

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
NOVEMBER 14, 2022
7:00 P.M.

www.montgomerytwp.org

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 October 24, 2022 Meeting
 - Payment of the November 14, 2022 Bills
 - Escrow Release #7 – 740 Bethlehem Pike (LDS – 701)

Introductions:

6. Environmental Advisory Committee Candidate, Scott Hemmons

Presentations:

7. 2023 Proposed MTMSA Budget
8. 2023 Proposed Township Budget

Planning and Zoning:

9. Adoption of Township's Comprehensive Plan

Administration:

10. Authorization to Advertise the 2023 Proposed Budget
11. Award Bid for Township Facilities Waste and Single Stream Recyclable Materials Collection & Disposal

Old Business:

New Business:

12. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #03

SUBJECT:	Announcements
MEETING DATE:	November 14, 2022
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chairwoman

Current Community Outreach Drives:

Montgomery County Health & Human Services Drives:

- **Thanksgiving Meal Drive** – Ends Friday, November 18
- **Winter Coat Drive:** Through December 30
- **Holiday Gift Card Drive:** Ends Friday, December 9

Toys for Tots donations will be accepted until December 15th at the Township Building and the Community & Recreation Center.

Upcoming Event:

- **Holiday Craft Fair at Montgomery Township Community & Recreation Center** – Join us on December 10th from 9am-2pm to shop with local craft vendors!

Additional information on all the events is available on our communication channels.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #04

SUBJECT: Public Comment
MEETING DATE: November 14, 2022
BOARD 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.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06

SUBJECT: Consent Agenda
MEETING DATE: November 14, 2022
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the October 24, 2022 Board meeting
- Payment of Bills for November 14, 2022
- Consider Escrow Release #7 – 740 Bethlehem Pike, LDS-701

- 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
OCTOBER 24, 2022**

1. Call to Order: The October 24, 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 7:01 p.m.

IN ATTENDANCE:

Chair Tanya C. Bamford
Vice Chairwoman Candyce Fleuhr 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:

Fire Chief, William F. Wiegman
Director of Rec. & Community Center Floyd Shaffer
Public Information Coordinator Derek Muller
IT Associate, Favian Zendejas
Recording Secretary, Deborah Rivas
Deputy Zoning Officer, Marianne McConnell

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

- Ms. Bamford acknowledged the Diwali holiday and Township residents who celebrate.
- **Autumn Festival** – thank you to our premier sponsor, Jefferson Lansdale Hospital, and to all other sponsors, community volunteers, and Township staff, especially Angelina Capozzi, Derek Muller, and Brian Sullivan, for their planning and executing efforts. Thank you also to our community, who donated 1,164 pounds of food and essential items donations for Manna on Main Street. Resident Lori Irizarry was present to accept her solar-powered phone charger raffled off by the Ready for 100 Committee at the Autumn Festival.
- **Community Outreach Drives:** The Township is serving as a collection site for the following:
 - Winter Coat Drive, now through December 30, 2022, for new coats only, please;
 - Thanksgiving meal – collecting non-perishable food items for Montgomery County families in need. Gift cards (\$10 or \$25) will also be accepted.

4. Board of Supervisors' Statement Regarding Litigation Related to Zehr Tract Acquisition: Ms. Bamford read the following statement into the record:

Recently, Montgomery Township was involved in litigation to settle a dispute with the Zehr Family Limited Partnership about property the Township acquired from the Zehrs through an act of eminent domain.

In October 2010, the Board of Supervisors adopted a resolution unanimously approving the acquisition of two parcels of land comprising 51+ acres utilizing eminent domain as allowed by the PA Township Code. The properties are located along Stump Road adjacent to the Township's largest park. At the time of the taking, the Board's expressed desire was to save this land from development, eliminate the potential for additional vehicular traffic and congestion, and incorporate the parcel into the Township's parks system. The Township paid a little over \$1.53 million to the Zehr family for both parcels in December 2014. This property valuation was subsequently disputed by the Zehr family.

The Township's valuation reflected costs to remediate significant soil contamination on the property that resulted from a chain link fence manufacturing business that had been operated on the site. Testing by the Township's environmental consultant revealed the presence of heavy metals including three lagoons of toxic sludge containing high levels of Hexavalent chromium, a known carcinogen. The consultant estimated the cost to remediate the property at over \$2 million.

The Zehrs disputed the appraised value and filed an appeal before the Board of Viewers in January 2014 and the hearing was held in November 2016. The Board of Viewers found the property value to be \$3,348,000 and agreed with the Township's estimate to remediate the property.

The Zehrs appealed this decision to the Montgomery County Court of Common Pleas. On the advice of legal counsel, this Board of Supervisors authorized a second appraisal for the property utilizing the services of Indian Valley Appraisal Company who valued the property at \$2.67 million.

Due to the ongoing legal dispute, the Board of Supervisors was advised not to proceed with improvements to the property. The Township attempted to settle this litigation but could not arrive at an amount that was agreeable to both parties. Ultimately, the result was a civil trial before a jury who awarded in favor of the Zehrs and requires the Township to compensate them for the difference in the property value, as well as interest for delayed compensation. The total paid is \$7,534,234.62.

The Board of Supervisors believes this 51+ acres parcel is an integral part of the Township's efforts to preserve land for both passive/active recreational use and open space in keeping with our Comprehensive Plan and our residents' comments about both.

As a next step, the Township will begin the process of demolishing several buildings on the site that are in a state of disrepair. Further, the Township will be moving forward with the necessary environmental clean-up required by the PA Department of Environmental Protection (PaDEP) to make the site safe for public use.

This concludes the Township's statement on the Zehr matter and the Board will have no further comment on this matter of litigation.

5. Public Comment – Nicole Gill of 107 Gwymont Circle stated that she and her neighbors in Gwymont Farms continue to be concerned about the proposed development of the Penn Medicine Ambulatory Center on DeKalb Pike. Township Manager McCreary provided a preliminary plan, and after reviewing it, Ms. Gill and her neighbors believe that the development will interfere with the character and integrity of their neighborhood as well as present a danger to the over 30 children who live and play there. Ms. Gill stated that they are concerned that Penn will plan to open up the road at the back of the development, which is a major safety concern. In addition, there are privacy concerns regarding the four-story height of the building. Visitors can look out the windows and see children playing in the neighborhood and the tall light fixtures that will be shining down on the neighborhood. Ms. Gill asked that plans continue to be shared so that everyone can work together to provide a safe and comfortable environment for all residents.

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

7. Consent Agenda:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (5-0), the minutes of the October 10, 2022 meeting and the payment of bills for October 24, 2022, were approved as presented.

Presentations:

Presentation of Donations: Ms. Bamford presented a check in the amount of \$1,500 to the North Wales Area Library. Jayne Blackledge, Director, accepted the donation. Ms. Bamford also presented a check in the amount of \$1,500 to the Visiting Nurse Association Community Services organization. Denise Frattara, Director of Development/Administrator of Children's Programs, was present to accept the donation.

Planning and Zoning:

8. Review of New Zoning Hearing Board Applications: Ms. McCreary identified the two new pending hearings before the Zoning Hearing Board (ZHB). Application 22100001 is for Tail Spinz, LLC, 411 Doylestown Road, for a dog daycare center. Application 22100002 is for Higher Rock Partners, LP, 1004 Bethlehem Pike, to construct a mixed-use building consisting of three stories and approximately 18,521 square feet in size. The applicant requests a variance to provide 80 parking spaces where a minimum of 118 spaces is required.

Board consensus was to not enter an appearance for the two new applications, allowing the Zoning Hearing Board to render a decision based on the testimony provided.

9. Higher Rock Townhouse Development – Preliminary/Final Subdivision Land Development Approval: Ms. McConnell reported that Higher Rock Partners, LP, proposes to construct 36 new townhouses on the 4.58-acre vacant tract, Lot #5, on top of the retaining wall behind the existing Wawa at 105 Witchwood Drive. This development would be a private Homeowners Association responsible for all improvements. Chris Canavan, President of W.B. Homes, stated that the proposed resolution was acceptable with a few revisions to several waivers. Section D. (bollards) was to be removed; Section H. was to be modified to the engineer's satisfaction for the percentage of gutter flow to be captured; Section K. (shade trees) was to be removed; and Section N. (driveway apron slope) was to be removed. Ms. Chimera reported that the Planning Commission was in favor of this development and had reported no concerns. Township consultants Judith Stern Goldstein, Damon Drummond, and Jim Dougherty all reported that their concerns were addressed by the applicant.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab, and unanimously carried (5-0), the Board adopted Resolution 2022-39, granting Land Development Plan approval for the proposed 36 Townhouse project at 105 Witchwood Drive – Higher Rock Development, granting waivers as noted.

10. LUV Car Wash – Preliminary/Final Subdivision Land Development Approval: Ms. McConnell reported that LUV Car Wash Northeast, LLC, proposes demolishing the existing vacant two-story building and development of a drive-thru car wash on the 1.08 commercial lot frontage on Horsham Road and Bethlehem Pike. The proposal includes a car wash building along with the associated drive aisles, parking areas, and vacuum stations. The plan was previously introduced as Caliber Car Wash and was granted conditional use on February 28, 2022. Matthew McHugh, Esquire, represented the applicant, who stated that the resolution as presented was acceptable to the applicant. Ms. Chimera reported that the Planning Commission was good with the application, and Township consultants, Ms. Stern Goldstein, Mr. Drummond, and Mr. Dougherty, reported that all concerns were addressed.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (5-0), the Board adopted Resolution 2022-40, granting Land Development Plan approval for the proposed demolition of the existing two-story building and development of a drive-thru car wash – LUV (fka Caliber) Car Wash, with waivers as requested.

Administration and Finance:

11. Ratification of Payment for Award for Acquisition of 1216 Stump Road: Ms. McCreary reported that as a result of a verdict in favor of the Zehr Family Limited Partnership, the Board of Supervisors is required to ratify the payments made in the matter of the acquisition of 1216 Stump Road.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (5-0), the Board ratified the payments of \$4,858,013 and \$6,221.62 to Zehr Family Limited Partnership No. 1 and Zehr Family Limited Partnership No. 2 in the matter of the acquisition of 1216 Stump Road.

12. Township Participation in Board of Assessment Appeal – Ms. McCreary reported that the Township has received a request from the North Penn School District Solicitor, Alex Glassman, asking the Township to actively participate in the real estate tax assessment appeal relating to 1250 Welsh Road. The property is owned by ALL-IN-PA-OH LLC and is occupied by Wesco Industrial Products LLC. The current assessment is \$2,062,180, and the recent sale price was \$6,191,800. The NPSD believes the property is significantly undervalued based on this sales transaction.

MOTION: Upon motion by Ms. Long, seconded by Ms. Staab, and unanimously carried (5-0), the Board authorized the Township Solicitor to participate in the real estate tax assessment appeal for the property located at 1250 Welsh Road.

13. Funds Transfer to Capital Reserve – Ms. McCreary reported that in October of 2022, the Township received real estate transfer tax from the sale of Airport Square Shopping Center in the amount of \$412,000. All real estate transfer taxes are accounted for in the General Fund, which is an operating fund of the township. As this sale is atypical, the revenue generated from that sale would not be classified as recurring revenue. With the receipt of one-time revenues, this revenue should be transferred to the Capital Reserve Fund.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (5-0), the Board approved the transfer of \$412,000 from the General Fund to the Capital Reserve Fund.

14. Update on Township Website Redesign: Ms. McCreary reported that at the May 9th meeting, the Board approved the proposal from eGov Strategies to redesign the Township website. Staff had been evaluating the website to be more user-friendly and help promote one of the goals of citizen engagement. Derek Muller, Public Information Coordinator, presented the mock-up redesign of the homepage and a separate subpage to show the planned changes for the website. Board members made several suggestions, including ensuring that the phone number or phone touch icon was prominently displayed near the top of the home page for easy access to call the Township. The Board was pleased with the redesign, and staff will move forward as agreed.

Public Works:

15. Purchase of Two Peterbilt Trucks (2023 Budget) – Ms. McCreary reported that the Preliminary 2023 Capital Investment Plan included purchasing two (2) Peterbilt Dump Trucks to replace Trucks #16 & 17. The Township received notification from our Costars vendor, GL Sayre,

Inc., that all of the first half of 2023 trucks have already been allocated to other buyers and that if we would like to purchase two (2) Peterbilt Dump Trucks in 2023 that he would need a signed buyers order for each truck reserving it for their second half allocation of 2023. If the Township does not reserve them for 2023, the 2024 engines will be required to meet more stringent emissions at a much higher cost.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (5-0), the Board authorized the preordering of two (2) 2023 Peterbilt Dump Trucks included in the Preliminary 2023 Capital Investment Plan.

Old Business:

16. Advertisement of Bid for Construction of Dog Park: Ms. McCreary presented the rendering of the proposed Dog Park project that was included in the 2022 adopted budget as part of the Capital Investment Plan. At the public meeting on October 10th, the Board discussed the current Bark Park and its many concerns, such as drainage, access, etc., and asked for cost estimates to make the necessary improvements to the existing park. Improvements to the current park were estimated to cost between \$475,000 and \$670,000. These estimates do not include costs related to acquiring any easements. The estimate for the proposed new dog park is approximately \$213,000. Discussion followed. The Board agreed to move forward and bid the project for the new dog park and make plans to remove the original Bark Park once the new park is open for visitors.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (5-0), the Board authorized the advertisement of the bid for the construction of the dog park to be located at Knapp Road and the 202 Parkway.

17. Township Park Regulations Pertaining to Dogs: Ms. McCreary reported that on January 19, 2022, the Public Safety Committee addressed correspondence received from a Montgomery Township resident regarding dogs running at large in Montgomery Township Parks. Currently, the Police Department utilizes a provision under the Pennsylvania Dog Law that does not require dogs to be on a leash, only *under the reasonable control of some person*. After discussion, the Public Safety Committee unanimously recommended that the Board of Supervisors consider an ordinance requiring dogs to be leashed in Montgomery Township Parks. This matter was discussed at the February 14, 2022 Board of Supervisors meeting. At that time, the Board directed the Police Department to monitor for similar complaints and report back after the summer months. Since February 14, 2022, two complaints have been received regarding dogs running at large in Township Parks (February 23, 2022 and September 20, 2022). Staff reviewed municipal park regulations in surrounding communities, many of whom require dogs to be on a leash while in municipality-owned parks. Staff is seeking the Board's direction. Several options were provided for the Board's consideration: 1) create and enact an addendum to the township ordinance governing park rules, adding a leash provision; 2) continue to follow the statute regulating the control of dogs and craft signage to post in parks indicating "*All dogs must be under control at all times*"; or 3) continue to follow the PA statute regulating the

control of dogs with no signage (current practice). Discussion followed. With regard to enacting an ordinance requiring dogs to be on a leash in Township parks, Ms. Bamford, Ms. Chimera, Ms. Staab, and Ms. Long were not in favor of enacting an ordinance; however, they were in agreement that dog owners should be held responsible for their dogs and keep their dogs under control. Ms. Ware preferred to enact an ordinance in favor of a leash law. The consensus was to continue to follow the statute regulating the control of dogs and craft signage to post in the parks indicating that *"All dogs must be under control at all times"* with the statute noted.

18. Discussion on Prohibiting Single-Use Plastic: Ms. McCreary reported that Township resident Don Hamp spoke to the Board at their October 10th meeting under public comment and asked the Board to consider a ban on single-use plastic bags, noting that he was speaking on behalf of the Environmental Advisory Committee (EAC). In May 2022, the Board adopted a resolution encouraging voluntary participation in reducing the use of single-use plastics. The law passed by the state legislature was being challenged in the courts by several municipalities at that time. The Solicitor has shared an ordinance that his office drafted for another municipality which the Board could use as a model should they decide to enact an ordinance. Staff is seeking direction as to whether they should pursue this ban or continue to utilize the EAC and Township communications to encourage everyone to discontinue the use of single-use plastic bags. Discussion followed. Ms. Bamford stated that this is a movement and people will adjust and have been adjusting to stores that no longer or never supplied single-use plastic bags. Ms. Staab spoke about Wegmans and the program they have implemented. Ms. Long stated that an ordinance would not just affect grocery stores, but other businesses that utilize plastic bags to sell products, and it is important to make sure that people understand how this would impact them. Ms. Chimera said that she felt people would get used to it. Ms. Kilkenney suggested that if the Board enacted an ordinance, it would be a good idea to have a grace period and that education was a key component for its success. The consensus was to come back to the Board with a plan to educate the public and draft an ordinance with less language than the sample draft that would work for the Township.

New Business:

19. Department Reports: Monthly reports were submitted by each department for activity in the month of September. Ms. McCreary updated the Board on recent administrative activities. She expressed her appreciation for all the staff who worked tirelessly to make this year's Autumn Festival a success, especially Angelina Capozzi and Derek Muller. She advised the Board that the Department Heads continue to work on the Continuity of Operations Plan (COOP) under the guidance of Chief Wiegman, our Emergency Management Coordinator. This plan will provide a blueprint for the Township in the event of an incident at one of our buildings, the Township, or the region. The budget presentation is scheduled for the November 14th public meeting along with the MTMSA budget presentation and adoption of the comprehensive plan after the 45-day comment period. Under project updates, the Stump Road sidewalk by Newport Lane will commence. The design is being finalized for Fellowship Park to submit to DCNR for approval before authorization to advertise the project on PennBID. The Township was awarded a \$271,072 grant from the County for installing rapid flashing beacons at Spring Valley and

Whistlestop Parks entrances. Angelina Capozzi, Brian Sullivan and Derek Muller will present a session at the 2023 PRPS conference, as well as Brian Shapiro. Ms. McCreary also announced that she spoke at a Chamber of Commerce event held on October 19th at Horsham Township, where she provided an update on everything that is going on in Montgomery Township.

20. Committee Reports: Ms. Ware reported that the Senior Committee discussed their community outreach efforts while attending Rep. Todd Stephens Senior Expo as well as the Township's Autumn Festival event. Rep. Todd Stephens attended the meeting and provided an update on the state's budget. Ms. Staab reported that the BDP met the new Police Canines, Dante and Riggs, and learned about their training. Ms. Staab also reported that she met the new general manager of the Montgomery Mall, Theresa Napoli, and she shared some of the upcoming activities that may be happening there. Ms. Bamford reported on the Shade Tree Commission where they discussed ideas on how to assist homeowners with the replacement of street trees. Ms. McCreary said that there had been a discussion about possibly lowering the size of the replacement trees so that they would be less expensive and more inclined to thrive when planted. The Sewer Authority will be making its budget presentation at the November 14, 2022 Board meeting, and they continue to participate in the wastewater surveillance program. They are seeing spikes in the presence of COVID in the wastewater now that people are spending more time indoors again. Ms. Chimera recognized the members of the Autumn Festival Committee and thanked them for their efforts for this year's event. There was no Planning Commission meeting, and the Park and Recreation Board discussed the dog park. Ms. Long reported that the Public Safety Committee discussed the dogs running at large in Township parks issue. The Fire Department discussed its fire prevention month activities and completed its smoke detector installation project. Graduates of the Citizens Police Academy recently met and stuffed 1,100 bags of Halloween candy for the Police Department to distribute on Halloween.

21. Adjournment: Upon motion by Ms. Bamford and seconded by Ms. Staab, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary

11/10/2022 02:18 PM
User: msanders
DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP
CHECK DATE FROM 10/25/2022 - 11/14/2022

Page: 1/3

Check Date	Bank	Check	Vendor	Vendor Name	Amount	Status
Bank 01 UNIVEST CHECKING						
10/27/2022	01	93042	00000208	DELL MARKETING L.P.	2,320.21	Cleared
10/27/2022	01	93043	MISC	HEEBNER INVESTMENTS LLC	12,812.99	Cleared
11/02/2022	01	93044	100002032	KBC CONSTRUCTION LLC	33,914.35	Cleared
11/07/2022	01	93045	100001247	BRIAN SHAPIRO	2,417.44	Cleared
11/09/2022	01	93046	100001976	DERRICK PERRY	320.00	Open
11/09/2022	01	93047	00902813	JOEDY JOHNSON	280.00	Open
11/09/2022	01	93048	100001911	JULIUS MACK	200.00	Open
11/09/2022	01	93049	100002075	JUSTIN GREEN	200.00	Open
11/09/2022	01	93050	100000411	SPENCER D. BORINE	160.00	Open
11/09/2022	01	93051	100001913	TYRONE C TATE	160.00	Open
11/10/2022	01	93052	00000496	21ST CENTURY MEDIA NEWSPAPERS LL	1,145.08	Open
11/10/2022	01	93053	00001370	A. BRUCE WEIKEL	340.00	Open
11/10/2022	01	93054	00000006	ACME UNIFORMS FOR INDUSTRY	614.20	Open
11/10/2022	01	93055	100000892	ADAM ZWISLEWSKI	350.00	Open
11/10/2022	01	93056	00001202	AIRGAS, INC.	302.45	Open
11/10/2022	01	93057	00000350	AJK INC.	360.00	Open
11/10/2022	01	93058	100002090	ALANNA ECK	12.00	Open
11/10/2022	01	93059	100000814	AMAZON.COM SERVICES, INC	1,555.15	Open
11/10/2022	01	93060	100001480	ANDREA O'FLYNN	24.00	Open
11/10/2022	01	93061	100000888	ANDREW WEINER	300.00	Open
11/10/2022	01	93062	100001890	ANGEL G. MEJIAS	400.00	Open
11/10/2022	01	93063	100001978	ANTHONY ZIRPOLI	300.00	Open
11/10/2022	01	93064	00000027	ARMOUR & SONS ELECTRIC, INC.	232.53	Open
11/10/2022	01	93065	00000030	ASSOCIATED TRUCK PARTS	787.88	Open
11/10/2022	01	93066	00000031	AT&T	130.67	Open
11/10/2022	01	93067	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	546.07	Open
11/10/2022	01	93068	00000340	B SAFE INC.	642.89	Open
11/10/2022	01	93069	100002093	BERGEY'S WHOLESALE PARTS	97.56	Open
11/10/2022	01	93070	00000240	BEST LINE LEASING	480.00	Open
11/10/2022	01	93071	100000128	BOW WOW WASTE	1,350.75	Open
11/10/2022	01	93072	100000979	BRANDON UZDZIENSKI	50.00	Open
11/10/2022	01	93073	100000331	BSN SPORTS, LLC	105.60	Open
11/10/2022	01	93074	00000069	C L WEBER CO INC.	65.03	Open
11/10/2022	01	93075	100000405	C.E.S.	477.90	Open
11/10/2022	01	93076	100001974	CAMPBELL SUPPLY COMPANY	21,495.10	Open
11/10/2022	01	93077	100000878	CARL F. HERR	100.00	Open
11/10/2022	01	93078	100001879	CARLOS A. GONZALEZ JR	250.00	Open
11/10/2022	01	93079	100001052	CHARLIE'S LAWN CARE	70.00	Open
11/10/2022	01	93080	00000363	COMCAST	10.52	Open
11/10/2022	01	93081	00000825	COMMONWEALTH OF PA	35.00	Open
11/10/2022	01	93082	100002088	CRASH CHAMPIONS #0504	3,603.64	Open
11/10/2022	01	93083	00001460	D.J.B. SPECIALTIES, INC.	3,416.93	Open
11/10/2022	01	93084	100001209	DALE ALDERFER	60.00	Open
11/10/2022	01	93085	100001968	DARRAH CARNEY	1,575.00	Open
11/10/2022	01	93086	00000701	DIVERSIFIED STORAGE SOLUTIONS INC	212.50	Open
11/10/2022	01	93087	00000967	DVHT DELAWARE VALLEY HEALTH TRUST	160,810.52	Open
11/10/2022	01	93088	100001112	DYAN KRAJNIKOVICH	1,320.00	Open
11/10/2022	01	93089	00001332	EAGLE POWER & EQUIPMENT CORP	14.36	Open
11/10/2022	01	93090	100000473	EAGLE POWER TURF & TRACTOR, INC	20.01	Open
11/10/2022	01	93091	00903110	ESTABLISHED TRAFFIC CONTROL	144.00	Open
11/10/2022	01	93092	00000161	EUREKA STONE QUARRY, INC.	675.67	Open
11/10/2022	01	93093	00000169	FEDEX	92.48	Open
11/10/2022	01	93094	00000180	FRANK CALLAHAN COMPANY, INC.	429.07	Open
11/10/2022	01	93095	100001602	FRANK J. BLUSIEWICZ JR	300.00	Open
11/10/2022	01	93096	100000187	FRED BEANS FORD LINCOLN	36,000.00	Open
11/10/2022	01	93097	100000187	FRED BEANS FORD LINCOLN	36,000.00	Open
11/10/2022	01	93098	100000187	FRED BEANS FORD LINCOLN	36,000.00	Open
11/10/2022	01	93099	100001744	FUNDAMENTAL TENNIS	896.00	Open
11/10/2022	01	93100	00000188	GALLS, AN ARAMARK CO., LLC	357.18	Open
11/10/2022	01	93101	00000193	GEORGE ALLEN PORTABLE TOILETS, IN	833.00	Open
11/10/2022	01	93102	00000817	GILMORE & ASSOCIATES, INC.	61,047.69	Open
11/10/2022	01	93103	00000817	VOID	0.00	Open
11/10/2022	01	93104	00000817	VOID	0.00	Open
11/10/2022	01	93105	00000817	VOID	0.00	Open
11/10/2022	01	93106	00000198	GLASGOW, INC.	247.86	Open
11/10/2022	01	93107	00001842	GLEN ROETMAN	50.00	Open
11/10/2022	01	93108	00001323	GLICK FIRE EQUIPMENT COMPANY INC	2,159.01	Open
11/10/2022	01	93109	00000219	GLOBAL INDUSTRIAL	205.18	Open
11/10/2022	01	93110	00001616	GLOCK PROFESSIONAL, INC.	250.00	Open
11/10/2022	01	93111	100002091	GOODWILL KEYSTONE AREA	1,000.00	Open
11/10/2022	01	93112	00001784	GOOGLE INC.	18.00	Open
11/10/2022	01	93113	00000608	GOOSE SQUAD L.L.C.	900.00	Open
11/10/2022	01	93114	00000229	GRAINGER	281.82	Open
11/10/2022	01	93115	00000213	HAJOCA CORPORATION	125.55	Open
11/10/2022	01	93116	00000114	HARLEYSVILLE MATERIALS, LLC	277.92	Open
11/10/2022	01	93117	100002089	HERO INDUSTRIES, INC	660.00	Open
11/10/2022	01	93118	00000903	HOME DEPOT CREDIT SERVICES	333.69	Open
11/10/2022	01	93119	00441122	HORSHAM CAR WASH	276.00	Open

Check Date	Bank	Check	Vendor	Vendor Name	Amount	Status
11/10/2022	01	93120	00000102	INTERSTATE BATTERY SYSTEMS OF	124.95	Open
11/10/2022	01	93121	100000882	JACOB MILLEVOI	50.00	Open
11/10/2022	01	93122	100001994	JOHN BERESCHAK	150.00	Open
11/10/2022	01	93123	00000740	K.J. DOOR SERVICES INC.	1,244.56	Open
11/10/2022	01	93124	100000554	KEITH GRIERSON	50.00	Open
11/10/2022	01	93125	100002042	KENCO HYDRAULICS	696.00	Open
11/10/2022	01	93126	100001811	KEYSTONE MUNICIPAL SERVICES, INC.	8,137.50	Open
11/10/2022	01	93127	100001592	KILKENNY LAW, LLC	37,399.00	Open
11/10/2022	01	93128	100002087	KIRBYBUILT SALES	3,974.23	Open
11/10/2022	01	93129	100001661	KYLE W. STUMP	200.00	Open
11/10/2022	01	93130	100002036	LANSDALE AUTOMOTIVE GROUP	420.00	Open
11/10/2022	01	93131	00000738	LENNI ELECTRIC CORP	2,660.73	Open
11/10/2022	01	93132	00001706	LOWE'S COMPANIES INC.	72.09	Open
11/10/2022	01	93133	00000201	MASTERTech AUTO SERVICE, LLC	4,953.09	Open
11/10/2022	01	93134	00001330	MCCALLON STAFFING SPECIALISTS	771.12	Open
11/10/2022	01	93135	00002016	MICHAEL D. SHINTON	50.00	Open
11/10/2022	01	93136	100000875	MICHAEL H. BEAN	250.00	Open
11/10/2022	01	93137	100001926	MICHAEL J. KUNZIG	100.00	Open
11/10/2022	01	93138	100000885	MICHAEL SHEARER	100.00	Open
11/10/2022	01	93139	100001891	MICHAEL STACHOWICZ	50.00	Open
11/10/2022	01	93140	00000324	MOYER INDOOR / OUTDOOR	322.30	Open
11/10/2022	01	93141	00000321	MUSCO CORPORATION	8,350.00	Open
11/10/2022	01	93142	00000540	MYSTIC PIZZA	122.00	Open
11/10/2022	01	93143	100002092	NENA	299.00	Open
11/10/2022	01	93144	100001650	NEW ERA TECHNOLOGY	2,480.00	Open
11/10/2022	01	93145	00000356	NORTH WALES WATER AUTHORITY	105.84	Open
11/10/2022	01	93146	100001969	ODP BUSINESS SOLUTIONS, LLC	265.09	Open
11/10/2022	01	93147	100001567	OMEGA SYSTEMS CONSULTANTS, INC.	1,550.03	Open
11/10/2022	01	93148	100000120	OTIS ELEVATOR COMPANY	225.00	Open
11/10/2022	01	93149	100000039	PA TURNPIKE TOLL BY PLATE	35.30	Open
11/10/2022	01	93150	00000397	PECO ENERGY	14,685.75	Open
11/10/2022	01	93151	00000399	PECO ENERGY	7,208.03	Open
11/10/2022	01	93152	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC	184.95	Open
11/10/2022	01	93153	100000754	PETROLEUM TRADERS CORP.	6,658.90	Open
11/10/2022	01	93154	100000755	PETROLEUM TRADERS CORP.	9,693.29	Open
11/10/2022	01	93155	00000009	PETTY CASH	155.95	Open
11/10/2022	01	93156	00000945	PIPERSVILLE GARDEN CENTER, INC.	286.46	Open
11/10/2022	01	93157	00001000	PSM	450.00	Open
11/10/2022	01	93158	00000252	PURE CLEANERS	702.10	Open
11/10/2022	01	93159	100001010	RACHEL GIBSON	420.00	Open
11/10/2022	01	93160	00000430	REM-ARK ALLOYS, INC.	435.44	Open
11/10/2022	01	93161	100001218	ROBERT DECKER ENTERPRISES, INC.	1,747.28	Open
11/10/2022	01	93162	00000741	ROBERT E. LITTLE, INC.	66.24	Open
11/10/2022	01	93163	MISC	ROMERO ROOFING & SIDING	90.00	Open
11/10/2022	01	93164	100001960	RYAN W. IRVIN	50.00	Open
11/10/2022	01	93165	00000653	SCATTON'S HEATING & COOLING, INC.	112.00	Open
11/10/2022	01	93166	00000365	SCOTT BENDIG	300.00	Open
11/10/2022	01	93167	100001591	SCOTT YOUNG	150.00	Open
11/10/2022	01	93168	00001618	SEALMASTER	180.72	Open
11/10/2022	01	93169	100000874	SEAN ALLISON	100.00	Open
11/10/2022	01	93170	00000465	SHAPIRO FIRE PROTECTION COMPANY	46.37	Open
11/10/2022	01	93171	00001030	SIGNAL CONTROL PRODUCTS, LLC	1,610.00	Open
11/10/2022	01	93172	100000701	STAPLES BUSINESS CREDIT	983.20	Open
11/10/2022	01	93173	MISC	STATE PERMITS INC	1,180.00	Open
11/10/2022	01	93174	00000475	STEVE WIATER	150.00	Open
11/10/2022	01	93175	100002067	SUNBELT RENTALS, INC.	901.38	Open
11/10/2022	01	93176	100002017	TD CARD SERVICES	5,086.90	Open
11/10/2022	01	93177	100001990	TEK I.D. INC.	367.00	Open
11/10/2022	01	93178	00906111	THE PROTECTION BUREAU	354.57	Open
11/10/2022	01	93179	00000506	TRANS UNION LLC	90.00	Open
11/10/2022	01	93180	00000077	TRISTATE ENVIRONMENTAL	5,677.95	Open
11/10/2022	01	93181	100001181	TURTLE & HUGHES ELECTRICAL &	226.50	Open
11/10/2022	01	93182	00000308	TYLER TECHNOLOGIES, INC	50,520.00	Open
11/10/2022	01	93183	03214643	UNWINED & PAINT	40.00	Open
11/10/2022	01	93184	100000209	VERITIV	721.00	Open
11/10/2022	01	93185	00000040	VERIZON	67.03	Open
11/10/2022	01	93186	00000040	VERIZON	39.54	Open
11/10/2022	01	93187	00000040	VERIZON	269.00	Open
11/10/2022	01	93188	00000040	VERIZON	354.15	Open
11/10/2022	01	93189	00000040	VERIZON	573.79	Open
11/10/2022	01	93190	00000040	VERIZON	185.56	Open
11/10/2022	01	93191	00000040	VERIZON	289.00	Open
11/10/2022	01	93192	00000038	VERIZON WIRELESS SERVICES, LLC	3,038.78	Open
11/10/2022	01	93193	100000787	VILLAGE RESALES LLC	10.80	Open
11/10/2022	01	93194	100000854	VINAY P. SETTY	380.00	Open
11/10/2022	01	93195	100000891	VINCENT ZIRPOLI	330.00	Open
11/10/2022	01	93196	00001329	WELDON AUTO PARTS	234.00	Open
11/10/2022	01	93197	00000632	WEST GENERATOR SERVICES INC.	97.75	Open
11/10/2022	01	93198	100000295	WISSAHICKON CLEAN WATER PARTNERSH	10,000.00	Open
11/10/2022	01	93199	00000760	WM CORPORATE SERVICES, INC	1,801.50	Open

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #05

SUBJECT: Construction Escrow Release No. 7 – 740 Bethlehem Pike,
Montgomeryville Realty Associates, LLC (LDS 701)
MEETING DATE: November 14, 2022
BOARD LIAISON: Tanya C. Bamford, Chairwoman
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Attached is a construction escrow release requested by Montgomeryville Realty Associates, LLC for 740 Bethlehem Pike as recommended by the Township Engineer.

The original amount of the escrow was \$750,643.58, held as CASH. After the first release, the escrow was converted to a Letter of Credit in the amount of \$735,341.08 on February 8, 2022.

This is the seventh release for this project and is in the amount of **\$139,505.25**. The new balance of the Letter of Credit would be **\$209,283.33**.

BUDGET IMPACT: None

RECOMMENDATION: That the construction escrow be released.

MOTION/RESOLUTION:

Motion to authorize as part of the consent agenda.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 10, 2022

File No. 2012-10063-01

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

Reference: Montgomeryville Realty Association, LLC - LD/S#701
740 Bethlehem Pike
Escrow Release 7

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of **\$139,505.25** have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

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

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

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

GJA/JPD

Enclosure: Release of Escrow Form & Summary of Improvement Escrow Account (11/10/2022)

cc: Bruce S. Shoupe, Director of Planning and Zoning
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator - Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
Steve Muchnick – Montgomeryville Realty Association
Brian Ward – Mid Atlantic Construction, Inc.
Ed Paludi – Mid Atlantic Construction, Inc.
Mike Van Saun – Mid Atlantic Construction, Inc.
James Dougherty, PE – Gilmore & Associates, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Gilmore & Associates, Inc.
Damon Drummond, PE, PTOE – Gilmore & Associates, Inc.
Brian Dusault, Construction Services Manager - Gilmore & Associates, Inc.

RELEASE OF ESCROW FORM

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

Date: 10/03/2022

Development: 740 Bethlehem Pike - LDS-701
Release #: 7

G&A Project #: 2012-10063-01

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$136,423.25. Enclosed is a copy of our escrow spreadsheet with the quantities noted.


ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 11/10/2022

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$139,505.25 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.


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

Resolution # _____

WHEREAS, a request for release of escrow was received from Montgomeryville Realty Associates, LLC for 740 Bethlehem Pike - LDS-701, in the amount of \$136,423.25, on the representation that work set forth in the Land Development Agreement to the extent has been completed and;
WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$139,505.25
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$139,505.25; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum contingent upon payment of any and all outstanding bills.
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit / CASH with Montgomery Township in total sum of \$750,643.58 pursuant to a signed Land Development Agreement and that \$401,855.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$209,283.33 in escrow.

MOTION BY: _____
SECOND BY: _____
DATED: _____
RELEASED BY: _____

VOTE: _____

Department Director



ESCROW RELEASE NO.: 7

DATE PREPARED: 10-Nov-2022
44775

PROJECT NAME: 740 Bethlehem Pike	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Montgomeryville Realty Associates, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-701
ESCROW AGENT: Citizens & Northern Bank		G&A PROJECT NO.: 2012-10063-01
TYPE OF SECURITY: Letter of Credit / CASH	MAINTENANCE BOND AMOUNT (15%): \$ 102,360.49	AGREEMENT DATE: 22-Jul-2020

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 682,403.25	\$ 139,505.25	\$ 401,855.00	\$ 541,360.25	\$ 141,043.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 68,240.33	\$ -	\$ -	\$ -	\$ 68,240.33
TOTAL	\$ 750,643.58	\$ 139,505.25	\$ 401,855.00	\$ 541,360.25	\$ 209,283.33

CONSTRUCTION ITEMS					CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
UNIT	QUANTITY	UNIT COST	TOTAL COST		QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. SOIL EROSION AND SEDIMENT CONTROL												
1. Construction Entrance	EA	1	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -
2. 12 inch Filter Sock	LF	650	\$ 8.50	\$ 5,525.00		\$ -	650.00	\$ 5,525.00	650.00	\$ 5,525.00		\$ -
3. 18 inch Filter Sock	LF	558	\$ 9.50	\$ 5,301.00		\$ -	558.00	\$ 5,301.00	558.00	\$ 5,301.00		\$ -
4. 24 inch Filter Sock	LF	93	\$ 10.50	\$ 976.50		\$ -	93.00	\$ 976.50	93.00	\$ 976.50		\$ -
5. Stone Inlet Protection	EA	1	\$ 850.00	\$ 850.00		\$ -	1.00	\$ 850.00	1.00	\$ 850.00		\$ -
6. Filter Bag Inlet Protection	EA	3	\$ 150.00	\$ 450.00		\$ -	3.00	\$ 450.00	3.00	\$ 450.00		\$ -
7. NAG S75 Erosion Control Matting	SF	4,395	\$ 0.25	\$ 1,098.75	4,395.00	\$ 1,098.75		\$ -	4,395.00	\$ 1,098.75		\$ -
8. Remove E&S Measures	LS	1	\$ 1,750.00	\$ 1,750.00	1.00	\$ 1,750.00		\$ -	1.00	\$ 1,750.00		\$ -
B. EARTHWORK												
1. Site Grading	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00		\$ -
2. Retaining Wall (Vilsmeier)	SF	300	\$ 40.00	\$ 12,000.00		\$ -	300.00	\$ 12,000.00	300.00	\$ 12,000.00		\$ -
3. Retaining Wall (side yard)	SF	800	\$ 40.00	\$ 32,000.00		\$ -	800.00	\$ 32,000.00	800.00	\$ 32,000.00		\$ -
4. Fall Protection Guard (side yard)	LF	150	\$ 40.00	\$ 6,000.00	150.00	\$ 6,000.00		\$ -	150.00	\$ 6,000.00		\$ -
C. STORMWATER												
1. 6 in. Perforated PVC	LF	244	\$ 12.00	\$ 2,928.00		\$ -	244.00	\$ 2,928.00	244.00	\$ 2,928.00		\$ -
2. 8 in. PVC	LF	155	\$ 16.00	\$ 2,480.00		\$ -	155.00	\$ 2,480.00	155.00	\$ 2,480.00		\$ -
3. 15 in. HDPE	LF	632	\$ 38.00	\$ 24,016.00		\$ -	632.00	\$ 24,016.00	632.00	\$ 24,016.00		\$ -
4. Type M Inlet	EA	2	\$ 2,000.00	\$ 4,000.00		\$ -	2.00	\$ 4,000.00	2.00	\$ 4,000.00		\$ -
5. Outlet Structure - Type 4 Box w/ M Top (#B1)	EA	1	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -
6. Outlet Structure - Type 4 Box w/ MH Top (#A3.1)	EA	1	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -
7. Type C Inlet	EA	2	\$ 2,500.00	\$ 5,000.00		\$ -	2.00	\$ 5,000.00	2.00	\$ 5,000.00		\$ -
8. Storm Manhole	EA	2	\$ 3,500.00	\$ 7,000.00		\$ -	2.00	\$ 7,000.00	2.00	\$ 7,000.00		\$ -
9. Underground Detention Basin	LS	1	\$ 30,000.00	\$ 30,000.00		\$ -	1.00	\$ 30,000.00	1.00	\$ 30,000.00		\$ -
10. Detention Basin	LS	1	\$ 25,000.00	\$ 25,000.00		\$ -	1.00	\$ 25,000.00	1.00	\$ 25,000.00		\$ -
11. Soil Amendments	SY	1,810	\$ 1.50	\$ 2,715.00	1,810.00	\$ 2,715.00		\$ -	1,810.00	\$ 2,715.00		\$ -
12. Flared End Section	EA	1	\$ 1,500.00	\$ 1,500.00		\$ -	1.00	\$ 1,500.00	1.00	\$ 1,500.00		\$ -
13. Rip Rap	SF	36	\$ 8.00	\$ 288.00	36.00	\$ 288.00		\$ -	36.00	\$ 288.00		\$ -
14. Level Spreader	EA	1	\$ 850.00	\$ 850.00	1.00	\$ 850.00		\$ -	1.00	\$ 850.00		\$ -
15. Post & Rail Fence	LF	362	\$ 15.00	\$ 5,430.00	362.00	\$ 5,430.00		\$ -	362.00	\$ 5,430.00		\$ -
D. SITE IMPROVEMENTS												
1. Concrete Curb, inc. curb line sealing	LF	1,620	\$ 18.00	\$ 29,160.00		\$ -	1,620.00	\$ 29,160.00	1,620.00	\$ 29,160.00		\$ -
2. 1.5 in. 9.5mm Wearing Course	SY	5,020	\$ 9.00	\$ 45,180.00	5,020.00	\$ 45,180.00		\$ -	5,020.00	\$ 45,180.00		\$ -
3. 2.5 in. 25mm Binder Course	SY	5,020	\$ 15.00	\$ 75,300.00		\$ -	5,020.00	\$ 75,300.00	5,020.00	\$ 75,300.00		\$ -
4. 6 in. 2A Subbase	SY	5,020	\$ 11.25	\$ 56,475.00		\$ -	5,020.00	\$ 56,475.00	5,020.00	\$ 56,475.00		\$ -
5. Concrete Wheel Stop	EA	24	\$ 200.00	\$ 4,800.00		\$ -		\$ -		\$ -	24.00	\$ 4,800.00
6. Concrete Pad (4,000 psi w/ fiber), inc. 6 inch 2A	SY	179	\$ 100.00	\$ 17,900.00		\$ -	179.00	\$ 17,900.00	179.00	\$ 17,900.00		\$ -
7. Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A	SF	3,343	\$ 9.00	\$ 30,087.00	1,671.50	\$ 15,043.50	1,671.50	\$ 15,043.50	3,343.00	\$ 30,087.00		\$ -
8. PennDOT Compliant Ramp, inc. DWS	EA	2	\$ 2,500.00	\$ 5,000.00	1.00	\$ 2,500.00		\$ -	1.00	\$ 2,500.00	1.00	\$ 2,500.00
9. Bollards w/ ADA signs	EA	24	\$ 800.00	\$ 19,200.00		\$ -	24.00	\$ 19,200.00	24.00	\$ 19,200.00		\$ -



ESCROW RELEASE NO.: 7

DATE PREPARED: 10-Nov-2022
44775

PROJECT NAME: 740 Bethlehem Pike	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Montgomeryville Realty Associates, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-701
ESCROW AGENT: Citizens & Northern Bank		G&A PROJECT NO.: 2012-10063-01
TYPE OF SECURITY: Letter of Credit / CASH	MAINTENANCE BOND AMOUNT (15%): \$ 102,360.49	AGREEMENT DATE: 22-Jul-2020

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 682,403.25	\$ 139,505.25	\$ 401,855.00	\$ 541,360.25	\$ 141,043.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 68,240.33	\$ -	\$ -	\$ -	\$ 68,240.33
TOTAL	\$ 750,643.58	\$ 139,505.25	\$ 401,855.00	\$ 541,360.25	\$ 209,283.33

219292

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
E. LIGHTING												
1. LED Pole Mounted Light w/Foundation & Shield	EA	12	\$ 3,500.00	\$ 42,000.00	12.00	\$ 42,000.00		\$ -	12.00	\$ 42,000.00		\$ -
2. LED Wall Mounted Light	EA	1	\$ 550.00	\$ 550.00	1.00	\$ 550.00		\$ -	1.00	\$ 550.00		\$ -
3. LED Wall Mounted Sconce	EA	9	\$ 1,400.00	\$ 12,600.00	9.00	\$ 12,600.00		\$ -	9.00	\$ 12,600.00		\$ -
4. Underground Electrical Work	LS	1	\$ 1,750.00	\$ 1,750.00		\$ -	1.00	\$ 1,750.00	1.00	\$ 1,750.00		\$ -
F. LANDSCAPING												
Shade Trees												
1. Acer rubrum 'Armstrong'	3" cal. min.	EA	2	\$ 650.00	\$ 1,300.00	\$ -	\$ -	\$ -	\$ -	2.00	\$ 1,300.00	\$ -
2. Carpinus Caroliniana	3" cal. min.	EA	2	\$ 650.00	\$ 1,300.00	\$ -	\$ -	\$ -	\$ -	2.00	\$ 1,300.00	\$ -
3. Liquidambar Styraciflua 'Rotundiloba'	3" cal. min.	EA	13	\$ 650.00	\$ 8,450.00	\$ -	\$ -	\$ -	\$ -	13.00	\$ 8,450.00	\$ -
4. Nyssa Sylvatica	3" cal. min.	EA	7	\$ 650.00	\$ 4,550.00	\$ -	\$ -	\$ -	\$ -	7.00	\$ 4,550.00	\$ -
5. Quercus Bicolor	3" cal. min.	EA	3	\$ 650.00	\$ 1,950.00	\$ -	\$ -	\$ -	\$ -	3.00	\$ 1,950.00	\$ -
Ornamental Trees												
6. Amelanchier Laevis	1-1/4" cal. Min.	EA	8	\$ 550.00	\$ 4,400.00	\$ -	\$ -	\$ -	\$ -	8.00	\$ 4,400.00	\$ -
7. Cornus Kousa	1-1/4" cal. Min.	EA	8	\$ 550.00	\$ 4,400.00	\$ -	\$ -	\$ -	\$ -	8.00	\$ 4,400.00	\$ -
Evergreen Trees												
8. Chamaecyparis Nootkatensis 'Pendula'	6 - 7 ft. ht.	EA	2	\$ 550.00	\$ 1,100.00	\$ -	\$ -	\$ -	\$ -	2.00	\$ 1,100.00	\$ -
9. Picea Glauca	8 - 10 ft. ht.	EA	14	\$ 550.00	\$ 7,700.00	\$ -	\$ -	\$ -	\$ -	14.00	\$ 7,700.00	\$ -
10. Picea Abies 'Pendula'	6 - 7 ft. ht.	EA	1	\$ 550.00	\$ 550.00	\$ -	\$ -	\$ -	\$ -	1.00	\$ 550.00	\$ -
11. Picea Pungens	8 - 10 ft. ht.	EA	10	\$ 550.00	\$ 5,500.00	\$ -	\$ -	\$ -	\$ -	10.00	\$ 5,500.00	\$ -
Evergreen Shrubs												
12. Buxus Microphylla 'Winter Gem'	30 - 36 in. ht.	EA	93	\$ 95.00	\$ 8,835.00	\$ -	\$ -	\$ -	\$ -	93.00	\$ 8,835.00	\$ -
13. Chamaecyparis Obtusa	5 - 6 ft. ht.	EA	2	\$ 95.00	\$ 190.00	\$ -	\$ -	\$ -	\$ -	2.00	\$ 190.00	\$ -
14. Chamaecyparis Pisifera 'Filifera Aurea Nana'	30 in. min.	EA	12	\$ 95.00	\$ 1,140.00	\$ -	\$ -	\$ -	\$ -	12.00	\$ 1,140.00	\$ -
15. Ilex Crenata 'Compacta'	24 in. min.	EA	11	\$ 95.00	\$ 1,045.00	\$ -	\$ -	\$ -	\$ -	11.00	\$ 1,045.00	\$ -
16. Juniperus Chinensis 'Hetzii Columnaris'	8 ft. ht.	EA	11	\$ 95.00	\$ 1,045.00	\$ -	\$ -	\$ -	\$ -	11.00	\$ 1,045.00	\$ -
17. Picea Pungens 'Glaucia Globosa'	3 - 4 ft. ht.	EA	2	\$ 95.00	\$ 190.00	\$ -	\$ -	\$ -	\$ -	2.00	\$ 190.00	\$ -
18. Rhododendron X Kurume 'Del Val White'	24 in. ht.	EA	9	\$ 95.00	\$ 855.00	\$ -	\$ -	\$ -	\$ -	9.00	\$ 855.00	\$ -
19. Viburnum X Rhytidophyllum	3 - 4 ft. ht.	EA	11	\$ 95.00	\$ 1,045.00	\$ -	\$ -	\$ -	\$ -	11.00	\$ 1,045.00	\$ -
Deciduous Shrubs												
20. Clethra Alnifolia	30 in. min.	EA	25	\$ 95.00	\$ 2,375.00	\$ -	\$ -	\$ -	\$ -	25.00	\$ 2,375.00	\$ -
21. Clethra Alnifolia 'Hummingbird'	30 in. min.	EA	12	\$ 95.00	\$ 1,140.00	\$ -	\$ -	\$ -	\$ -	12.00	\$ 1,140.00	\$ -
22. Cornus Sericea Farrow	30 in. min.	EA	24	\$ 95.00	\$ 2,280.00	\$ -	\$ -	\$ -	\$ -	24.00	\$ 2,280.00	\$ -
23. Cornus Sericea 'Kelsey'	18 - 24 in.	EA	11	\$ 95.00	\$ 1,045.00	\$ -	\$ -	\$ -	\$ -	11.00	\$ 1,045.00	\$ -
24. Deutzia Gracilis 'Nikko'	18 - 24 in.	EA	23	\$ 95.00	\$ 2,185.00	\$ -	\$ -	\$ -	\$ -	23.00	\$ 2,185.00	\$ -
25. Hydrangea Quercifolia 'Snow Queen'	30 in. min.	EA	15	\$ 95.00	\$ 1,425.00	\$ -	\$ -	\$ -	\$ -	15.00	\$ 1,425.00	\$ -
26. Itea Virginica 'Little Henry'	30 in. min.	EA	45	\$ 95.00	\$ 4,275.00	\$ -	\$ -	\$ -	\$ -	45.00	\$ 4,275.00	\$ -
27. Ilex Verticillata 'Afterglow Winterberry'	30 - 36 in. ht.	EA	17	\$ 95.00	\$ 1,615.00	\$ -	\$ -	\$ -	\$ -	17.00	\$ 1,615.00	\$ -
28. Ilex Verticillata 'Jim Dandy Winterberry'	30 - 36 in. ht.	EA	5	\$ 95.00	\$ 475.00	\$ -	\$ -	\$ -	\$ -	5.00	\$ 475.00	\$ -
29. Viburnum Dentatum	3 - 4 ft. ht.	EA	7	\$ 95.00	\$ 665.00	\$ -	\$ -	\$ -	\$ -	7.00	\$ 665.00	\$ -



ESCROW RELEASE NO.: 7

DATE PREPARED: 10-Nov-2022

44775

PROJECT NAME: 740 Bethlehem Pike	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Montgomeryville Realty Associates, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-701
ESCROW AGENT: Citizens & Northern Bank		G&A PROJECT NO.: 2012-10063-01
TYPE OF SECURITY: Letter of Credit / CASH	MAINTENANCE BOND AMOUNT (15%): \$ 102,360.49	AGREEMENT DATE: 22-Jul-2020

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 682,403.25	\$ 139,505.25	\$ 401,855.00	\$ 541,360.25	\$ 141,043.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 68,240.33	\$ -	\$ -	\$ -	\$ 68,240.33
TOTAL	\$ 750,643.58	\$ 139,505.25	\$ 401,855.00	\$ 541,360.25	\$ 209,283.33

219292

CONSTRUCTION ITEMS					UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)			
									QTY	COST	QTY	COST	QTY	COST	QTY	COST		
Ground Cover																		
30.	Juniperus Horizontalis 'Monber'	15 - 18 in. spd.	EA	55	\$	15.00	\$	825.00	\$	-	\$	-	\$	-	55.00	\$	825.00	
31.	Rhus aromatica 'Gro-Low'	15 - 18 in. spd.	EA	83	\$	15.00	\$	1,245.00	\$	-	\$	-	\$	-	83.00	\$	1,245.00	
G. HOP																		
1.	Road Restoration (Full depth cross section along curb)		SY	262	\$	50.00	\$	13,100.00	\$	-	\$	-	\$	-	262.00	\$	13,100.00	
2.	1.5 inch Mill & Overlay		SY	1,074	\$	12.00	\$	12,888.00	\$	-	\$	-	\$	-	1,074.00	\$	12,888.00	
3.	Mountable Curb		LF	40	\$	40.00	\$	1,600.00	\$	-	\$	-	\$	-	40.00	\$	1,600.00	
4.	Concrete Island		SF	78	\$	20.00	\$	1,560.00	\$	-	\$	-	\$	-	78.00	\$	1,560.00	
5.	Modify Inlet		EA	1	\$	2,500.00	\$	2,500.00	\$	-	\$	-	\$	-	1.00	\$	2,500.00	
6.	Striping		LS	1	\$	1,500.00	\$	1,500.00	\$	-	\$	-	\$	-	1.00	\$	1,500.00	
7.	M&PT		LS	1	\$	5,000.00	\$	5,000.00	\$	-	\$	-	\$	-	1.00	\$	5,000.00	
8.	PennDOT Compliant Ramp, inc. DWS		EA	3	\$	2,500.00	\$	7,500.00	\$	-	\$	-	\$	-	3.00	\$	7,500.00	
H. MISCELLANEOUS																		
1.	Trash Enclosure		EA	1	\$	8,000.00	\$	8,000.00	0.25	\$	2,000.00	0.75	\$	6,000.00	1.00	\$	8,000.00	
2.	Regulatory/Warning Signs		EA	6	\$	250.00	\$	1,500.00	\$	-	\$	-	\$	-	6.00	\$	1,500.00	
3.	Striping		LS	1	\$	6,500.00	\$	6,500.00	\$	-	\$	-	\$	-	1.00	\$	6,500.00	
4.	Construction Stakeout		LS	1	\$	8,000.00	\$	8,000.00	\$	-	1.00	\$	8,000.00	1.00	\$	8,000.00	\$	-
5.	As-Built Plans		LS	1	\$	5,000.00	\$	5,000.00	\$	-	\$	-	\$	-	1.00	\$	5,000.00	
I. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)																		
1.	10% Annual Construction Cost Increase (Balance as of mm/dd/yyyy - \$x,xxx.xx)		LS	1	\$	-	\$	-	\$	-	\$	-	\$	-	1.00	\$	-	
J. CONTINGENCY																		
1.	10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)		LS	1	\$	68,240.33	\$	68,240.33	\$	-	\$	-	\$	-	1.00	\$	68,240.33	

NOTES:

2020-03-11 Initial construction cost issued for Land Development Agreement.
2021-08-26 Construction cost revised to current unit costs.
2022-02-08 Initial CASH escrow of \$750,643.58 converted to Letter of Credit in the amount of \$735,341.08 following Release # 1 dated 12/1/2021 in the amount of \$15,302.50.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #06

SUBJECT: Environmental Advisory Committee Candidate, Scott Hemmons
MEETING DATE: November 14, 2022
BOARD LIAISON: Beth A. Staab, Supervisor
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

We received an email from Scott Hemmons, asking the Board to consider appointing him to the EAC. In your packet are his resume and volunteer committee application.

Mr. Hemmons was recommended for consideration by Ryan Rex, EAC Chairman, and is here this evening to introduce himself to the Board of Supervisors and answer any questions you may have.

With the resignation of Alicia Sasso, there is a vacancy on the EAC.

RECOMMENDATION:

Staff recommends the Board of Supervisors appoints Mr. Hemmons to the EAC.

MOTION/RESOLUTION:

Motion to appoint Scott Hemmons to the EAC for the remainder of the term which expires on January 1, 2024.

- 1) Motion by: _____ Second by: _____
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for a 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 Name:	Hemmons	Scott	P
	<i>Last</i>	<i>First</i>	<i>M.I.</i>
Address:			
	<i>Street Address</i>		<i>Apartment/Unit #</i>
		PA	
	<i>City</i>	<i>State</i>	<i>ZIP Code</i>
Home Phone:	E-Mail Address:		

PLEASE INCLUDE A CURRENT RESUME WITH THIS FORM.

CHECK ALL OF THOSE OF INTEREST:

- | | |
|---|--|
| <input type="checkbox"/> Autumn Festival Committee | <input type="checkbox"/> Pension Fund Advisory Committee |
| <input type="checkbox"/> Business Development Partnership (BDP) | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Community & Recreation Center Advisory Committee | <input type="checkbox"/> Public Safety Committee |
| <input checked="" type="checkbox"/> Environmental Advisory Committee | <input type="checkbox"/> Sewer Authority |
| <input type="checkbox"/> Finance Committee | <input type="checkbox"/> Senior Volunteer Committee |
| <input type="checkbox"/> Human Relations Commission | <input type="checkbox"/> Ready for 100 Ad-Hoc Advisory Committee |
| <input type="checkbox"/> Open Space Committee | <input type="checkbox"/> Shade Tree Commission |
| <input type="checkbox"/> Park and Recreation Board | <input type="checkbox"/> Zoning Hearing Board |

SCOTT HEMMONS

Digital Marketing Leader

DIGITAL MARKETING DIRECTOR

NSM Insurance Group / 12.2020 – Present

- Modernizing our B2B Brands' Digital Presence.
- Implementing Digital Marketing Best Practices.
- Analytics, Tracking, & Reporting. Development of a cost-per-lead tracking model.
- Managing email communications calendar which includes 20+ monthly in-house sends & 15+ monthly email vendor/partner sends. Digital Advertising with LinkedIn & Industry Publications.
- Website Ownership & Optimization of 10+ websites.

DIGITAL MARKETING MANAGER

SEI Investments / 2.2020 – 12.2020

- Lead Independent Advisor Solutions' Lead Generation & Brand Awareness Efforts.
- Streamlining Marketing & Sales Effectiveness.
- Manage Digital Media agencies & \$200k of media spend.
- Increasing our Digital Marketing presence using ABM (6sense), Search, Programmatic, Social, Media Agencies, and third-party partnerships.

DIGITAL MARKETING LEADER

LexisNexis IP / 9.2016 – 2.2020

- Supported LexisNexis IP, Reed Tech Life Sciences, and more.
- Development & implementation of the organization's digital marketing: vision, go-to-market strategies, and procedures.
- Selection, procurement, and ownership of the organization's marketing technology and marketing agencies.
- Ownership & maintenance of multiple websites, analytics & reporting, social media, digital advertising, and SEO.
- Launched new initiatives: LexisNexis IP as a standalone brand, GDPR Readiness / Compliance, Reed Tech's Government Solutions business, Better Patents Now podcast, Customer Hub for Training & Product Updates, and numerous new products & marketing platforms.

DIGITAL MARKETING ASSOCIATE

McKesson / 9.2013 – 9.2016

DIGITAL MARKETING MANAGER

Thomson Reuters / 1.2011 – 9.2013

CERTIFICATIONS

- > Agile Marketing (ICAgile)
- > Inbound Marketing (HubSpot)
- > Digital Marketing Certificate (George Washington University)

DIGITAL STRATEGY

- > Marketing Automation
- > Account-Based Marketing
- > Social Media Advertising
- > Search Engine Marketing
- > Digital Media Production
- > Content Marketing
- > Email Marketing
- > Analytics & Marketing Reporting

DIGITAL TOOLS

- > Hubspot
- > Salesforce
- > Marketo
- > Microsoft Dynamics 365
- > Google Ads (AdWords)
- > Google Analytics
- > HootSuite
- > HTML/CSS

SOFTWARE

- > Photoshop
- > WordPress
- > Dreamweaver
- > InDesign
- > Premiere Pro
- > Acrobat
- > Microsoft Office

BS, MARKETING

Bloomsburg University of Pennsylvania, 2006

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #07

SUBJECT: 2023 Proposed MTMSA Budget
MEETING DATE: November 14, 2022
BOARD LIAISON: Tanya C. Bamford, Chairwoman
INITIATED BY:

BACKGROUND:

Shannon Drosnock, Executive Director of the Montgomery Township Municipal Sewer Authority, will present the 2023 Proposed Budget and answer any questions.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #08

SUBJECT: 2023 Proposed Township Budget
MEETING DATE: November 14, 2022
BOARD LIAISON: Tanya C. Bamford, Chairwoman
INITIATED BY: Carolyn McCreary, Township Manager and Brian Shapiro, Finance Director

BACKGROUND:

Township Manager Carolyn McCreary and Director of Finance Brian Shapiro will present the 2023 Proposed Budget and answer any questions.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #09

SUBJECT:	Adoption of the 2022 Township Comprehensive Plan
MEETING DATE:	November 14, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Beginning in March 2021, the Planning Commission, Township Planning Consultants, and staff prepared and reviewed the draft 2022 Comprehensive Plan for Montgomery Township. The last time the plan was updated was in 2008. The Planning Commission held an additional public meeting each month as each component of the plan was drafted, presented, and reviewed. A community survey was conducted, and a public vision meeting was held to gain public input on the document.

Judy Stern-Goldstein and Stacy Yoder of Gilmore Associates presented the details relating to the Comprehensive Plan, the process, and the areas of focus and discussed the next steps leading to its adoption at the September 12th public meeting.

At that meeting, the Board of Supervisors accepted the document and authorized the 45-day public review period. Letters were sent to neighboring municipalities, the North Penn School District, and the Montgomery County Planning Commission with a link to the document.

RECOMMENDATION:

As the review period is complete, we recommend that the Board adopt the 2022 Comprehensive Plan.

MOTION/RESOLUTION:

Motion to adopt the Montgomery Township 2022 Comprehensive Plan.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 E. Butler Avenue, Ste 100
New Britain, PA 18901
(215) 345-4330
Fax (215) 345-8606
www.gilmore-assoc.com

MEMORANDUM

Date: November 3, 2022

To: Carolyn McCreary

From: Stacy Yoder

cc: Bruce Shoupe
Marianne McConnell
Judith Stern Goldstein

Reference: Response to County Review of Montgomery Township Comprehensive Plan
G&A Project No. 21-02115PLN

As part of the Comprehensive Plan adoption process, the draft Plan has to be advertised for public comment and submitted to the County Planning Agency, neighboring municipalities, and the school district for comments as well. The Township received a review letter from the Montgomery County Planning Commission dated October 28, 2022. We offer the following responses to the comments received:

CORRECTIONS

- A. We would encourage the Township to use official 2020 Census population counts in the demographic analysis section over the 2019 American Community Survey, as full population figures are now available and are comparable over a longer time horizon.
RESPONSE: At the time the plan was prepared, the 2020 Census data was not yet available. As per the 2020 Census data, the actual population for the Township is 25,862. This is only 182 persons less than the 2019 ACS Estimates and 683 persons less than DVRPC Estimates for 2020.
- B. The numerical percentage of land use by commercial uses is missing from the chart on page 40.
RESPONSE: Noted. We will correct this discrepancy.
- C. We would encourage the Township to rework the listing of state-owned roads on page 53; the list should be presented as factual and not "according to the Montgomery Township website". In addition, a segment of Knapp Road is owned by the state (between US 202 and PA 309) and should be listed.
RESPONSE: The information was obtained from the Township website and is noted as a reference. Knapp Road can be added as recommended.
- D. The Transportation goal 1 action item 5.1 on page 101 should reference Partnership TMA for "encouraging the use of and distribute information regarding alternate modes of transportation" instead of DVRPC.
RESPONSE: DVRPC provides publications and program information on bicycle planning and transit planning. However, Partnership TMA can be added to this action item as recommended.
- E. Page 126 should show the Circuit Trails in the area of Montgomery Township; the map included in the plan does not include northern Montgomery County.
RESPONSE: Noted. We will correct this discrepancy.

OVERALL DIRECTION OF PLAN

- A. While we appreciate the breakdown of ideas for the future of the Township into goals, objectives, and action items, we feel that some of the goals are too broad and result in too many objectives listed together under the same heading. We would encourage that some of the goal statements be broken apart and made more concise.
RESPONSE: The goal statements were designed to be broad and touch on the main elements of a comprehensive plan – land use, housing, economic development, community facilities, transportation and infrastructure, and natural resources.
- B. The document does an adequate job of addressing the requirements of a Township comprehensive plan as per state legislation. We would like to see some additional emphasis placed on specific projects, geographic focus areas, or targets for Township action that can be addressed with the momentum created by the passage of this comprehensive plan.
- a. Specifically, we were disappointed to see that while future redevelopment of the Montgomery Mall property was referred to repeatedly in public surveys and feedback, the plan does not include a specific action item, or even a reference beyond "should include a mix of uses." We would strongly encourage a specific action item to be included, such as "Develop a master plan for the redevelopment of the Montgomery Mall area." Other Township areas such as industrial parks or proposed mixed-use zones could also be specifically noted.
RESPONSE: The Township typically prefers to work with developers/property owners throughout the development process to design a plan that satisfies both parties. It is not possible to determine future market trends or when properties will be brought to the Township for redevelopment. Preparing a "master plan" for any specific property/area limits the options available when the site is ready for development/redevelopment.
- b. One of the strengths of the 2008 Comprehensive Plan Update was its vision plan with four special focus areas for the Township to keep in mind as development progressed. Two of those four areas have seen development proposals since then, underscoring their importance. There are no similar methods of illustrating which areas of the Township should receive the most focus and attention in the years to come in this comprehensive plan update.
RESPONSE: As noted above, the Township worked closely with the property owners/developers of the properties located within these "focus areas" as identified in the 2008 plan. However, other developments have also been proposed throughout the Township outside these "focus areas."

NATURAL RESOURCES PLAN

- A. Across Montgomery County, flooding is the #1 most important natural hazard faced by our residents. We would like to see a stronger stance taken towards protecting mitigating flooding risk, outside of acknowledging the already existing Floodplain Conservation zoning district and assessing flood resiliency of critical infrastructure already located in flood zones with additional action items.
RESPONSE: The plan includes additional action items which could potentially address flooding issues such as identifying waterways...for preservation (pg. 99), improving and protecting natural waterways...(pg. 99), restoring and maintaining riparian buffers...(pg. 102-103).
- B. Water quality improvements in the headwaters areas of creeks and rivers can make large differences for communities downstream. Encouragement of green stormwater infrastructure beyond current best management practices and improving tree canopy coverage should be priorities for the township.
RESPONSE: One of the action items is the development of a source water protection plan (pg. 103).

TRANSPORTATION PLAN

- A. The discussion of public transportation on pages 53-55 must include references to SEPTA's Bus Revolution efforts, which currently proposes the removal of most fixed-route bus service in Montgomery Township, to be replaced by SEPTA On Demand microtransit service (<https://www.septabusrevolution.com/draft-network/>). While providing route maps for currently in service busses is important, some of these routes may be rendered obsolete in the near future, and Montgomery Township's future-facing comprehensive plan should reflect transit service expected during the life of the plan.

*RESPONSE: The transportation pages referred to in this comment are reflective of the **existing features** including existing SEPTA transit services. An implementation strategy of the Transportation Plan (pg. 88) is to work with SEPTA and the Partnership TMA of Montgomery County to ensure that the public transportation needs of residents are being met and analyze potential public transportation options and alternatives. Additional public transit action items can be found on page 101.*

- B. The sidebar comments on page 55 regarding collaboration with SEPTA on future developments should be formalized as action items later in the document.

REPOSE: Refer to Action Items 5.2 and 5.3 on page 101.

- C. Montgomery Township should seek to include any additional future roadway projects that have previously been studied on page 85; a proposed project must be listed in a local comprehensive plan in order to receive county and regional support for state and federal funding.

RESPONSE: Refer to sidebar on page 85.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #10

SUBJECT: Authorization to Advertise the 2023 Budget
MEETING DATE: November 14, 2022
BOARD LIAISON:
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Department Heads drafted operating budgets which were reviewed by the Finance Director and Township Manager. The proposed capital purchases and projects were shared with the Board of Supervisors at a public meeting on October 3rd.

The proposed operating budgets were presented by Departments and discussed with the Board of Supervisors at worksessions held on October 11, October 17, and October 18th. Personnel matters were discussed in an Executive Session on October 10.

RECOMMENDATION:

Staff recommends the Board of Supervisors authorize the 2023 proposed budget as being available for public inspection with the adoption scheduled for the December 12th public meeting.

MOTION/RESOLUTION:

Motion to authorize the advertisement of the proposed 2023 budget (all funds) as being available for public inspection.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #11

SUBJECT: Award Bid for Township Facilities' Waste and Single-Stream Recyclable Materials Collection and Disposal
MEETING DATE: November 14, 2022
BOARD LIAISON: Tanya C. Bamford, Chairwoman
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The current three-year contract for waste and recyclables collection and disposal will expire on December 31, 2022. The Board authorized the advertisement of a bid for a new three-year contract on October 10, 2022.

Staff received and opened three bids on Thursday, November 3, 2022 at 10:00 a.m.

The bid tabulations are as follows:

Bidder	Three-Year Contract Price
BFI Waste Services of Pennsylvania, LLC	\$ 70,707.17
Waste Management of Pennsylvania, Inc.	\$ 88,776.00
J.P. Mascaro & Sons	\$145,404.00

Staff is recommending that the Board award the bid to BFI Waste Services of Pennsylvania for a three-year contract commencing January 1, 2023 at the cost of \$70,707.17.

MOTION/RESOLUTION:

Motion to authorize the three-year contract for Township Facilities Trash and Recyclable Material Collection and Disposal to BFI Waste Services of Pennsylvania, LLC, (Republic Services) commencing on January 1, 2023 at the cost of \$70,707.17.

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