowest responsible bidder, in the amount of \$115,664.00 per the recommendation of Gilmore & Associates, Township Engineer.

- 1) Motion by: _____ Second by: _____
- 2) Chairwoman will call for public comment.
- 3) Chairwoman will call for a vote.



March 23, 2022

File No. 2021-08109

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

Reference: Montgomery Township 2022 Curb and Curb Ramp Project Award Recommendation

Dear Ms. McCreary:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the bids for the above referenced project. The Township received a total of seven bids for this project. Bids were publicly opened and read aloud on March 23, 2022, at 10:00 AM at the Township Building. A copy of the bid tabulation has been attached for your review.

Upon review, the bid submitted by the apparent low bidder, Drumheller Construction Co., Inc., was found to be complete. Drumheller Construction Co., Inc. has previously performed this contract in Montgomery Township and has completed the program satisfactorily with regards to timeliness, responsiveness, workmanship, and professionalism.

Accordingly, we recommend the contract for the 2022 Curb and Curb Ramp Project be awarded to **Drumheller Construction Co., Inc.** for all items under the Base Bid in the amount of **\$115,664.00**, subject to review by the Township Solicitor.

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,

masid

Geoffrey J. Attanasio, P.E. Senior Project Manager Gilmore & Associates, Inc.

GJA/JPD/

- Enclosure: Bid Tabulation
- cc: Greg Reiff, Director of Public Works, Montgomery Township Stacey A. Rymkiewicz, Public Works Department Administrative Assistant, Montgomery Township Deb Rivas, Administration Supervisor & Open Records Officer, Montgomery Township James P. Dougherty, P.E., Gilmore & Associates, Inc.

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

G GILMORE & ASSOCIATES, INC.

&A BID TABULATION

CLIE	NT:																
Montg	gomery Township			1			2	3			4		5	6		7	
PROJ	ECT NAME:			Drumhe	ller Construction			JDC Const	ruction Services,							(l	
2022 0	Curb & Curb Ramp Program				Company, Inc.	G&B Constru	action Group, Inc.		Inc.	N.	S Concrete LLC	Ettore Ventre	esca & Sons, Inc.	T. Schiefer	Contractors, Inc.	Reamstown Excavating, Inc.	
	ECT NUMBER:			1176 0	Commerce Drive	63	2 Davisville Road	313 1	Rowantree Circle		37 Terry Drive	31	46 Bristol Road	3864 0	Old Easton Road	560 North 5th	
21-08										_						11 -	P.O. Box 147
	ECT BID DATE:			Potts	town, PA 19464		Grove, PA 19090		rdley, PA 19067		evose, PA 19053		ngton, PA 18976 Daniel Ventresca		stown, PA 18902 heodore Schiefer		enver, PA 17517
March	23, 2022				Jody Zeleznick		Andreea Ambrus		ames Constantini		Maria Siravo						Marty Guris
		1			610-326-8945		215-919-6600		267-229-4330		215-876-6600		215-343-6430		215-345-1521		717-336-3925
			NTITY	UNIT		UNIT		UNIT		UNIT		UNIT		UNIT		UNIT	
#	DESCRIPTION	& l	JNITS	PRICE	TOTAL	PRICE	TOTAL	PRICE	TOTAL	PRICE	TOTAL	PRICE	TOTAL	PRICE	TOTAL	PRICE	TOTAL
	BID A SCHEDULE OF VALUES	-	-												-		
1	Remove & Replace Vertical/Depressed Concrete Curb	LF	1,392	\$ 82.00	\$ 114,144.00	\$ 94.00	\$ 130,848.00	\$ 95.00	\$ 132,240.00	\$ 100.00	\$ 139,200.00	\$ 98.80	\$ 137,529.60	\$ 115.00	\$ 160,080.00	\$ 125.00	\$ 174,000.00
2	Remove & Replace Curb Ramps	SF	32	\$ 16.25	\$ 520.00	\$ 21.00	\$ 672.00	\$ 50.00	\$ 1,600.00	\$ 25.00	\$ 800.00	\$ 85.00	\$ 2,720.00	\$ 45.00	\$ 1,440.00	\$ 160.00	\$ 5,120.00
3	Concrete Testing	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 2,500.00	\$ 2,500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 1,800.00	\$ 1,800.00	\$ 1,900.00	\$ 1,900.00	\$ 4,000.00	\$ 4,000.00
	Total Amount of Bid-A, Based on Estimated Quantities		ms #1-6, iclusive	\$	115,664.00	\$	134,020.00	\$	134,340.00	\$	140,500.00	\$	142,049.60	\$	163,420.00	\$	183,120.00

COMPLETENESS REVIEW	Drumheller Construction Company, Inc.	G&B Construction Group, Inc.	JDC Construction Services, Inc.	NJS Concrete LLC	Ettore Ventresca & Sons, Inc.	T. Schiefer Contractors, Inc.	Reamstown Excavating, Inc.
A. Bid Bond	Х	Х	Х	Х	Х	Х	Х
B. Agreement of Surety	Х	X - NOT 00 45 53	Х		Х	Х	Х
C. Bidder's Qualification Form	Х	Х	Х	Х	Х	Х	Х
D. Non-Collusion Affidavit	Х	Х	Х	Х	Х	Х	Х
E. Public Works Verification Form	Х	Х	Х	Х	Х	Х	Х
F. Addendum Acknowledgement	Х	Х	Х	Х	Х	Х	Х

DOCUMENT 00 11 13

ADVERTISEMENT FOR BIDS

Montgomery Township will receive sealed bids online for Contract 2021-08109 – 2022 Curb & Curb Ramp project. Sealed bids may be submitted and updated online via the PennBid[™] Program until March 23, 2022 at 10:00 AM at which time the bids shall be publicly opened and read aloud at 1001 Stump Road, Montgomeryville, PA 18936.

The Work to be completed under this contract consists of all labor, equipment, and materials to perform the replacement of vertical/depressed concrete curb at various locations, a curb ramp, and concrete testing along various roads within the Township. Designs for the curb ramp will not be provided. Curb ramp is to be field designed by the Contractor during construction. Work shall commence on or before May 2, 2022, and be substantially completed within 45 calendar days after the Contract Times commence.

All documents and solicitation details are available online at no cost on PennBid. A nominal fee of 0.33% of the bid amount (minimum \$100 and maximum \$5,000) is assessed by PennBid only to bidders who are awarded contracts.

A Bid Bond in the amount of 10% of the maximum amount bid is required to be submitted with each bid. The successful bidder will be required to submit within the time limit specified in the Contract Documents, the Performance Bond and Payment Bond each in an amount of 100% of the contract amount.

This project is subject to applicable provisions of Act 422, Pennsylvania Prevailing Wage Act as amended, the prevailing minimum wage rates issued by the Pennsylvania Department of Labor and Industry, and to applicable provisions of Act 127 Pennsylvania Public Works Employment Verification as amended.

All bids shall remain subject to acceptance for sixty (60) days after the Bid Opening or for such length period of time that Bidder may agree to in writing upon request. Bids may be withdrawn within two (2) business days after the opening of bids only by the withdrawing Bidder's strict compliance with 73 P.S. Section 1602 and any subsequent amendments.

Montgomery Township reserves the right to reject any and all bids for any cause whatsoever, to eliminate any item or items from the contract, and to wave any informality in the bids.

The project will be managed by Montgomery Township.

By order of: Owner: Montgomery Township Dated: March 2022

END OF DOCUMENT

ADVERTISEMENT FOR BIDS 00 11 13-1

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS BOARD ACTION SUMMARY

Item #14

SUBJECT:	Consider Authorization to Purchase Police Canines
MEETING DATE:	March 28, 2022
BOARD LIAISON:	Annette M. Long, Public Safety Committee Liaison
INITIATED BY:	J. Scott Bendig, Chief of Police

BACKGROUND:

On January 11, 2022, Montgomery Township Police Department canine Cody passed away suddenly. This unfortunate loss, combined with the anticipated retirement of a second canine from police service later this year, will reduce the Canine Unit to two teams. At this time, the Police Department is proposing to replace two canine teams. After selection and training, these canine teams are anticipated to be on patrol in August 2022.

Attached is a quote received on March 23, 2022, from Tarheel Canine Training of Sanford, North Carolina, for the purchase and training of two canines for a total cost of \$29,230.04. This cost includes the purchase of two canines, the training for both canine teams, and officers' lodging during the training program. The canines will be trained in both patrol and drug detection.

PREVIOUS BOARD ACTION:

None

BUDGET IMPACT:

A total of \$29,500.00 was included in the 2022 Approved Final Budget-Police Department Capital Replacement to purchase two police canines and have them trained.

RECOMMENDATION:

It is recommended that the Board of Supervisors authorize the purchase and training of two canines for the total cost of \$29,230.04 from Tarheel Canine Training of Sanford, North Carolina.

MOTION/RESOLUTION:

Motion to award the contract for the purchase of two new canines from Tarheel Canine Training of Sanford, North Carolina, at a total cost of \$29,230.04 per their quote dated March 23, 2022.

MOTION BY:	SECOND BY:



QUOTE

Trust the Professionals 230 W. Seawell St.

Sanford, NC 27332 Phone: (919) 774-4152 Fax: (919) 776-3151

DATE:	March 23, 2022 Q3232022
Quote #	Q3232022
TAX ID #	56-1896334
FOR:	2 K9s

BILL TO:

Montgomery Township Police Department 1001 Stump Rd. PO Box 68 Montgomeryville, PA 18936

QTY	DESCRIPTION	PRICE	AMOUNT
2 ea	Dual Purpose K9 (Trained in Patrol & Narc), & handler course	\$13,595.00	\$ 27,190.00
2 ea	Equipment Package	\$1,200.00	\$ 2,400.00
1 ea	4 Weeks of Housing	\$850.00	\$ 850.00
			\$-
			\$ -
	Multiple K9 Purchase 2.5% Discount		\$ (679.75)
	Prepayment 2% Discount (if PAID within 30 days)		\$ (530.21)
			\$-
			\$-
			\$-
			\$ -
			\$ -
			\$ -
		SUBTOTAL	29,230.04
		TAX RATE	
		SALES TAX	0.00
		DISCOUNT TOTAL	29,230.04
		DEPOSIT AMT	
		BALANCE DUE	29,230.04
	14		,

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS BOARD ACTION SUMMARY

ltem #15

SUBJECT:	Township Emergency Radio Communications & Equipment
MEETING DATE:	March 28, 2022
BOARD LIAISON:	Annette M. Long
INITIATED BY:	William Wiegman, Fire Chief

BACKGROUND:

The Township is currently engaged in Continuity of Operations Planning (COOP) to ensure that Township Governmental Services are not interrupted in the event of a disaster. Township emergency communication upgrades are needed to replace aging infrastructure and increase the effectiveness and range of our current Township radio system. The upgrades include the placement of a radio repeater on the top of the new NWWA Water Tower at Airport Square. Township Emergency Management Staff have been working with NWWA to install a radio antenna, radio repeater, and required equipment at the new water tower. The new water tower is advantageous for emergency radio communications due to the location and height of the tower.

NWWA has agreed to install the necessary conduit for the radio antenna and repeater on the new Water Tower located at Airport Square. The cost for the material and installation of the conduit is \$58,472.28. There will be additional costs for the mounting of the antenna and the installation of the repeater.

BUDGET IMPACT:

The impact on the capital budget is \$58,472.28. There will be additional costs for the mounting of the antenna, radio repeater and associated equipment, and upgrades to the Township's radio communications infrastructure. These additional costs will be addressed in the 2023 Capital Budget unless NWWA adjusts the timeline for the water tower project.

RECOMMENDATION:

It is the recommendation of staff that the Board of Supervisors approve NWWA's contractor for the installation of the conduit in the new NWWA Water Tower located at Airport Square in the amount of \$58,472.28.

MOTION/RESOLUTION:

Motion to approve the purchase and installation of the conduit in the new NWWA Water Tower located at Airport Square in the amount of \$58,472.28.

- 1) Motion by: _____ Second by: _____
- 2) Chair will call for public comment.
- 3) Chair will call for a vote.

BOARD ACTION SUMMARY

Item #16

SUBJECT:	Approval of Funds Transfer to Capital Reserves
MEETING DATE:	March 28, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Brian Shapiro, Finance Director

BACKGROUND:

In February of 2022 the Township received real estate transfer tax from the sale of the Montgomery Mall, in the amount of \$275,000. All real estate transfer taxes are accounted for in the General Fund, 01-310-3110, which is an operating fund of the township. An operating fund should account for the recurring revenues and expenditures that the township expects on a fiscal basis.

As the sale of the Montgomery Mall is atypical, the revenue generated from that sale would not be classified as a recurring revenue. With the receipt of one-time revenues, like fees-in-lieu of, this revenue should be transferred to the Capital Reserve Fund.

BUDGET IMPACT: None

RECOMMENDATION:

Township staff is recommending the Board of Supervisors approve this transfer.

MOTION/RESOLUTION:

Motion to authorize the transfer of \$275,000 from the General Fund to the Capital Reserves Fund.

1) Motion by

Second by: _____

- 2) Chairwoman will call for Public Comment.
- 3) Chairwoman will call for a vote.

BOARD ACTION SUMMARY

ltem #17

SUBJECT:	Amendment to Autumn Festival Committee Bylaws
MEETING DATE:	March 28, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

At the February 28th Board of Supervisors public meeting, the Board appointed Lisa Martin, a representative from Costco to the Autumn Festival Committee. During the meeting a Supervisors inquired if the bylaws permitted this. The bylaws as currently written state:

The Committee shall consist of seven (7) residents of Montgomery Township. All seven (7) members shall be appointed by motion of the Supervisors. Only the resident members shall have voting rights.

RECOMMENDATION:

Staff recommends the Board consider amending the bylaws to permit business owners or their representatives to serve on this Committee.

MOTION/RESOLUTION:

Motion to amend the bylaws to permit the owner or a representative of a Township business to serve on the Autumn Festival Committee.

- 1) Motion by: _____ Second by: _____
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for vote.

BOARD ACTION SUMMARY

ltem #18

SUBJECT:	Amendment to Senior Committee Bylaws	
MEETING DATE:	March 28, 2022	
BOARD LIAISON:	Audrey R. Ware	
INITIATED BY:	Carolyn McCreary, Township Manager	

BACKGROUND:

Supervisor Ware and the committee members worked diligently to garner interest among residents and recruit new members. The Committee has suggested changes to its purpose. The proposed language is included in the packet.

RECOMMENDATION:

The Senior Committee recommends the Board consider amending the bylaws to reflect this revised purpose.

MOTION/RESOLUTION:

Motion to amend the of the Senior Committee per the recommendation of its members.

- 1) Motion by:
 Second by:
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for vote.

MONTGOMERY TOWNSHIP ADVISORY COMMITTEE

SENIOR COMMITTEE BYLAWS

A. AUTHORIZATION

The authorization of the Senior Volunteer Committee was formally established by Resolution #18 by the Board of Supervisors of Montgomery Township on January 5, 2009.

All Committee bylaws were subsequently amended by the Board of Supervisors by motion and vote at their public meeting on January 24, 2022.

B. <u>PURPOSE</u>

The purpose of the Senior Volunteer Committee ("Committee") is to address the needs of the senior population in Montgomery Township. The Committee's goals include providing senior citizens with information and connections to local resources, distributing accurate information, and developing open communication to create an awareness of security, health, and wellness. The Committee will promote improved services for seniors by placing emphasis on independence, self-sufficiency, any by identifying their needs.

The Committee shall also perform other duties and responsibilities as directed by the Supervisors.

C. MEMBERSHIP

The Committee shall consist of seven (7) residents of Montgomery Township. All seven (7) or more members shall be appointed by motion of the Supervisors.

Staff may serve as a liaison to the Committee. A member of the Supervisors may also serve as liaison to the Committee. Only the Committee members shall have voting rights. Neither the Staff liaison, nor the Supervisor liaison shall have voting rights.

Committee Members shall attend regularly scheduled meetings and actively participate in discussions, particularly those requiring consensus Committee recommendations.

After three consecutive absences, without reasonable excuse, the Supervisors shall declare that the Committee Member has been derelict and/or neglectful and his/her seat vacant and appoint another member to the Committee. Attendance of committee members will be recorded in the meeting minutes

Montgomery Township Senior Committee - March 16, 2022

Proposed New Purpose

The purpose of the Senior Volunteer Committee is to address the needs of the senior population in Montgomery Township.

The committee's goals include, but are not limited to, providing seniors with information to resources that help facilitate a sense of security, independence, self-sufficiency, health and wellness. The committee will serve as Ambassadors to Service within the community by way of activity involvement and promote healthy well being for all.

The committee shall also perform such other duties and responsibilities as the Supervisors shall direct.

BOARD ACTION SUMMARY

ltem #19

SUBJECT:	Appointment of Tonya Lupinacci as a Zoning Hearing Board Alternate
MEETING DATE:	March 28, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

The Zoning Hearing Board is comprised of three members and two alternates. One of the alternate positions now is vacant.

Tonya Lupinacci, a resident of Montgomery Township approached the Township about her interest to serve as an alternate. She was made aware of this vacancy by Mike Lyon, a member of the Zoning Hearing Board who recommends her appointment to the Board of Supervisors.

Ms. Lupinacci is also a member of the Township's Public Safety Committee.

MOTION/RESOLUTION:

Motion to appoint Tonya Lupinacci as an alternate to the Zoning Hearing Board.

- 1) Motion by: _____ Second by: _____
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for vote.



Montgomery Township 1001 Stump Road Montgomeryville, PA 18936 Phone: (215) 393-6900, Fax: (215) 855-6656 Email: generalinfo@montgomerytwp.org http://www.montgomerytwp.org

VOLUNTEER COMMITTEE APPLICATION

Volunteer Committees play a key role in helping maintain the quality of life in Montgomery Township. Residents can volunteer their time to help with Autumn Festival, review development plans, and offer expertise on environmental issues. The Township welcomes volunteers! Please consider volunteering your time on one of the following committees. A brief description of each committee is included on the next two pages. We keep all applications on file for review when vacancies occur. Tune into Channel 22 (Comcast), Channel 34 (Verizon), Montgomery Township Website, or Montgomery Township's E-News for a listing of current vacancies.

Thank you for your interest in helping your community!

Applicant Information			
Full Nam	ne: LUDINACCI		TONYA
	PLEASE INCLUDE A CUR		RESUME WITH THIS FORM.
		1	E OF INTEREST:
		1.00	and and a description of
	Autumn Festival Committee		Pension Fund Advisory Committee
	Business Development Partnership (BDP)		Planning Commission
	Community & Recreation Center Advisory Committee		Public Safety Committee
	Environmental Advisory Committee		Sewer Authority
	Finance Committee		Senior Volunteer Committee
	Human Relations Commission		Ready for 100 Ad-Hoc Advisory Committee
	Open Space Committee		Shade Tree Commission
	Park and Recreation Board	X	Zoning Hearing Board

REVISED: December 17, 2021

TONYA W. LUPINACCI, ESQUIRE



EDUCATION

Immaculata University, Immaculata, PA, 4.0 GPA

Doctor of Higher Education Leadership

Doctor of Education, Ed.D.: Transferred to program in August 2021 from Saint Joseph's University.

August 2024 expected graduation date

The Doctor of Education in Higher Education Leadership is designed for college and university administrators or faculty members who seek to become transformational leaders in their field in higher education and advance their career opportunities by expanding their knowledge of current trends in higher education and developing their leadership skills. The program is also designed for individuals working in fields related to higher education, such as nursing administration, law, and organizational or educational consulting, who seek career advancement through an appointment at a college or university.

Saint Joseph's University, Philadelphia, PA, 4.0 GPA

Interdisciplinary Doctor of Educational Leadership (IDEPEL)

Doctor of Education, Ed.D.: August 2024 expected graduation date

This program prepares students to be transformational leaders in higher education and in the social sector field who are committed to equity-oriented change adhering to the four core values of: Community, "Cura Personalis", Academic Excellence, Scholar-practitioner and Social Justice

Widener University, School of Law, Wilmington, DE

Juris Doctor: 2000; <u>Activities</u>: The Widener Law Symposium Journal, Associate Articles Editor

Indiana University of Pennsylvania, Indiana, PA

Bachelor of Arts Degree: August 1996, Journalism <u>Honors:</u> Cum Laude; Dean's List <u>Activities</u>: Phi Gamma Mu International Honor Society in Social Sciences; Delta Phi Epsilon Sorority Scholarship Chairwoman; Field Hockey

PROFESSIONAL EXPERIENCE

Immaculata University, Immaculata, PA

Assistant Professor of Criminology in the Department of Civic Engagement, July 2021- Present

Full-time tenure track faculty member of the Department of Civic Engagement. Responsible for teaching courses in social sciences and criminology to undergraduate students. Teach undergraduate course load of 4-4 per academic year in classroom as well as online in criminal justice and criminology. Classes taught include Introduction to Criminal Justice, Criminology, Juvenile Delinquency, and Criminal Law and Procedure. Develop and implement new courses in Criminology for the undergraduate program in Spring 2022 and Summer 2022 including Criminal Courts: Structure and Procedure with Moot Court competition and Legal Ethics in Law. Faculty advisor to students majoring in Criminology in the Department of Civic Engagement.

Saint Joseph's University, Philadelphia, PA

Attorney Consultant for the Center for Addiction and Recovery Education ("CARE"): <u>August 2020</u> <u>– Present</u>

Consultant and faculty member for the Center for Addiction and Recovery Education, lecture and train first responders and related professionals about the opioid epidemic and how to connect people who are suffering from substance abuse disorder to treatment.

Montgomery County Community College, Blue Bell, PA

Adjunct Faculty for Criminal Law and Business Law: January 2016 – Present

Teach several different classes in business and criminal law including Business Law and the Legal Environment in Business, Introduction to Criminal Law, Criminal Law, Criminal Procedure;

Montgomery County District Attorney's Office, Norristown, PA

Assistant Chief of Trials: February 2017- August 2020

Lead prosecutor and trial litigator for major cases including homicides, large-scale drug trafficking operations and felony assault cases. Supervise Assistant District Attorneys on both the Narcotics and Firearms Units, prosecute drug act and firearm violators, and prosecute cases involving the charge of Homicide and all other felony charges; responsible for the prosecution of complex felony cases including Corrupt Organizations and Wiretap Investigations;

Special United States Attorney for the Eastern District of Pennsylvania: 2018 – August 2020

Prosecute specially designated cases that are qualified for federal prosecution in the United States Eastern District of Pennsylvania;

Special Assistant District Attorney: 2012-2017

Prosecuted drug act and firearm violators from drug buyers to drug dealers; prosecuted multiple wiretap trials, prepared and argued pretrial motions in the Montgomery County Court of Common Pleas;

Captain, Narcotics Unit: 2008-2012

Supervise six Assistant District Attorneys; Oversee the Montgomery County Drug Task Force that consists of over 200 law enforcement officers in Montgomery County; Responsible for the prosecution of felony narcotics cases including Homicides, Corrupt Organizations and Wiretaps; Prosecuted more than a dozen felony jury trials and trials by Judge which resulted in Commonwealth verdicts; Responsible for more than 150 docketed criminal cases in Montgomery County; Participate in community outreach programs focusing on law in society; Organized and participated in the first ever Drug Give Back Program in Montgomery County

Assistant District Attorney, Narcotics Unit: 2005-2008

Prosecuted Drug Act and Firearm violators from drug buyers to drug dealers; prepared and argued pretrial motions in the Montgomery County Court of Common Pleas; Prepared and argued post-verdict appellate motion in front of the Pennsylvania Superior Court

Assistant District Attorney, Sex Crimes Unit: 2004-2005

Prosecuted individuals for violent sexual offenses including Rape, Sexual Assault and Corruption of Minors that have resulted in substantial state jail sentences that have been tested by appellate review and affirmed

Assistant District Attorney, Pretrials Unit: 2003-2004

Researched and prepared legal motions and memorandum on various issues applying United States and Pennsylvania Constitutional law; Litigated parole and probation violation hearings; Participated in pretrial court hearings regarding bail, forfeiture and domestic violence

Lavin, O'Neil, Ricci, Cedrone & DiSipio, Philadelphia, PA

Associate Attorney, May 2000-May 2003

Assisted in Mass Tort Civil Litigation for local, national and international corporations; Participated in the depositions of plaintiff, defense and expert witnesses; Prepared and argued pretrial motions and legal memorandum in Pennsylvania and New Jersey Courts; Assisted in the firm's in-house investigation and product testing in preparation for trial.

TEACHING EXPERIENCE

Immaculata University, Immaculata, PA

Assistant Professor of Criminology, July 2021 – present

Introduction of Criminal Justice, Introduction to Sociology, Criminology, Criminal Law and Procedure, Juvenile Delinquency, Legal Ethics, Criminal Courts: Structure and Procedure (Moot Court)

Delaware Valley University, Doylestown, PA

Adjunct Professor, 2021-present

Criminal Law and Procedure - Asynchronous modality

Montgomery County Community College, Blue Bell, PA

Adjunct Professor, 2016 – present (in-person lectures and online)

Business Law and Criminal Law courses

Montgomery County Drug Task Force

2007 – August 2020

Teach law enforcement personnel on Criminal Law and Procedure, Pennsylvania Rules of Evidence, Police Investigative Techniques, Pennsylvania Wiretapping and Surveillance Act

Pennsylvania State Police

2007 – August 2020

Teach Pennsylvania State Troopers on the current status of the law of the United States and Pennsylvania Constitutions focusing on the 4th amendment of search and seizure

Pennsylvania District Attorney Institute

2007 - August 2020

Teach classes to law enforcement personnel and attorneys concerning United States and Pennsylvania Constitutions focusing on the 4th amendment of search and seizure, Advanced Search and Seizure, Drug Prosecution, Pennsylvania Wiretapping and Surveillance Act

Pennsylvania Narcotics Officers' Association/Pennsylvania Office of Attorney General Top Gun Training Program for Officers and Prosecutors

October 2009

Lectured on current status of criminal law regarding police investigative techniques surrounding the use of confidential informants

Elementary/High School Lecture Program

2008 – August 2020

Conduct seminars for high school personnel, parents and students on drug abuse, drug identification and prevention

OTHER EXPERIENCE

National Trial Competition – American College of Trial Lawyers, Temple University

- Served as Judge for Region 3 Moot Court National Trial Competition serving students from Temple University, Villanova University, University of Pennsylvania, Widener University, Drexel University, American University

Montgomery Bar Association, Norristown, PA

- Co-Chairwoman of the Women in Law Committee November 2020 present
- Vice-Chairwoman of the Women in Law Committee November 2019- November 2020
- Leadership Academy Alumni Member
- Mentor for the MBA Diversity Law Internship Program
- Legal Writing Mentor for the MBA Diversity Law Internship Program

Aequitas – Champions of Justice Resource Center

- Guest lecturer to a nationwide audience on the opioid epidemic and the multi-faceted approach taken by Montgomery County to combat the opioid epidemic

Montgomery Township

- Vice-Chairwomen of Public Safety Committee in Montgomery Township. Committee is tasked with working alongside the township's police, fire and emergency medical services to continue services to the township citizens.

BAR ADMISSION

Pennsylvania, 2001; New Jersey, 2000 (NJ resigned in 2018) Member of Montgomery County and Pennsylvania Bar Associations

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS BOARD INFORMATION SUMMARY

ltem #20

SUBJECT:	Township Representative to the Northern Montgomery County Recycling Commission (NMCRC)
MEETING DATE: BOARD LIAISON:	March 28, 2022
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

I received an email from Mark Hosterman, Esq., the Solicitor for the NMCRC expressing their condolences at the passing of Rich Roller who was the Township's long time representative on the Commission.

The Commission next meets on April 14 at 3:30 P.M. at the Souderton Borough Hall. Mr. Hosterman has requested the Board consider appointing a new representative before that meeting.

As we have a meeting on April 11th, I wanted to bring this to your attention this evening so the Board could discuss.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS BOARD ACTION SUMMARY

ltem #21

SUBJECT:	Other Business – Department Reports
MEETING DATE:	March 28, 2022
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chairwoman

BACKGROUND:

Township staff has prepared reports for the month of February. 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.

This month Chief Wiegman will provide an update on some of the Fire Department's operations.



Montgomery Township Inter-Office Memo

To: Carolyn McCreary, Township Manager

From: Brian Shapiro, Director of Finance

Date: 03/28/2022

Subject: March Finance Committee Report

Attached is a revenue and expenditure report as of 02/28/22 for the Montgomery Township 2022 budget. The numbers presented have not been audited and year end accruals still need to be entered. Final numbers will change based on those entries.

2022 Budget Summary – as of 02/28/22:

The General Fund total revenues are \$1,828,861 or 13.36% of total budget. Major revenue sources comprise \$1,576,277 of the total revenues.

Business Privilege/Mercantile Taxes were due on March 15th. The Township will start receiving those funds from Berkheimer in the next couple of months.

Total expenditures are \$1,384,849 or 10.33% of total budget.

Capital Investment Plan

Attached is a listing of approved capital investments for 2022.

2021 Audit

The 2021 audit is scheduled for the week of March 14th and continue till March 25th.

Municipal Software

In the 2023 Capital Investment Plan the township budgeted for new municipal software. The RFP was released on March 15th.

Community and Recreation Center Report

February 2022

Activity and utilization of the Montgomery Township Community Recreation Center (CRC) has returned to levels that have far exceeded expectations for the first two months of 2022. February program activity specifically, Group Exercise, has exceeded any month since the CRC opened its doors in October 2015. It appears we have "weathered the storm" of the two year COVID-19 pandemic.

A recap of our February 2022 programming and facility activity follows:

 $_{\odot}\,$ Several innovative programs have made their debut at the Community Center. They include:

- 1) Re/Co Robot a robot building class for 6 to 12 year olds
- 2) Chemical Creations for pre-teens and early teens
- 3) Volleyball Clinics
 - 4) Parent Child Jewelry design Class

 $_{\odot}\,$ Arena Flag Football is running in full force with over 115 participants on Monday nights.

 $_{\odot}\,$ Tuesday music Jams have returned to the Senior Lounge. It is pleasant to hear the tunes coming from the space.

• The following canvas painting events were conducted in February:

- 1) All Age Pink Sky paint party
- 2) Sea Turtle paint event for 5 to 12 year olds
- 3) Two Owls Paint Event for Adults

 Beginning Instructional basketball classes were held on Wednesday afternoons/early evenings for 6 to 8 year olds. A full squad of 20 children participated.

• The Adult basketball league began in February. The eight-team league plays on Wednesday evenings.

 Pickle ball participation continues to rise. There is continuous play Monday through Friday from 7:00am to 11:00am and noon to 300pm. At least three courts are in action during that period. Evening pickle has also returned on Tuesday evenings from 7:00pm to 9:00pm

- The Ikebana Sogetsu (Floral Art arranging classes) group conducted three sessions on Saturday mornings February.
- 18 separate groups/organizations utilized the CRC during February.
- Fundamental Tennis finished their indoor session of Saturday morning tennis on February 26th.

**** *Special Note*: Registration for our Summer Day Camp (commonly known as <u>Kids</u> <u>University</u>) begins on March 17th @ 10:00am. The large 8-week program is currently seeking counselors ages 16 years and up. Please contact the CRC or visit our website; <u>Montcrc.com</u>

Facility and Maintenance Updates:

- Quarterly preventive maintenance of all Fitness Equipment was conducted on February 21st and 22nd.
- All HVAC units were serviced (specifically filters and belts) during February
- Annual Elevator inspection occurred February 9th.
- Fire/Emergency alarm system was certified for 2022.
- \circ $\;$ Testing also took place on the diesel emergency generator.

The entire CRC staff is enjoying the larger crowds patronizing our facility. The first two months of 2022 indicated that normalcy is slowly returning throughout the Community. We are happy to be part of the process in resuming safe, healthy, and positive recreation services to citizens of Montgomery Township.

ADMINISTRATION REPORT February 2022

Administrative Matters (Township Manager)

- Attended Whistlestop Park site meeting to discuss rehabilitation project and grant potential.
- Participated in conference calls with DVRPC regarding the construction of the Powerline Trail.
- Attended site meeting with President of W.B Homes and Township engineers to discuss sidewalks.
- Held Capital Projects planning meeting with the Finance Director, Public Works Director (and foremen), Township Engineers and Traffic Engineers to develop timeframe for 2022 projects.
- Met with Dept. Heads individually to discuss operations and outstanding issues.
- Met with Deputy Zoning Officer, Marianne McConnell to discuss Department operations and land development matters.
- Met with Police and Fire Credit Union representative about benefits for Township employees.
- Attended virtual staff/professionals' meetings regarding land development applications coming before the BOS.
- Attended DVT Governance Committee meeting via Zoom.
- Attended DVHT Executive Committee meeting in-person.
- Attended Autumn Festival, BDP, and Finance Committee meetings via TEAMS.
- Participated in virtual Wissahickon Partnership Management Committee meeting.
- Participated in conference call with FEMA regarding floodplain management and disaster recovery.
- Met with owner of Keystone Homebrew, Township Solicitor and Deputy Zoning Officer to discuss new venture.
- Held Continuity of Operations Planning/ Continuity of Government meeting with Department Heads.
- Attended Montgomery County Consortium meeting at Springfield Township.
- Attended APMM Executive Development conference in Hershey.
- Held agenda preparation meetings with Department Heads.
- Held separate monthly meetings with Engineer, Traffic Engineer, and Solicitor.

Human Resources

- Meetings: Safety Committee meeting, weekly meetings for ExactHire ATS and Onboarding implementation, meeting with recreation to discuss upcoming Kids University planning for hiring, MVR checks with Fire, meeting with public information regarding posting and marketing campaign of jobs, including summer openings on social media sites and website, attended COOP meeting with department heads, attended HR Consortium meeting.
- Proctored the Sergeant Promotional exam to police officers (2/15).
- Prepared and posted job openings in ExactHire, Camp Counselor, Senior Camp Counselor, Summer Laborer, Camp Supervisor
- Coordinated and conducted interviews for Laborer position
- Completed onboarding with new employee
- Coordination of occupational and non-occupational absences with employee(s) and FMLA, DVWCT and DVMMA and SWIF

Public Information

- Ongoing communication with Township residents, businesses, and staff utilizing the various communication channels.
- Promotion of Recreation & Community events and programs
- Attended the following meetings:
 - Biweekly Board of Supervisors meetings
 - o Autumn Festival Committee
 - Business Development Partnership
 - Environmental Advisory Committee
- Met with Egov, our website provider, to discuss ideas to enhance our current Township website.
- Began the process of researching platforms dedicated to streamlined community engagement and communication.
- Attended Basic Public Information Officer training at Battalion 1
- Developed introductory interview piece with Supervisor Audrey Ware
- Discussed hiring and recruitment marketing ideas with the HR Department

DEPARTMENT of FIRE SERVICES FEBRUARY 2022 MONTHLY ACTIVITY REPORT

During the month February 2022, the Department of Fire Services performed the following activities:

EMERGENCY RESPONSES

February 2022

	Number of Calls	Average Turnout	Interior Qualified
Staffing			FF
All Staff	80	9	6
Combo Hours	45	9	7
Stipend Hours	11	7	5
Volunteer Only	24	11	8

SIGNIFICANT FIRE INCIDENTS

- February 3, 2022 Building Fire Ebners Auto, 6 Ss. Main St. Ambler Borough
- February 9, 2022 Vehicle Fire Bell Run & Welsh Rd. Montgomery
- February 14, 2022 Vehicle Fire 502 Ascot Ct. Montgomery
- February 16, 2022 Dwelling Fire 401 W. Walnut St. North Wales Borough
- February 18, 2022 Building Fire Mid-Atlantic Packaging, 171 Commerce Dr. Montgomery
- February 19, 2022 Dwelling Fire 266 Running Water Ct. Horsham
- February 23, 2022 Building Fire Blair Mills Apts. 107 Alison Rd. Horsham
- February 25, 2022 General Rescue 600 Aqueduct Dr. Montgomery
- February 26, 2022 Vehicle Fire 202 Parkway & Welsh Rd. Montgomery

ADMINISTRATIVE

Meetings attended (in person/phone/virtual) during the February:

- DFS Staff Meetings & Individual Meetings with Staff
- Department Heads Meetings with Township Manager & COOP Planning
- Meetings with Township Staff including Finance, HR, and Codes
- Township Board of Supervisors Meetings
- Meetings with local County Fire Marshals, Fire Chiefs, and Fire Officers
- Meetings with Township Code Enforcement Officials
- Meetings with officers and members of the FDMT including FEMA Grant & Uniforms
- Montgomery County Emergency Management Meeting
- Plan Review Meetings
- Meetings with Public Works
- Meeting Township Safety Committee
- Meeting with various Vendors including ESO, Rope Rescue, and Apparatus
- Meeting with Hudson Estates for Fire Protection Features and Emergency Planning
- Meetings with FDMT Membership Committee Members
- Montgomery County Command Officers' Seminar
- Tour of the Fire Battalions with Township Board of Supervisor
- Meeting with various business including Five Points Auto and Harbor Freight
- Internship Meeting with Fire Department Leadership and Respective Parties
- Montgomery Township Business Development Meeting
- Truck Committee Meeting for Replacement of Engine 18 & Squad 18-1
- Meeting with North Penn Regional Fire Chiefs for Passport Accountability System
- PA SWIFT Insurance Walk Through and Evaluation

FIRE MARSHAL'S OFFICE

Inspections:

- Initial Life Safety Inspections 3
- Life Safety Re-Inspections 12
- Closed Out Life Safety Inspections 4
- Health Department Follow Ups- 2
- Knox Boxes- 4
- Fire Marshal Follow Ups- 7
- o Residence with Smoke Alarm Installations-8
- Site Visits & Tours-1

Plans Review:

- Fence Guys
- Pecan Sub-Division
- Westrum Apartments
- Harbor Freight

TRAINING

The following training occurred during the month of February for the Department: Total Hours-1135

- Total Classes- 22
 - Department Hosted Training
 - Accountability & Crew Management
 - Bloodborne Pathogens
 - Driver Training on Engine 18
 - Driver Training on Tower 18
 - ESO Fire RMS Training
 - Fire Police Drill
 - o G-290 Basic PIO Course
 - PA State Fire Academy Admin Officer Course
 - RIT & Fast Board Training
 - SCBA Refresher
 - Smeal Aerial Familiarization on Tower 18
 - Hazmat Operations Training
 - Member Attended Trainings
 - Basic Fire Police Training Course
 - Building Construction Refresher
 - Emergency Medical Technician
 - Fire Dynamics & Strategy and Tactics
 - ProBoard Firefighter 1 Certification Classes
 - ProBoard Hazmat IC Certification Classes
 - Montgomery County Command Officers Seminar

DEPARTMENTAL OPERATIONS

- ESO transition continues with Department.
- North Penn Regional Discussion held for Passport Accountability Discussion.
- \circ FDMT accepted new FF Andrew Wilbur who has experience with Station 80.
- FDMT will be forming a SWIFT Safety Committee
- Department placed new nozzles in service for all fire apparatus.

- The Department is preparing for the FEMA grant funded Community Smoke Alarm installation campaign in the Spring and Summer of 2022.
- FDMT applied for the FEMA Safer & AFG Grants.
- FDMT Administrative Officers endorsed the updated FSA.
- o DFS Internal Posting for Assistant Chief/Deputy EMC/Deputy Fire Marshal

OFFICE OF EMERGENCY MANAGEMENT & COMMUNITY RISK REDUCTION

- Montgomery Township Emergency Plan includes Safety Plan, COOP Planning and Infectious Control Plan including Communications infrastructure upgrade
- \circ $\,$ Montgomery Township Employee Fire Training preparations for April 2022 $\,$

TYPE OF CALL	MONTGOMERY	MUTUAL
FIRE ALARMS	25	9
CO DETECTORS	MERY	0
APPLIANCES TOWNS	SHIP 1	0
DWELLING FIRES	0	3
BUILDING FIRES	4	3
FIRE OFFICER NVESTIGATIONS	1	0
BUILDING INVESTIGATIONS	0	0
VEHICLE FIRES	3	0
VEHICLE RESCUE	-0	1
VEHICLE ACCIDENT STANDBY	0	1
FIRE POLICE ONLY	1	2
RESCUES (OTHER)	1	0
DUMPSTERS	0	0
TRASH/BRUSH/RUBBISH	0	0
ELECTRICAL FIRE OUTSIDE	4	3
GAS ODOR OUTSIDE	4	0
GAS ODOR INSIDE	1	1
HAZARDOUS MATERIALS INCIDENT	1	0
HELICOPTER Landings	2	0
EMS/MEDICAL ASSIST	5	1
POLICE ASSIST	0	0
RAPID INTERVENTION TEAM	0	0
GOOD INTENT	0	0
COVER ASSIGNMENTS	0	2
	54	26
TOTAL 80		



Montgomery Township Inter-Office Memo

То:	Carolyn McCreary, Township Manager	
From:	Richard Grier, Director of IT	
Date:	March 17, 2022	
Subject:	February 2022 Information Technology activities	

The following are the activities of the IT Department for the month of February 2022.

- Purchase Network Attached Server (NAS) for Office 365 backups and arching both tenants
- Meeting with CDW-G techs and sales rep to discuss migrating 365 licensing from Candoris
- Meeting with Verizon to review their fleet management and dash cam technology
- Started install of new CCTV IP cameras for Police
- Rolled out (2) new Surface tablets for Fire inspections
- Deep dive on missing email issue for staff member.
- Attended and processed February 14th and 28th BOS meetings for broadcast.
- Setup network folder for copier cans in DFS. Will be used to upload to ESO
- Upgraded unused Admin server to 2019 and installed at Rec Center to replace old server
- Spun up test Continuing Operations online site with integrated issue reporting app
- Resolved Bluetooth issue with Police Chief's new iPhone
- Rolled out new smartphone for Township Manger
- Completed new fiber wiring for admin wing at the Township Building
- Completed install of (4) new digital outdoor signs

Scheduled Projects for March 2022

- Complete 365 training for Police staff
- Complete Wi-Fi heatmaps and order hardware
- Move forward with Multi-Factor Authentication for all staff
- Complete Co-Management configuration for all remote devices



MONTGOMERY TOWNSHIP POLICE DEPARTMENT



Monthly Activity Report for February 2022

	Total Calls for Service:	2,596
	Total Part I Crimes:	31
Crime Data:	Total Part II Crimes:	114
		74
	Total Criminal Arrests:	
	Total Crashes:	71
Crash Data:	Reportable Crashes:	20
	Non Reportable Crashes:	51
	Injuries:	5
	Traffic Stops:	813
	Traffic Citations:	431
Traffic Enforcement	Warning Notices:	9
Activities:	Field Contact Cards:	534
	Traffic Complaints Received:	26
	Selective Enforcements:	162
	Assist Fire Department:	36
	Building Alarms:	118
	Direct Patrols:	349
	Lockouts:	15
Other Police Activities:	Medical Assistance:	103
	School Walk-Through:	25
	Vacant Home Checks:	44
	Training Hours:	168
	Canine Unit:	27
Specality Unit Usage:	Mobile Incident Response Team:	0
	Montgomery County SWAT-CR:	0
	Court Overtime:	2
	Regular Overtime:	18.5
	Reimbursed Highway Grant Overtime:	24.5
Personnel Overtime:	Reimbursed Special Duty Overtime:	0
	Non-Sworn Overtime:	31
	Sworn Comp Time:	13
	Non-Sworn Comp Time:	9
		,

COMMENDATIONS:

On February 1, 2022, a card was received from township resident Amber Haering thanking officers for their assistance during a recent call for service.

On February 2, 2022, an email was received from Keith Heavener commending Officer Jenkins and Officer Thomas for their professionalism and kindness while investigating a vehicle crash.

On February 22, 2022, a note was received from township resident Shirley Borgeson thanking Officer Shearer for his assistance during a recent call for service.

On February 24, 2022, an email was received from Praful Patel of the Bharatiya Temple thanking Officer Johnson for his assistance in conducting a security assessment.

EDUCATION:

On February 2 and February 3, 2022, Officer Rushin and Officer Rose attended SWAT-CR training at the Montgomery County Public Safety Training Campus.

The following sworn personnel attended virtual Mandatory-in-Service training:

- February 7, 2022, Sergeant Ward
- February 8, 2022, Officer Woch
- February 9, 2022, Sergeant Wagner
- February 10, 2022, Officer Schott
- February 13, 2022, Officer Eufrasio
- February 16, 2022, Officer Seydel
- February 17, 2022, Officer Beebe
- February 20, 2022, Sergeant Benner
- February 23, 2022, Officer Hernandez
- February 24, 2022, Officer Schreiber

On February 11, 2022, Lieutenant Dougherty graduated from the 509th Class of the Northwestern University School of Police Staff and Command.

On February 23, 2022, Sergeant Hart, Officer Woch, and Officer Schreiber attended Canine In-Service training in Montgomery Township, PA. On February 23, 2022, Sergeant Hart, Officer Woch, Officer Rose, and Officer Schreiber attended Canine Emergency Care training sponsored by the Telford Veterinary Hospital.

NOTED INCIDENTS:

On February 8, 2022, officers conducted a traffic stop on a silver Chevrolet on Bethlehem Pike at Richardson Road for a motor vehicle violation. Officers approached the vehicle and made contact with the occupants. While speaking with the occupants, officers noted their nervous behavior and inconsistent stories. A consent to search the vehicle was requested and granted. As the passenger exited the vehicle, officers observed heroin and drug paraphernalia. The passenger was taken into custody and charged with violations of the Drug Act. The passenger was offered and agreed to participate in the Law Enforcement Treatment Initiative (LETI) Program.

On February 9, 2022, officers responded to the TD Bank on Bethlehem Pike for a subject in a blue Honda attempting to deposit a fraudulent check. Upon arrival, officers located a vehicle matching the description idling in the drive-thru area. Officers approached the vehicle and spoke with the occupant. While speaking with the subject, officers observed several fraudulent documents in his possession. The subject was taken into custody and charged with forgery and related offenses. The vehicle was impounded. Officers applied for search warrants for the vehicle and the subject's cell phones. The search warrants were approved, resulting in the recovery of additional evidence indicating that the subject conspired in fraudulent transactions totaling over \$100,000.00.

On February 14, 2022, officers responded to the Montgomery Township Police Department for an assault that took place February 12, 2022, in the parking lot of Target on Witchwood Drive. The victim stated she was with an acquaintance in a car in the parking lot when two subjects approached and pulled her from the vehicle. The subjects began to assault the victim, at one point striking the victim with a pipe. Officers observed recent physical injuries consistent with the victim's narrative. Officers reviewed video surveillance of the Target parking lot, confirming an assault occurred. Further investigation resulted in the identification of both subjects involved in the assault. Both subjects have been charged with aggravated assault and related offenses.

On February 18, 2022, officers conducted a traffic stop on a blue Nissan on Horsham Road at North Wales Road for an expired registration. Officers approached the vehicle and spoke with the driver, noting a strong odor of marijuana emanating from the vehicle. Officers inquired about the odor of marijuana, at which time the driver admitted to being in possession of marijuana. A consent to search the vehicle was requested and granted. The search revealed prepackaged baggies of marijuana and other packaging material. A consent to search the driver's cell phone was requested and granted, which yielded messages and notes indicative of drug sales. The driver was taken into custody and charged with violations of the Drug Act, including possession with the intent to deliver.

On February 19, 2022, officers responded to a suspicious vehicle complaint on Horsham Road in the area of the Montgomery Township Municipal Building. The caller advised that a silver Toyota was following him. The caller advised he would stop in the parking lot where he felt safe. Responding officers encountered the silver Toyota and attempted to stop the vehicle for investigative purposes; however, the vehicle fled from officers at a high rate of speed. Officers did not pursue the vehicle. Officers spoke with the complainant, who advised that the incident spawned from a road rage incident. The complaint noted that the Toyota was tailgating his vehicle on Route 309. A review of the Department's fixed license plate reader was conducted to identify the Toyota. A still frame capture of the complainant's vehicle revealed the Toyota traveling so close that both vehicles were captured in the same frame. Further investigation resulted in the identification of the Toyota and operator's identity. The Toyota operator was taken into custody for fleeing and eluding and violations of the Drug Act.

On February 23, 2022, officers responded to the Wawa on North Wales Road for a disturbance involving two subjects. Upon arrival, officers contacted the victim, who advised that he was involved in an argument with the operator of a black Nissan. The victim was physically assaulted during the incident, and the Nissan operator implied that he had a firearm. Officers reviewed video surveillance of the parking lot, confirming an assault occurred. Further investigation resulted in the identification of the Nissan and operator's identity. An arrest warrant has been issued for the Nissan operator, charging him with simple assault and related offenses.

On February 25, 2022, officers conducted a traffic stop on a black Toyota in the parking lot of Airport Square Shopping Center on Bethlehem Pike for careless driving. Officers approached the vehicle and spoke with the driver. While speaking with the driver, officers noted his nervous behavior and observed drug paraphernalia in the front passenger seat. Officers requested the driver exit the vehicle. Officers observed additional drug paraphernalia on the driver's seat as he exited the vehicle. A consent to search the vehicle was requested and granted. Officers recovered heroin and drug paraphernalia as a result of the search. The driver was taken into custody and charged with violations of the Drug Act.

On February 25, 2022, officers responded to the Target on Witchwood Drive for a retail theft that had just occurred. Officers were advised that three subjects entered the store, filled large bags with merchandise, and fled the property without paying. The subjects entered a black Mercedes. Officers located the vehicle and conducted a traffic stop on County Line Road at New Britain Boulevard. Officers approached the vehicle and spoke with the driver and three other occupants. While speaking with the driver, officers noted a strong odor of marijuana from inside the vehicle. Officers also observed large bags with numerous over-the-counter medications inside. Target loss prevention was transported to the traffic stop location and positively identified the individuals in the vehicle as the subjects who committed the retail theft. The vehicle was impounded. All four subjects were taken into custody for retail theft and related offenses. While fingerprinting the subjects, a call was received from an officer assigned to a multi-jurisdictional New York/New Jersey Law Enforcement Task Force, who advised that the individuals arrested were suspects in retail thefts and robberies being committed in multiple states. Officers applied for and received approval of a search warrant for the vehicle, resulting in the recovery of over \$15,600.00 in merchandise.

On February 28, 2022, a Philadelphia resident was charged with robbery and related offenses in connection to a home invasion robbery in Montgomery Township. On December 4, 2021, officers responded to a home on Colt Circle for a home invasion robbery. The initial investigation revealed that the homeowner arrived home from work around 10:00 pm and entered her residence. A short time later, three subjects forced entry into the residence. One subject assaulted the homeowner as the other two searched the residence. The homeowner was struck numerous times in the head with a handgun that the subject had in his possession. The homeowner was bound with zip ties around her wrists and ankles. The subjects took a safe along with a currency collection before fleeing. Since the incident, the investigating detective has been working with several law enforcement agencies in the tri-state area. Suspects were developed as a result of intelligence gathered from the Department's fixed license plate reader located on Bethlehem Pike. Search warrants were executed on various cell phone towers in the area to collect additional evidence. This investigation continues in an effort to identify additional subjects.

ITEMS OF INTEREST:

On February 3, 2022, Officer Johnson attended a virtual Montgomery County Elder Justice Roundtable Group meeting to discuss criminal justice-related issues related to elderly Montgomery County residents. On February 3, 2022, Officer Johnson attended Tough Customer Talk meetings. Officer Johnson presented cases involving local veterans. This meeting is run by the Montgomery County Office of Veteran Affairs, which assists in procuring resources for veterans in need of assistance.

On February 9, 2022, Lieutenant Peoples and Administrative Assistant Hassan attended the Montgomery Township Bridge Program meetings. During these meetings, Department personnel discuss mental health services for Montgomery Township residents in need with representatives from Montgomery County Access Services.

On February 11, 2022, Officer Johnson conducted a tour of the Police Department for Boy Scout Troop 547 from Mary, Mother of the Redeemer School.

On February 14, 2022, Officer Johnson attended the North Penn Area Hub. 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 February 15, 2022, Township Manager McCreary and Chief Bendig attended the Neshaminy Falls Homeowners Association Meeting to discuss current events within the Township.

On February 18, 2022, Officer Johnson visited and read to preschool students at the North Penn YMCA.

On February 21, 2022, Officer Johnson conducted a tour of the Police Department for the North Wales Mom's Club.

On February 23, 2022, Officer Johnson met with members of the Bharatiya Temple to discuss building/risk assessment.

On February 23, 2022, Lieutenant Peoples and Administrative Assistant Hassan attended the Montgomery Township Bridge Program meetings. During these meetings, Department personnel discuss mental health services for Montgomery Township residents in need with representatives from Montgomery County Access Services.

On February 25, 2022, Officer Johnson conducted Active Shooter training for employees at the North Penn YMCA.

DEPARTMENT OF PLANNING & ZONING February 2022

Permits Submitted – 95 YTD Permits Submitted – 175 Permit Fees Collected - \$ 30,988 2022 YTD Permit Fees - \$ 61,189 (February 2021 – 59) (2021 YTD – 147) (February 2021 – \$35,656) (YTD 2021 - \$148,064)

Violations / Complaints Investigated – 15

Permits Issued – 72

Zoning Hearing Board Applications heard: 4

Businesses issued Certificate of Occupancy: 5

Active Land Development Projects:

PROJECT NAM E	LDS#	LOCATION	APP. DATE	МТРС	STATUS	
510 Bethlehem Pike – King	688	Bethlehem Pike	4/22/2016	5/16/19	REVISED PLANS SUBMITTED	Approved On Hold by Developer
Higher Rock – Phase 1 & 2	694	Bethlehem Pike			Phase 1 Completed Phase 2 Under Construction	Design Center and Office Building under construction
Pete's Carwash	699	Welsh Road	7/6/18	6/20/19	Preliminary Approval Granted	Project Completed Opened March 2022
Montgomery Realty Assoc 744 Bethlehem Pike	701	744 Bethlehem Pike	10/29/18		Building Permits Issued	Project Under Construction
Villages at Windsor	704	Horsham and North Wales – Vacant Lot			Under Review	
Bharatiya Temple – phase 2	707	County Line Road			Approved with conditions	
Fahy – 276 Stump Road – 2 Lot Subdivision	708	Stump Road			Conditional Approval 6.14.21	Solicitor Recording Plans and Agreements
Redners Gasoline Filling Station	709	1200 Welsh Road			Conditional Use Granted	LD Approval Granted – Project on hold by Applicant
Shake Shack	712	804 Bethlehem Pike			Approved with Conditions 1.28.22	
Westrum Lifestyle Apartments	717	13-17 Bethlehem Pk behind Roadway Inn			Pending BOS Approval 3.28.22	
Caliber Carwash	C-76	739 Bethlehem Pike			Conditional Use Approval 2.28.21	Pending Submission of Land Development Appl
Walnut Knoll	713	1109-1107 Vilsmeier Road			Conditional Approval 2-Lot Subd. 5.21.21	Solicitor Recording Plans and Agreements
Pecan Properties	719	901 Lansdale Ave			Under Review 3-Lot Subd	

Non-Residential Certificates of Occupancies Issued				
Mid-Atlantic Packaging	425 Stump Rd	Warehouse, Manufacturing		
Pinspiration	921 Bethlehem Pike	DIY Arts & Crafts		
All-Pro Logistics	220 Commerce Drive	Warehouse & Distribution of Apparel		
Chocolate Swirl	Montgomery Mall	Food Court		
TNT Volleyball	1050 Bethlehem Pike	Volleyball Club Training Facility		

Montgomery Township Public Works Department Monthly Report – February 2022

PARKS/OPEN SPACE:

- The entire crew performed routine maintenance & repairs, trash removal, playground inspection and equipment maintenance.
- Scott D. began making a new sign for the Natural Area on Pecan Drive.
- The crew began installing the "No Winter Maintenance" signs throughout the Township.
- Due to high winds and ice storms, the crews cut up and removed several downed trees from the roadways.
- The entire crew worked on salt spreaders and snowplows following the storms in preparation for the next event.
- The entire crew began working on the partial removal and repair of the basin fencing on Raven Hollow Drive as per the recommendation of Peter Erndwein (DVT).
- The entire crew cut back the Yew shrubs along Stump Road (between Orchard Drive & Rt. 463) to correct a dangerous sight distance issue at the intersection of Orchard Drive and Stump Road.
- Chris, Scott Y. & Dale installed snow fencing at the Stump Road Firehouse and at Hourglass Park to help prevent snow from drifting out into the roadway.
- Scott D., Larry, Chris & Scott Y. began making the necessary repairs to the batting cages at William F. Maule Park at Windlestrae.
- The entire crew continued chipping the Christmas trees as part of the recycling program at William F. Maule Park at Windlestrae.

ROADS:

- Steve, Bill, Joe & Bryan worked on salt spreaders and snowplows following the storms in preparation for the next event.
- Bill, Bryan, Joe & Steve performed the routine maintenance on the large dump trucks.
- Scott S. & Kevin began working on cleaning, organizing, and inventorying parts in Kevin's office.
- Bryan & Joe repaired the leak in the water holding tank on the street sweeper.
- Bill, Bryan, Joe & Steve began performing the semi-annual basin inspections as part of the MS4 requirements.
- Joe performed several days of storm cleanup (i.e.: intersections, tight neighborhoods, etc.) with the backhoe.
- Bryan & Joe spot salted for icy conditions several times throughout the month.
- Scott S., Steve, Bill, Bryan & Joe continued trimming trees hanging over the roadway impeding the plowing/salting operation.
- Bill, Bryan, Joe & Steve assisted with trailer inspections and miscellaneous maintenance on Township vehicles.
- Kevin performed routine maintenance and inspections on several Township vehicles and helped coordinate snow equipment repairs.

FACILITIES:

- Todd, Dave & Don assisted with the cleaning and restocking of the Administration & Police building.
- 2/1/22 Knapp Road & Rt. 202 Parkway/Knapp Road & DeKalb Pike PECO Power Outage On Generator
- Dave & Don replaced a defective ped button at the intersection of Route 309, Upper State Rd. & DeKalb Pike.
- 2/3/22 Route 309 & Knapp Road On Flash Unable to Repair Armour & Sons Contracted
- 2/3/22 Route 309 & English Village On Flash Unable to Repair Armour & Sons Contracted

- 2/4/22 North Wales Road & Harbob Lane On Flash Don Reset MMU
- 2/17/22 Route 202 Parkway & Costco Drive On Generator PECO Shutdown for Costco Gas Install
- 2/18/22 Route 463 & Taylor Road and 5 Points Plaza PECO Power Outage On Generator
- 2/23/22 Final Inspection of Signal Upgrade at Upper State Road & Costco Drive
- Don shut the water off to the sink in the women's restroom at William F. Maule Park at Windlestrae due to a major leak.
- Dave & Don replaced 3 defective ped push buttons and 1 LED countdown hand/man at Route 63 & Gwynedd Crossing.
- Dave & Don replaced a green light out at Upper State Road & Westgate Drive.
- Dave & Don Installed a new streetlight fixture at 111 Eaton Drive because of an accident.
- Dave & Don responded to a total of 282 PA One Calls throughout the month.
- Dave worked with Gilmore, Rhythm Engineering and Tony Still to address ongoing traffic signal issues.

SNOW/ICE EVENTS:

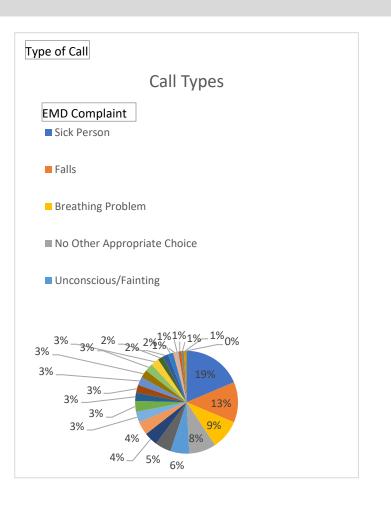
- Salted/Plowed Township roads due to snow/ice on the following dates:
 - February 4-5, 2022 (salted)

Montgomery Township

Monthly EMS Service Report | February 2022

VMSC

Type of Call		
	Total	
Sick Person		
Falls		
Breathing Problem		
No Other Appropriate Choice		
Unconscious/Fainting		
Traffic Accident		
Hemorrhage/Laceration		
Convulsions/Seizure		
Stroke/CVA		
Diabetic Problem	4	
Psychiatric Problem/Abnormal Behavior/Suicide Attem	3	
Altered Mental Status	3	
Overdose/Poisoning/Ingestion	3	
Medical Alarm	3	
Unknown Problem/Person Down	3	
Chest Pain (Non-Traumatic)	3	
Cardiac Arrest/Death	2	
Heart Problems/AICD	2	
Back Pain (Non-Traumatic)	2	
Burns/Explosion	1	
Industrial Accident/Inaccessible Incident/Other Entrapr	1	
Abdominal Pain/Problems	1	
Carbon Monoxide/Hazmat/Inhalation/CBRN	1	
Fire	1	
(blank)	0	
Grand Total	118	
Disposition of Call		
	Total	
Transported No Lights/Siren	49	
Transported Lights/Siren	25	
Cancelled	20	
Other	15	
Assist, Unit	8	
Patient Dead on Scene - No Resuscitation Attempted (V	1	
(blank)		
Grand Total	118	
Destination Hospital		
	Total	
Abington Health Lansdale Hospital	55 44	
Not Transported		
Doylestown Hospital		
Grand View Hospital		
Abington Memorial Hospital		
Pennstar LZ		
Einstein Medical Center - Montgomery	1	
(blank)	0	
Grand Total	118	



Zone

Calls

118

Total Calls

% of VMSC Calls

19%

635

Area Call Times	
Average Out of Shute Time:	01:31
Average To Scene Time:	07:16



Confidential

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS BOARD ACTION SUMMARY

Item #22

SUBJECT:	Other Business – Committee Board Liaison Reports
MEETING DATE:	March 28, 2022
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chairwoman

BACKGROUND:

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