

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
SEPTEMBER 14, 2020

www.montgomerytp.org

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

Carolyn McCreary
Township Manager

ACTION MEETING – 7:00 PM

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Announcements
5. Announcement of Executive Session
6. Consider Approval of Minutes of August 24, 2020 Meeting
7. Recognize and Welcome New Public Works Department Employee
8. Presentation: Donation to Visiting Nurses Community Services, Inc. & North Wales Library
9. Public Hearing: Proposed Ordinance #20-312Z Text Amendment: ECPOD Zoning District - Costco Retail Sales of Gasoline by Conditional Use
10. Public Hearing: Proposed Amendment to Conditional Use Decision for Car Wash at Welsh Road and DeKalb Pike
11. Consider Request from ML Homes to remove fencing around rain garden at 911 Lansdale Avenue
12. Consider Escrow Release: Higher Rock Partners, Phase 2 (LDS 694) #11
13. Consider Inclusion of Bark Park in 2021 Budget: Parks & Recreation Advisory Committee
14. Consider Approval of Programming Fees for Fall/Winter
15. Consider Approval of Submission of 2021/2022 Police Traffic Services Grant Application
16. Consider Authorization to Advertise Montgomery Knoll Landscaping Bid
17. Consider Authorization to Advertise Leaf Waste Collection Bid
18. Consider Adoption of Resolution Approving Procedures for Act 101 Violations
19. Consider Adoption of Resolution for 202 Parkway Traffic Signal Permit Revisions
20. Consider Certification of 2021 Minimum Municipal Obligation (MMO) for the Police Pension Fund and Non-Uniformed Employees' Pension Fund
21. Consider Adoption of Amended Township Purchasing Policy
22. Consider Payment of Bills
23. Other Business
 - a. Consider Donation to the Montco Anti-Hunger Network
24. Adjournment

PLEASE NOTE: For the safety of all participants, masks must be worn in the Township building and meeting room. Social distancing measures have been put into place which reduces the number of people who can safely occupy the meeting room. You may be asked to wait in the lobby if the room capacity has been reached. Thank you for your patience and cooperation in working to keep everyone safe.

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

SUBJECT: Public Comment
MEETING DATE: September 14, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

BACKGROUND:

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

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

SUBJECT: Announcements
MEETING DATE: September 14, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

1. Red Cross Blood Drive – The Township hosted another blood drive on Tuesday, August 25, 2020 at the Community and Recreation Center. Thank you to our residents and those in neighboring communities who participated in this life-saving activity. As a result of the overwhelming support, there were 78 registrations, 75 actual donations, and 14 power red donations, bringing the total of the number of lives saved to 225. This is the highest number of one-day donors in the history of Montgomery Township blood drives. Thank you again for your support.
2. Emergency Disaster Declaration Extension – On September 1, 2020, Governor Wolf extended the pandemic disaster declaration for Pennsylvania by an additional 90 days. Montgomery Township’s disaster declaration will also automatically extend until such time as the state declaration ends. The official declaration is available on the Township's website along with other helpful information regarding COVID-19.
3. The General Election will be held on Tuesday, November 3, 2020. The Township polling places for all eight districts will return to their regular locations. At this time, County and State websites are still showing the temporary locations that were used during the primary, but we have received confirmation from the County that all Montgomery Township polling locations will return to their usual spots. The Township’s website and social media pages will continue to share that information up to the election.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # **5**

SUBJECT:	Announcement of Executive Session
MEETING DATE:	September 14, 2020
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chair

BACKGROUND:

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

The Board of Supervisors met in Executive Session on Monday, September 14, 2020 at 6:15 p.m. to discuss three (3) personnel matters.

The topics discussed are all legitimate subjects of executive session pursuant to the Commonwealth of Pennsylvania's Sunshine Law.

PREVIOUS BOARD ACTION:

BUDGET IMPACT:

RECOMMENDATION:

MOTION/RESOLUTION:

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # **6**

SUBJECT: Consider Approval of Minutes for August 24, 2020 Board Meeting
MEETING DATE: September 14, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

BACKGROUND:

Please contact Deb Rivas on Monday, September 14, 2020 before noon with any changes to the minutes. Thank you.

MOTION/RESOLUTION:

Motion to approve the minutes of the August 24, 2020 meeting.

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
AUGUST 24, 2020**

At 6:15 p.m., Chair Tanya C. Bamford called to order the Executive Session at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. In attendance were Vice Chairman Matthew W. Quigg, Supervisors Candyce Fluehr Chimera and Beth A. Staab. Supervisor Annette M. Long was absent. Also in attendance was Township Manager Carolyn McCreary and Township Solicitor Sean Kilkenny, Esquire.

At 7:00 p.m., Chair Tanya C. Bamford called to order the action meeting at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA.

IN ATTENDANCE:

Chair Tanya C. Bamford
Vice Chair Matthew W. Quigg
Supervisor Candyce Fluehr Chimera
Supervisor Beth A. Staab
Township Manager Carolyn McCreary

ABSENT: Supervisor Annette M. Long

ALSO IN ATTENDANCE:

Police Chief J. Scott Bendig
Director of Admin & HR Ann Shade
Director of Fire Services Bill Wiegman
Director of Planning & Zoning Bruce Shoupe
Director of Recreation & CRC Floyd Shaffer
Director of Information Technology Rich Grier
Recording Secretary Deborah A. Rivas

Following the Pledge of Allegiance, Chair Tanya C. Bamford called for public comment from the audience and there was none.

Chair Tanya C. Bamford announced that the 2020 Autumn Festival has been cancelled. The difficult choice was made in light of the continued COVID-19 pandemic and its threat to public health, specifically in large group settings. We look forward to scheduling the 20th Autumn Festival as soon as this unique health crisis abates. The continued well-being and safety of all residents and visitors to Montgomery Township remains our highest priority.

Township Solicitor Sean Kilkenny, Esquire, announced that the Board met in an executive session earlier this evening at 6:15 p.m. to discuss a personnel matter and a potential litigation matter. Mr. Kilkenny stated that these matters are all legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Chair Tanya C. Bamford stated that she had one change to the Board meeting minutes of August 10, 2020 and that referred to the word "surburban" in place of "urban" during the discussion of backyard chicken ownership. As amended, Supervisor Candyce Fluehr Chimera made a motion to approve the minutes of the August 10, 2020 Board of Supervisors meeting and Chair Tanya C. Bamford seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Chief of Police J. Scott Bendig reported that representatives from the PA Chief of Police Association were in attendance to present the Association's Certificate of Law Enforcement Accreditation to Montgomery Township. The program was designed and developed to provide a strategy for the continued professionalization of law enforcement agencies within the Commonwealth. The accreditation process involves the development and incorporation of best police practices and procedures in over three hundred identifiable benchmarks targeted to improve department performance. The Montgomery Township Police Department first achieved accreditation in 2004, and underwent reaccreditation in 2007, 2011, 2014 and 2017. In March of 2020, the Police Department was reaccredited and recognized as a Premier Agency by the

Commission for its ongoing commitment to excellence through the Accreditation Program. Resolution #20-132 made by Chair Tanya C. Bamford, seconded by Vice Chair Matthew W. Quigg and adopted unanimously, recognized the reaccreditation of the Montgomery Township Police Department.

Master Bong Pil Yang, Co-Chair of the Korean War Memorial America-Korea Alliance Peace Park Committee, presented the Ambassador for Peace Medal to Township resident and Korean War Veteran, Jerry Jonas. This medal is given in recognition and appreciation from the government of the Republic of Korea.

Donations were presented to the following organizations: Kathy Arnold-Yerger, Executive Director of the Montgomery County Norristown Public Library accepted a donation of \$10,000; Richard Roller, Secretary of the Montgomery Township Historical Society accepted a donation of \$6,000; and Paul Nye, Executive Director of the PEAK Center, accepted a donation of \$3,000.

Township Manager Carolyn McCreary reported that staff is requesting approval to advertise and solicit for bids for the HVAC Replacement Project at the Administration Complex. The project includes the replacement of (8) rooftop units along with associated parts and labor. Vinokur-Pace Engineering Services, Inc. has prepared the bid specifications for the project. At the completion of this project, all 14 units will have been replaced with new from the original installation date in 1995. Resolution #20-133 made by Chair Tanya C. Bamford, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, authorized the Township Manager to advertise for bids for the HVAC Replacement Project.

Director of Planning and Zoning Bruce Shoupe reported that on June 8, 2020, the Board adopted Resolution #20-102 establishing guidelines and policies for existing businesses in the Township to allow for 90-days of outdoor sales of food and merchandise during the Coronavirus Pandemic. Mr. Shoupe recommended that the Board extend the 90 day deadline for as long as Montgomery County remains in the Green Phase as outlined in Governor Wolf's plan of May 1, 2020 – Process to Reopen Pennsylvania. Resolution #20-134 made by Chair Tanya C. Bamford, seconded by Vice Chair Matthew W. Quigg and adopted unanimously, extended the time limit of the resolution that establishes guidelines and a policy for limited outdoor sales and dining.

Director of Planning and Zoning Bruce Shoupe reported that Pete's Express Carwash is under agreement of sale for the Automatic Drive-thru Carwash approved under Conditional Use #68, located at the intersection of Welsh Road and DeKalb Pike. The hours of operation originally approved were 8:00 a.m. to 8:00 p.m. The proposed new operator is requesting to change the hours of operation to 7:00 a.m. to 7:00 p.m., which are standard at their four other locations in Pennsylvania. To make this change, a conditional use public hearing must be held as the original order had the specific hours listed. Resolution #20-135 made by Chair Tanya C. Bamford, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, set Monday, September 14, 2020, after 7:00 p.m., as the date and time for a Public Hearing to consider amending the hours of operation granted in Conditional Use #68.

Director of Planning and Zoning Bruce Shoupe reported that during the preparation of the updated traffic signal permit for the Gwynedd Crossing Shopping Center, it was noted that the work completed is outside of the public right-of-way and the Township requested an easement from the property owner. Resolution #20-136 made by Vice Chair Matthew W. Quigg, seconded by Supervisor Candyce Fluehr Chimera and adopted unanimously, approved the Deed of Dedication for a Traffic Signal Easement at the Gwynedd Crossing Shopping Center.

Director of Planning and Zoning Bruce Shoupe reported that the JPMorgan Chase Bank NA is proposing the installation of a freestanding walk-up ATM location in the Gwynedd Crossing Shopping Center. This use is permitted by conditional use, therefore, it is recommended that the Board authorize a Public Hearing to consider the application. Resolution #20-137 made by Supervisor Candyce Fluehr Chimera, seconded by Vice Chair Matthew W. Quigg and adopted unanimously, set Monday, October 12, 2020, after 7:00 p.m., as the date and time for a Public Hearing to consider the Conditional Use Application of JPMorgan Chase Bank NA.

A motion to approve the payment of bills was made by Chair Tanya C. Bamford, seconded by Supervisor Candyce Fluehr Chimera, and adopted unanimously, approving the payment of bills as submitted for August 24, 2020.

Township Manager Carolyn McCreary reported that the Township Departments submitted monthly reports for the month of July in the meeting packet. Ms. McCreary highlighted a memo from Director of Finance Brian Shapiro outlining the current financial report to the Finance Committee. Ms. McCreary noted that the business tax revenue is on target for this year, the earned income tax revenue is also on par with last year. Where staff believes there will be an issue going into next year will be with the business privilege tax. Expenditures should stay mostly the same as they are related to fixed costs, but there will be different scenarios on the revenue side that will be discussed. The budget timetable has been revised and provided to the Board.

Director of Fire Services William Wiegman updated the Board on the purchase of a new tower ladder. Mr. Wiegman reported that last August an aerial assessment report was completed outlining what the needs of the Township were as far as replacing the current tower ladder. Since March of this year, the truck committee which consists of the two career captains, four volunteers and Mr. Wiegman, started the process of replacing the tower. The committee participated in Zoom meetings with five vendors, and those vendors brought demo apparatus to the Township. Mr. Wiegman stated that the last several weeks the committee members visited other departments that are using these apparatus, asking about concerns and maintenance issues. The committee has narrowed the selection to three units and Mr. Wiegman believes that the committee should have the number one vendor selected by mid-September. Sometime this fall, Mr. Wiegman stated that he will be presenting the final update and request to purchase the apparatus.

Chair Tanya C. Bamford asked the Board members to provide updates on any committee activities during the past month. Supervisor Candyce Fluehr Chimera reported that the Planning Commission met and discussed the proposed gasoline station at Costco. The commission was in favor of the final location selected. Chair Tanya C. Bamford reported on the Sewer Authority Board meeting. The Sewer Authority continues to participate in the bio bot study, which measures the amount of COVID-19 virus that is present in our sewer system. In the most recent result from July 21st, the data showed that there are 260 active cases of COVID in the township. The data is showing that there are people in the Township who are active carriers of the virus, so it is very important to remain vigilant in wearing masks, washing hands and maintaining social distance.

There being no further business to come before the Board, the meeting adjourned at 8:02 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item # **7**

SUBJECT:	Introduce New Public Works Department Employee
MEETING DATE:	September 14, 2020
BOARD LIAISON:	Tanya C. Bamford, Chair
INITIATED BY:	Kevin A. Costello, Public Works Director

BACKGROUND:

Tonight we would like to introduce and welcome a new employee, Scott Young, to Montgomery Township as a Laborer in the Public Works Department. He will be working under Greg Reiff, Park Foreman, to assist with park maintenance and projects, as well as various other projects and tasks. This position is filling a vacancy in the department.

Mr. Young joined us on August 31, 2020 and brings us a wide range of experience including landscaping, construction labor, equipment operations and snow plowing.

PREVIOUS BOARD ACTION:

None.

BUDGET IMPACT:

The position was included in the adopted 2020 Budget.

RECOMMENDATION:

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby welcome new employee Scott Young to Montgomery Township effective August 31, 2020.

MOTION BY: _____ SECOND BY: _____

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

SUBJECT:	Presentation of Donations - Visiting Nurse Association Community Services North Wales Library
MEETING DATE:	September 14, 2020
BOARD LIAISON:	Tanya C. Bamford, Chair
INITIATED BY:	

BACKGROUND:

This evening the Board will be presenting a check in the amount of \$1,500 to the Visiting Nurse Association Community Services Inc. **Richard Cirko, Executive Director**, will be present at this meeting to accept the check on behalf of the VNA.

The Board will also be presenting a check in the amount of \$1,500 to the North Wales Area Library. **Jayne Blackledge, Director, and Beth Duffy, Board President,** will be accepting the check on behalf of the library.

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

SUBJECT: Consider Adoption of Ordinance #20-312Z - Text Amendment - ECPOD
Zoning District - Costco - Retail Sales of Gasoline by Conditional Use

MEETING DATE: September 14, 2020

BOARD LIAISON Tanya C. Bamford, Chair

INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

The text amendment proposes to revise the ECPOD code, Section 230-198 – Application Procedure Standards and Criteria by adding a new Section F – Standards and Criteria for gasoline filling stations permitted by Conditional Use and restating Section 230-199.B. (2) (b) Standard Retail Uses Permitted by Conditional Use allowing gasoline filling stations open to members only of a warehouse club in a unified development and Section 230-5.B – Definitions – Warehouse Club or Wholesale Club.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

The Board could approve or deny this request.

BUDGET IMPACT:

None.

RECOMMENDATION:

The Board of Supervisors hereby authorize adoption of Ordinance # 20- 312Z.

MOTION: _____ SECOND: _____ ROLL CALL: _____

Resolution #

BE IT ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township on this 14th day of September 2020, that we hereby approve Ordinance #20-312Z, an ordinance amending the Zoning Ordinance Article XXVII ECPOD Expressway Corrido Preservation Overlay District [Section 230-198 Application Procedure Standards and Criteria] by adding a new Section F – Standards and Criteria for gasoline filling stations permitted by Conditional Use and restating [Section 230-199.B.(2)(b) Standard Retail Uses Permitted by Conditional Use] allowing gasoline filling stations open to members only of a warehouse club in a unified development and [Section 230-5.B Word Usage Definition] defining Warehouse Club or Wholesale Club.

MOTION BY: _____

SECOND BY: _____ VOTE: _____

DATE: _____

xc: Applicant, B. Shoupe, Minute Book, Resolution File, File

RECEIVED

NOV 15 2019

MONTGOMERY TOWNSHIP

Application for Change of Zoning/Text Amendment



Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Telephone: 215-393-6920
Fax: 215-855-1498
www.montgomerytwp.org

1-2017

Application for Change in Zoning/Text Amendment

Montgomery Township, Montgomery County, Pennsylvania

Date of Application: November 15, 2019

Application is hereby made for an amendment to the Code of the Township of Montgomery, Chapter 230 and the Montgomery Township Zoning Map.

Applicant's name: (Corporation) Costco Wholesale

Person making application: John Paul Andrews

Applicant's address: 45940 Horseshoe Drive, Suite 150
Sterling, VA 20166

Phone # 703-406-6862

Fax # _____

E-Mail jpandrews@costco.com

Owner's name (title holder) General Hancock Partnership
- Attach copy of Deed

Owner's Address 2313 N. Broad Street
Colmar, PA 18915

Phone # 215-530-8900

Fax # _____

E-Mail clayheckler@gmail.com

Equitable owner: _____
- Attach copy of Deed and Agreement of Sale

Applicant's Attorney Robert L. Brant, Esquire, Robert L. Brant & Assoc., LLC

Attorney's Address 572 W. Main Street, PO Box 26865
Trappe, PA 19426

Phone # 610-489-9199

Fax # 610-489-6815

E-Mail rbrant@brantlaw.com

Description of Property Involved:

Location Upper State Road, Montgomery Township, PA

Block & Unit # Block 13C, Unit 2, (Lot 1B); Parcel No. 46-00-03919-14-8

Present Zoning Classification Expressway Corridor Preservation Overlay District

Parcel Size Approximately 7 acres

Applicant's Reasons for Rezoning/Text Amendment Request:

Applicant is requesting a text amendment to Article XXVII - ECPOD Expressway Corridor Preservation Overlay District to amend standard retail uses permitted by conditional use to include gasoline filling stations on the same lot as a warehouse club or wholesale club or situate in a unified development containing a warehouse club or wholesale club, such gasoline filling station open only to members of the warehouse club or wholesale club and not open to members of the general public, as set forth in the proposed ordinance attached hereto.

The proposed text amendment is in keeping with the intent and purpose of the ECPOD Expressway Corridor Preservation Overlay District.

Applicant requests that above referenced tract be changed in zoning classification from a

Not applicable

district to a

district.

Montgomery Township Rezoning/Text Amendment Application Checklist:

1. Plans attached to Petitions shall contain the following information:
 - a) Plans to be prepared by a Registered Land Surveyor or Professional Engineer.
 - b) Name, date, address of the Surveyor or Engineer preparing the plans and description.
 - c) Complete scaled dimensions of property involved (all bearings and distances).
 - d) Block and unit number of property involved
 - e) Owners of record of all adjoining properties, including deed book and page number. Attach a separate list to petition.
 - f) Zoning classification of all adjoining properties.

- g) Existing use of all adjoining properties regardless of zoning classification.
 - h) Existing use of subject property involved regardless of zoning classification.
 - i) Description using the dimensions as shown on this plan.
 - j) Area of property involved to be shown in acreage and square feet.
 - k) If owner of tract, include a copy of the Deed with the application. If equitable owner, include a copy of the Deed and latest Agreement of Sale.
 - l) Width of abutting roadway (right-of-way, cartway, improved or unimproved).
 - m) If lot is in subdivision, show lot number(s), section number, name and recording information of the subdivision.
 - n) A detailed description of the proposed change(s) to the zoning code.
2. Any other information as may be required by the Zoning Officer of Montgomery Township.
 3. Six (6) paper sets of plans and descriptions, attached to the Rezoning/Text Amendment Petition, and folded to no larger than 8.5" x 11" and one plan set in electronic pdf format.
 4. One (1) paper copy and one (1) pdf version of a traffic study for the site (see Chapter 205, Article XVI for details) for rezoning request.
 5. All information must be provided to Montgomery Township in a pdf format.
 6. FEES: Two (2) checks made payable to "Montgomery Township".

Filing Fee	\$2,000.00
Escrow Deposit	\$5,000.00

- Administrative fee of 7% of charges incurred in conjunction therewith; if none incurred, minimum administrative fee of \$50.00.

All application fees paid are non-refundable and intended to cover all overhead, administrative and miscellaneous expenses of the Township. Escrow deposits will be returned to the applicant, without interest, after the proceedings are complete and after all appropriate charges have been made to the escrow account. In the event that the review costs exceed the deposited escrow amount, I hereby agree to make additional deposits to the escrow account. Should this balance fall below the minimum required amount, the Township has the authority to stop all reviews or take any other action it deems necessary.

One (1) check made payable to "Montgomery County" in the amount of \$1,000.00. The Township will forward to the County with the application.

I verify that the statements made in the above application are true and correct. I understand that false statements herein are made subject to penalties of 18PACS S4904 relating to unsworn falsification to authorities.

COSTCO WHOLESALE CORPORATION

(Corporation name, if applicable)

John Paul Andrews
(Applicant's or Corporation
Official's signature and title)

John Paul Andrews
Director of Real Estate Development

- g) Existing use of all adjoining properties regardless of zoning classification.
 - h) Existing use of subject property involved regardless of zoning classification.
 - i) Description using the dimensions as shown on this plan.
 - j) Area of property involved to be shown in acreage and square feet.
 - k) If owner of tract, include a copy of the Deed with the application. If equitable owner, include a copy of the Deed and latest Agreement of Sale.
 - l) Width of abutting roadway (right-of-way, cartway, improved or unimproved).
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One (1) check made payable to "Montgomery County" in the amount of \$1,000.00. The Township will forward to the County with the application.

I verify that the statements made in the above application are true and correct. I understand that false statements herein are made subject to penalties of 18PACS S4904 relating to unsworn falsification to authorities.

General Hancock Partnership
 (Corporation name, if applicable) - Partner

 (Applicant's or Corporation
 Official's signature and title)

Robert L.
Brant
& ASSOCIATES
attorneys at law

572 West Main Street • P. O. Box 26865 • Tappan PA 19426 • Phone: 610-489-9400 • Fax: 610-489-6815

Robert L. Brant • Wendy Weiss McKenna • Blake L. Dunbar, Jr. • Robert D. Robee, Jr.

**Via Email (riannozzi@dischellbartle.com)
and First Class Mail**

October 18, 2019

Robert J. Iannozzi, Jr., Esquire
Dischell, Bartle & Dooley, P.C.
1800 Pennbrook Parkway, Suite 200
Lansdale, PA 19446

**RE: Text Amendment Application
Costco Gasoline Filling Station
740 Upper State Road, Route 309
Montgomeryville, PA
Parcel Nos. 46-00-03919-121, 46-00-03919-148**

Dear Bob:

Following up on our recent telephone conversation, enclosed you will find both a "redlined" and clean version of the proposed Ordinance we have prepared on behalf of our client, General Hancock Partnership, providing for a text amendment to permit a gasoline filling station by conditional use in the ECPOD Zoning District. Also enclosed are copies of the Boundary and Partial Topographical Survey prepared by Control Point Associates, Inc. and the Concept Plan prepared by Bohler Engineering depicting the proposed gasoline filling station.

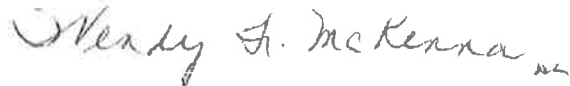
We are seeking confirmation that the proposed plan complies with the ECPOD Overlay District open space, green area, building coverage and impervious coverage requirements.

Page 2

Robert J. Iannozzi, Jr., Esquire
October 18, 2019

We would appreciate the opportunity to review this matter with the Township consultants at a staff meeting. Thanks very much for your courtesies in this matter. Please do not hesitate to contact me should you have any questions or wish to discuss this matter further.

Very truly yours,



Wendy Feiss McKenna

WFM:pmk
Enclosures

CC w/Encl:

Kenneth Amey (kenamey@aol.com)
James Dougherty (JDOUGHERTY@gilmore-assoc.com)
Carolyn McCreary (cmccreary@montgomerytwp.org)
Bruce Shoupe (bshoupe@montgomerytwp.org)
Lawrence J. Gregan (lgregan@montgomerytwp.org)
John Paul Andrews (jpandrews@costco.com)
Lindsey Breylinger (lbreylinger@bohlereng.com)
Tung-To Lam (tlam@bohlereng.com)
Alex Walsh (awalsh@bohlereng.com)
Frank Bartle, Esquire (fbartle@dischellbartle.com)
Robert L. Brant, Esquire (rbrant@brantlaw.com)

Montgomery Township
Montgomery County, Pennsylvania

ORDINANCE # _____

AN ORDINANCE AMENDING THE MONTGOMERY TOWNSHIP CODE, CHAPTER 230, ARTICLE XXVII [ECPOD EXPRESSWAY CORRIDOR PRESERVATION OVERLAY DISTRICT], BY AMENDING SECTION 230-199.B.(2)(b), AND ARTICLE II (DEFINITIONS), SECTION 230-5.B.

NOW, THEREFORE, it is hereby **ENACTED** and **ORDAINED** by the Montgomery Township Board of Supervisors that Article XXVII [ECPOD Expressway Corridor Preservation Overlay District], of the Township's Zoning Ordinance shall be amended as follows:

SECTION 1. **Amendment to Article XXVII [ECPOD Expressway Corridor Preservation Overlay District], Section 230-199 [Permitted Land Use Categories] B. [Retail Uses] (2) (b) [Standard Retail Uses Permitted by Conditional Use].**

Article XXVII [ECPOD Expressway Corridor Preservation Overlay District], Section 230-199 [Permitted Land Use Categories] B. [Retail Uses] (2) (b) [Standard Retail Uses Permitted by Conditional Use] is hereby amended to read as follows:

- (b) Standard retail uses permitted by conditional use.
 - [1] Restaurants or similar indoor eating facilities with drive-through and fast food facilities larger than 5,000 square feet in gross floor area.
 - [2] Gasoline filling stations on the same lot as a warehouse club or wholesale club or situate in a unified development containing a warehouse club or wholesale club, such gasoline

filling station open only to members of the warehouse club or wholesale club and not open to members of the general public.

- [3] Motor vehicle sales facilities for new and used motor vehicles are prohibited.

SECTION 2. **Amendment to Article II [Definitions], Section 230-5 [Word Usage; Definitions], B.**

Article II [Definitions] Section 230-5 [Word Usage; Definitions] B. is hereby amended to add the following definition:

WAREHOUSE CLUB OR WHOLESALE CLUB – A members-only large format retail store, offering a wide variety of goods for sale at discounted prices to its members.

SECTION 3. **Repeal and Ratification.**

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

SECTION 4. **Severability.**

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

SECTION 5. **Effective Date.**

This Ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED this _____ day of _____, 2020 by the
Montgomery Township Board of Supervisors.

**BOARD OF SUPERVISORS
MONTGOMERY TOWNSHIP**

Chairman

[Seal]

Attested by:

CAROLYN MCCREARY
Township Manager/ Secretary

p:\word\clients\costco - general hancock partnership\text amendment ordinance\text
amendment ordinance wfm 9.25.19.clean.docx



BOHLER
ENGINEERING
INC. 2000 N. UNIVERSITY
AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303-733-1100
FAX: 303-733-1101

[illegible]

NOT APPROVED FOR
CONSTRUCTION

姓名: 田中 健一	性別: 男
生年月日: 1985年 3月 15日	年齢: 28歳
職業: 会社員	所属: 田中グループ
住所: 東京都中央区	電話番号: 03-XXXX-XXXX
メールアドレス: k.tanaka@example.com	パスワード: 12345678

CONCEPT PLAN

FOR
COSTCO

WHOLESALE

FOURTEEN STATE ROAD
TOWNSHIP OF MONTGOMERY
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1800 MAJOR DRIVE, SUITE 200
CHALFONT, PA 19314
Phone: (772) 965-6769
Fax: (270) 966-9122
www.bohler.com

A.S. BENOSKY

॥ श्रीगणेशाय नमः ॥

<p> <input type="checkbox"/> 1. 姓名 <input type="checkbox"/> 2. 性别 <input type="checkbox"/> 3. 年龄 <input type="checkbox"/> 4. 职业 <input type="checkbox"/> 5. 学历 <input type="checkbox"/> 6. 婚姻状况 <input type="checkbox"/> 7. 子女情况 <input type="checkbox"/> 8. 兴趣爱好 <input type="checkbox"/> 9. 健康状况 <input type="checkbox"/> 10. 其他 </p>	<p> <input type="checkbox"/> 1. 姓名 <input type="checkbox"/> 2. 性别 <input type="checkbox"/> 3. 年龄 <input type="checkbox"/> 4. 职业 <input type="checkbox"/> 5. 学历 <input type="checkbox"/> 6. 婚姻状况 <input type="checkbox"/> 7. 子女情况 <input type="checkbox"/> 8. 兴趣爱好 <input type="checkbox"/> 9. 健康状况 <input type="checkbox"/> 10. 其他 </p>
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CONCEPT
PLAN A-1

1 OF 2

edition 1.0 - 01/2016

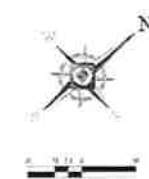
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REQUIREMENTS TAFH FROM
THE COMNAVFOR MONTGOMERY ZONE: ORIGIN: 25 APR 63 150110Z READOPTED FOR 2000
SUPERVISORY AND DEVELOPMENT ORDINANCE ADOPTED 050200M PLADOPTED 050110Z

REQUIREMENTS

[illegible]

LINE LEGEND

[illegible]



CONTROL POINT ASSOCIATES, INC.

traditional methods | modern approaches

New Britain Corporate Center
1600 Manor Drive, Suite 210
Chalfont, PA 18914
Tel: 215.712.9800
cpasurvey.com

November 8, 2019
02-190094-00

METES AND BOUNDS DESCRIPTION
UNIT 2, BLOCK 13C
APN 46-00-03919-148
LANDS NOW OR FORMERLY
GENERAL HANCOCK PARTNERSHIP
MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT A POINT ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 202 EXPRESSWAY CORRIDOR (A.K.A. S.R. 0202, 200 FOOT WIDE RIGHT-OF-WAY) AT THE INTERSECTION WITH THE DIVIDING LINE BETWEEN UNIT 2, BLOCK 13C AND UNIT 14, BLOCK 13C, LANDS NOW OR FORMERLY K.A. HOLDINGS, LLC, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 202 EXPRESSWAY CORRIDOR, SOUTH 43 DEGREES - 41 MINUTES - 01 SECONDS WEST, A DISTANCE OF 488.75 FEET TO A POINT, THENCE;

THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN UNIT 2, BLOCK 13C AND UNIT 1, BLOCK 13C, LANDS NOW OR FORMERLY GH WHOLESALE CLUB, L.P.:

2. NORTH 46 DEGREES - 20 MINUTES - 59 SECONDS WEST, A DISTANCE OF 442.26 FEET TO A POINT, THENCE;
3. NORTH 43 DEGREES - 39 MINUTES - 01 SECONDS EAST, A DISTANCE OF 34.00 FEET TO A POINT, THENCE;
4. NORTH 46 DEGREES - 20 MINUTES - 59 SECONDS WEST, A DISTANCE OF 176.03 FEET TO A POINT, THENCE;
5. NORTH 43 DEGREES - 39 MINUTES - 01 SECONDS EAST, A DISTANCE OF 330.50 FEET TO A POINT, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN UNIT 2, BLOCK 13C AND UNIT 11, BLOCK 13C LANDS NOW OR FORMERLY GENERAL HANCOCK PARTNERSHIP ENTERPRISES, LP;

6. SOUTH 46 DEGREES - 20 MINUTES - 59 SECONDS EAST, A DISTANCE OF 55.98 FEET TO A POINT, THENCE;
7. NORTH 43 DEGREES - 39 MINUTES - 01 SECONDS EAST, A DISTANCE OF 200.87 FEET TO A POINT, THENCE;
8. ALONG THE COMMON DIVIDING LINE BETWEEN UNIT 2, BLOCK 13C, UNIT 8, BLOCK 13C, LANDS NOW OR FORMERLY ABINGTON MEMORIAL HOSPITAL AND UNIT 13, BLOCK 13C, LANDS NOW OR FORMERLY ABINGTON MEMORIAL HOSPITAL, SOUTH 22 DEGREES - 03 MINUTES - 04 SECONDS EAST, A DISTANCE OF 185.63 FEET TO A POINT, THENCE;
9. ALONG THE COMMON DIVIDING LINE BETWEEN UNIT 2, BLOCK 13C, UNIT 13, BLOCK 13C AND UNIT 14, BLOCK 13C, SOUTH 46 DEGREES - 18 MINUTES - 57 SECONDS EAST, A DISTANCE OF 393.41 FEET TO THE POINT AND PLACE OF BEGINNING

CONTAINING 295,864 SQUARE FEET OR 6.792 ACRES



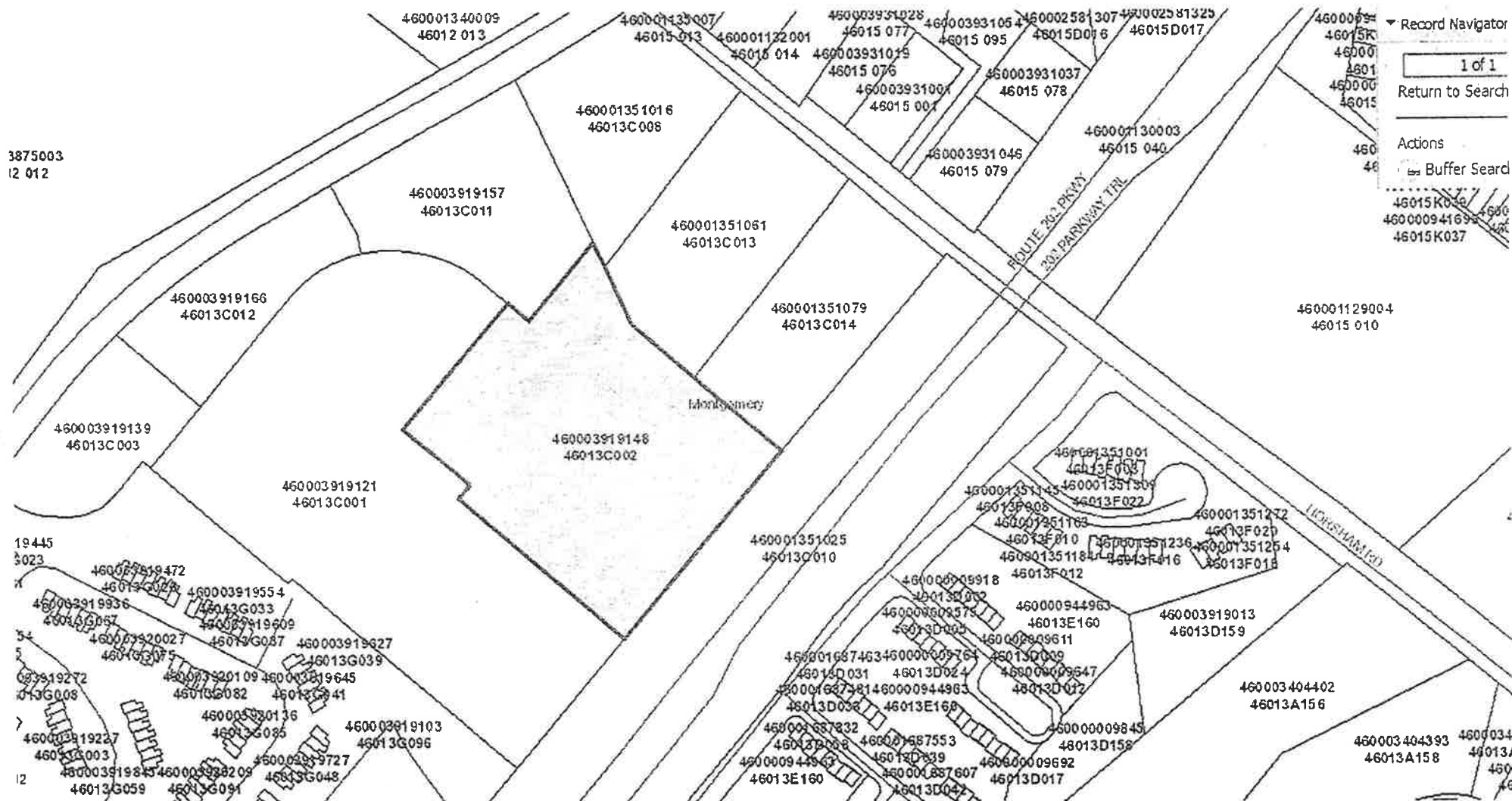
THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY, COSTCO WHOLESALE, 740 UPPER STATE ROAD, BLOCK 13C, UNIT 1 (LOT 1A), APN 46-00-03919-121 & UNIT 2 (LOT 1B), APN 46-00-03919-148, MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 07-19-2019, REVISED 11-08-2019, FILE NO. 02-190094-00, SHEETS 1 & 2 OF 2.

CONTROL POINT ASSOCIATES, INC.

REGISTERED
PROFESSIONAL
11/08/2019
JAMES ROBERT AIKEN II
JAMES R. AIKEN II, P.L.S. PE DATE
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL LAND SURVEYOR # SU075233

S:\2019\02-190094-BEI-Costco-Montgomery Twp, PA\M&B\M&B_UNIT 2.docx
PREPARED BY: JRA
REVIEWED BY: JRA



Bucks County, SS.

**NOTICE
MONTGOMERY TOWNSHIP**

On **Monday, September 14, 2020, after 7:00PM**, the Montgomery Township Board of Supervisors, during its regularly scheduled meeting, will conduct a public hearing to consider enactment of the following proposed ordinance:

AN ORDINANCE AMENDING THE MONTGOMERY TOWNSHIP ZONING ORDINANCE, AS AMENDED, BY AMENDING (1) ARTICLE II (DEFINITIONS), SECTION 230-5(B) [WORD USAGE; DEFINITIONS] TO INCLUDE A DEFINITION OF "WAREHOUSE CLUB OR WHOLESALE CLUB"; (2) ARTICLE XXVII [ECPOD EXPRESSWAY CORRIDOR PRESERVATION OVERLAY DISTRICT], SECTION 230-198, PROVIDING FOR STANDARDS AND CRITERIA FOR GASOLINE FILLING STATIONS PERMITTED BY CONDITIONAL USE IN THE ECPOD DISTRICT; AND (3) ARTICLE XXVII [ECPOD EXPRESSWAY CORRIDOR PRESERVATION OVERLAY DISTRICT], SECTION 230-199 [PERMITTED LAND USE CATEGORIES/RETAIL USES] (B)(2)(b) [STANDARD RETAIL USES PERMITTED BY CONDITIONAL USE] ADDING GASOLINE FILLING STATIONS AS A STANDARD RETAIL USE PERMITTED BY CONDITIONAL USE IN THE ECPOD DISTRICT

The full text of this proposed ordinance may be examined, without charge, and copies may be obtained for a charge no greater than the cost thereof, at the Montgomery County Law Library; the Montgomery Township Building, during normal business hours Monday through Friday 8:30AM until 4:30PM; and at the Offices of this Newspaper.

The public is invited to attend and will be given an opportunity to provide comments regarding this proposed ordinance. There will be limited capacity for in-person attendance due to COVID-19 requirements. Once capacity is reached, no other attendees will be permitted in the meeting room. Safety guidelines, including maintaining social distance and wearing a mask, must be followed by those attending in-person. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

At the conclusion of the hearing, the Board will consider enactment of this proposed ordinance, unless it deems additional time is required for consideration and discussion, in which case it will hold an additional public hearing at another meeting at an announced date and time for that purpose.

CAROLYN MCCREARY
Township Manager

21 Aug 28, S 4 7358186

MONTGOMERY TOWNSHIP
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936

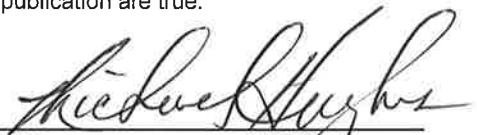
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0007358186-01

Michael Hughes being duly affirmed according to law, deposes and says that he/she is the Legal Billing Co-ordinator of the INTELLIGENCER INCORPORATED, Publisher of The Intelligencer, a newspaper of general circulation, published and having its place of business at Doylestown, Bucks County, Pa. and Horsham, Montgomery County, Pa.; that said newspaper was established in 1886; that securely attached hereto is a facsimile of the printed notice which is exactly as printed and published in said newspaper on

August 28, 2020
September 04, 2020

and is a true copy thereof; and that this affiant is not interested in said subject matter of advertising; and all of the allegations in this statement as to the time, place and character of publication are true.


LEGAL BILLING CO-ORDINATOR


Affirmed and subscribed to me before me this 4th day of September 2020 A.D.

Commonwealth of Pennsylvania - Notary Seal
Kristen Smith, Notary Public
Bucks County
My commission expires March 5, 2022
Commission number 1324227

Intelligencer, The

Publication Name:

Intelligencer, The

Publication URL:

phillyburgs.com

Publication City and State:

Doylestown, PA

Publication County:

Bucks

Notice Popular Keyword Category:

Notice Keywords:

warehouse

Notice Authentication Number:

202009090848457234497**387451020**

Notice URL:

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Notice Publish Date:

Friday, September 04, 2020**Notice Content**

NOTICE MONTGOMERY TOWNSHIP On Monday, September 14, 2020, after 7:00PM, the Montgomery Township Board of Supervisors, during its regularly scheduled meeting, will conduct a public hearing to consider enactment of the following proposed ordinance: **AN ORDINANCE** AMENDING THE MONTGOMERY TOWNSHIP ZONING ORDINANCE, AS AMENDED, BY AMENDING (1) ARTICLE II [DEFINITIONS], SECTION 230-5(B) [WORD USAGE; DEFINITIONS] TO INCLUDE A DEFINITION OF "WAREHOUSE CLUB OR WHOLESALE CLUB"; (2) ARTICLE XXVII [ECPOD EXPRESSWAY CORRIDOR PRESERVATION OVERLAY DISTRICT], SECTION 230-198, PROVIDING FOR STANDARDS AND CRITERIA FOR GASOLINE FILLING STATIONS PERMITTED BY CONDITIONAL USE IN THE ECPOD DISTRICT; AND (3) ARTICLE XXVII [ECPOD EXPRESSWAY CORRIDOR PRESERVATION OVERLAY DISTRICT], SECTION 230-199 [PERMITTED LAND USE CATEGORIES/RETAIL USES] (B) (2)(b) [STANDARD RETAIL USES PERMITTED BY CONDITIONAL USE] ADDING GASOLINE FILLING STATIONS AS A STANDARD RETAIL USE PERMITTED BY CONDITIONAL USE IN THE ECPOD DISTRICT The full text of this proposed ordinance may be examined, without charge, and copies may be obtained for a charge no greater than the cost thereof, at the Montgomery County Law Library; the Montgomery Township Building, during normal business hours Monday through Friday 8:30AM until 4:30PM; and at the Offices of this Newspaper. The public is invited to attend and will be given an opportunity to provide comments regarding this proposed ordinance. There will be limited capacity for in-person attendance due to COVID-19 requirements. Once capacity is reached, no other attendees will be permitted in the meeting room. Safety guidelines, including maintaining social distance and wearing a mask, must be followed by those attending in-person. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900. At the conclusion of the hearing, the Board will consider enactment of this proposed ordinance, unless it deems additional time is required for consideration and discussion, in which case it will hold an additional public hearing at another meeting at an announced date and time for that purpose. CAROLYN MCCREARY Township Manager 2t Aug 28, S 4 7358186

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Publication Name:

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phillyburgs.com

Publication City and State:

Doylestown, PA

Publication County:

Bucks

Notice Popular Keyword Category:

Notice Keywords:

warehouse

Notice Authentication Number:

202009090849108722186**387451020**

Notice URL:

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Notice Publish Date:

Friday, August 28, 2020**Notice Content**

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[Back](#)

No. 19-312 ZC September 14 20 20

ZONING NOTICE

General Hancock Partnership / Costco
has appealed to the BOARD OF SUPERVISORS for con-

sideration of — a text amendment to the Montgomery Township Zoning Ordinance in order to add gasoline filling stations as a permitted standard retail use within the ECPOD Overlay District by Conditional Use, providing standards and criteria for gasoline filling stations, and adding the definition of Warehouse Club or Wholesale Club.

The BOARD OF SUPERVISORS under authority of the MONTGOMERY TOWNSHIP ZONING ORDINANCE invites all interested parties to appear and be heard at a PUBLIC HEARING to be held in the Montgomery Township Building located at 1001 Stump Road, on September 14, 2020 at 7 p.m.

THIS ZONING NOTICE must be displayed in a conspicuous place in FRONT of the premises PLAINLY VISIBLE TO PASSERSBY and kept there for the Seven Days preceding the PUBLIC HEARING. The applicant is responsible for the maintenance of this notice and should it be destroyed or removed, must immediately obtain another copy.


Zoning Officer

08/28/2020



08/28/2020



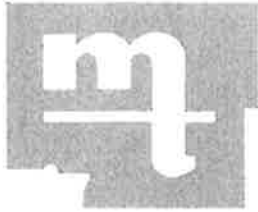
08/28/2020



08/28/2020



08/28/2020



**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605

Telephone: 215-393-6900 • Fax 215-855-6656
www.montgomerytwp.org

**TANYA C. BAMFORD
CANDYCE FLUEHR CHIMERA
ANNETTE M. LONG
MATTHEW W. QUIGG
BETH A. STAAB**

CAROLYN McCREARY
TOWNSHIP MANAGER

August 28, 2020

RE: Proposed Zoning Text Amendment
ECPOD Zoning District
Costco Wholesale
Costco Retail Sales of Gasoline by Conditional Use

Dear Neighbor:

This letter is to advise you that the Montgomery Township Board of Supervisors will consider Ordinance #20-312Z, which concerns the request of Costco Wholesale to amend the ECPOD – Expressway Corridor Preservation Overlay District – regulations governing the Costco property. The proposed change involves amending the standard retail use allowed by Conditional Use to include gasoline filling stations on the same lot as a warehouse club or wholesale club situated in a unified development and not open to the general public; members only.

The text amendment proposes to revise Section 230-198 – Application Procedure Standards and Criteria by adding a new Section F – Standards and criteria for gasoline filling stations permitted by Conditional Use and restating Section 230-199.B(2)(b) Standard Retail Uses Permitted by Conditional Use allowing gasoline filling stations open to members only of a warehouse club or wholesale club in a unified development.

In order to receive public comment on this request, the Board of Supervisors has set **Monday, September 14, 2020, after 7:00 p.m.** in the Township Building as the date, time and place for a public hearing. **There will be limited capacity for in-person attendance due to COVID-19 requirements. Once capacity is reached, no other attendees will be permitted in the meeting room. Safety guidelines, including maintaining social distance and wearing a mask, must be following by those in attendance.** Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

As you are a nearby property owner, or had previously expressed interest in this application, we wanted to advise you of this meeting. A copy of the proposed ordinance is available for review on the township website: montgomerytwp.org.

Sincerely,

Bruce S. Shoupe
Director of Planning and Zoning.

GONG YANLI & SHIN HYON DUK
OR CURRENT RESIDENT
603 SUSAN CIR
NORTH WALES PA 19454

KOWALEWSKI ALEXANDER P
OR CURRENT RESIDENT
605 SUSAN CIR
NORTH WALES PA 19454

BANG CHAN IL & WEE SUN AH
OR CURRENT RESIDENT
607 SUSAN CIR
NORTH WALES PA 19454

HUMES PAUL A
OR CURRENT RESIDENT
609 SUSAN CIR
NORTH WALES PA 19454

VARMA GOPIMANO HAR N &
OR CURRENT RESIDENT
611 SUSAN CIR
NORTH WALES PA 19454

ECTO HECTOR TAPAR III & CHRISTINE
OR CURRENT RESIDENT
700 SUSAN CIR
NORTH WALES PA 19454

LAU GUOYAO KEVIN & XUE YI YANG
OR CURRENT RESIDENT
702 SUSAN CIR
NORTH WALES PA 19454

SCHLOENDORN LISA & SZATKOWSKI
OR CURRENT RESIDENT
704 SUSAN CIR
NORTH WALES PA 19454

TAYLOR CHRIS H
OR CURRENT RESIDENT
706 SUSAN CIR
NORTH WALES PA 19454

JUNG JENNY EUN & SEONG K
OR CURRENT RESIDENT
708 SUSAN CIR
NORTH WALES PA 19454

LAU TINA
OR CURRENT RESIDENT
710 SUSAN CIR
NORTH WALES PA 19454

YI SALLY S & KIM JOE GUK WON
OR CURRENT RESIDENT
712 SUSAN CIR
NORTH WALES PA 19454

YEUNG RICHARD P
OR CURRENT RESIDENT
714 SUSAN CIR
NORTH WALES PA 19454

FENOCCHI KRISTEN & MURPHY
OR CURRENT RESIDENT
800 SUSAN CIR
NORTH WALES PA 19454

YAN DI
OR CURRENT RESIDENT
802 SUSAN CIR
NORTH WALES PA 19454

ZHANG XIANGYANG & ZHU FENGXIA
OR CURRENT RESIDENT
804 SUSAN CIR
NORTH WALES PA 19454

SINGH MANJIT
OR CURRENT RESIDENT
806 SUSAN CIR
NORTH WALES PA 19454

ZEILY PROPERTIES LLC
OR CURRENT RESIDENT
808 SUSAN CIR
NORTH WALES PA 19454

WU CHENGYING
OR CURRENT RESIDENT
810 SUSAN CIR
NORTH WALES PA 19454

BASILE VINCENT
OR CURRENT RESIDENT
812 SUSAN CIR
NORTH WALES PA 19454

XU ZHENHUA
OR CURRENT RESIDENT
814 SUSAN CIR
NORTH WALES PA 19454

ZHOU YAN
OR CURRENT RESIDENT
900 SUSAN CIR
NORTH WALES PA 19454

SON JULIE Y & WOHN
OR CURRENT RESIDENT
901 SUSAN CIR
NORTH WALES PA 19454

HUANG EUNICE R
OR CURRENT RESIDENT
902 SUSAN CIR
NORTH WALES PA 19454

TANG QING & ZHANG NANYAN
OR CURRENT RESIDENT
903 SUSAN CIR
NORTH WALES PA 19454

WANG CHAO & LIN JIANMIN
OR CURRENT RESIDENT
904 SUSAN CIR
NORTH WALES PA 19454

RAJAPPA MANIKANDAN &
OR CURRENT RESIDENT
905 SUSAN CIR
NORTH WALES PA 19454

LEE KWANG B
OR CURRENT RESIDENT
906 SUSAN CIR
NORTH WALES PA 19454

WALDIE THOMAS M JR & ALFIERI
OR CURRENT RESIDENT
907 SUSAN CIR
NORTH WALES PA 19454

HENNING NEIL & HOFFMAN AMY L
OR CURRENT RESIDENT
908 SUSAN CIR
NORTH WALES PA 19454

LEE DONGYOUNG
OR CURRENT RESIDENT
306 SUSAN CIR
NORTH WALES PA 19454

ZABRODIN IGOR
OR CURRENT RESIDENT
308 SUSAN CIR
NORTH WALES PA 19454

LANE ROBIN L & DREW T
OR CURRENT RESIDENT
310 SUSAN CIR
NORTH WALES PA 19454

LAU CHUCK WING SUM
OR CURRENT RESIDENT
400 SUSAN CIR
NORTH WALES PA 19454

YOO MEE SUN & UI HYUN
OR CURRENT RESIDENT
401 SUSAN CIR
NORTH WALES PA 19454

AUSTIN DANA M & SCHINDLER
OR CURRENT RESIDENT
402 SUSAN CIR
NORTH WALES PA 19454

DENG MIN
OR CURRENT RESIDENT
403 SUSAN CIR
NORTH WALES PA 19454

FIERST TAMARA MARIE
OR CURRENT RESIDENT
404 SUSAN CIR
NORTH WALES PA 19454

MALCOLM TONNICA N & ANN MALICK
OR CURRENT RESIDENT
405 SUSAN CIR
NORTH WALES PA 19454

LIU WEILONG & QI YAN
OR CURRENT RESIDENT
406 SUSAN CIR
NORTH WALES PA 19454

TANG QING & ZHANG NANYAN
OR CURRENT RESIDENT
407 SUSAN CIR
NORTH WALES PA 19454

LEARN KENNETH A
OR CURRENT RESIDENT
408 SUSAN CIR
NORTH WALES PA 19454

KIM HYUNGJIN & SIWOON
OR CURRENT RESIDENT
409 SUSAN CIR
NORTH WALES PA 19454

YEO INWOOK
OR CURRENT RESIDENT
410 SUSAN CIR
NORTH WALES PA 19454

LANNING JAMES & TRACY
OR CURRENT RESIDENT
411 SUSAN CIR
NORTH WALES PA 19454

LI SUSAN X
OR CURRENT RESIDENT
412 SUSAN CIR
NORTH WALES PA 19454

KIM PAUL
OR CURRENT RESIDENT
500 SUSAN CIR
NORTH WALES PA 19454

REDDY SIDDAVATAM NAVEEN &
OR CURRENT RESIDENT
501 SUSAN CIR
NORTH WALES PA 19454

GAO LI
OR CURRENT RESIDENT
502 SUSAN CIR
NORTH WALES PA 19454

GOULD KENNETH G & LE HAU T
OR CURRENT RESIDENT
503 SUSAN CIR
NORTH WALES PA 19454

PATEL RESHMA H
OR CURRENT RESIDENT
504 SUSAN CIR
NORTH WALES PA 19454

ZHANG QIANG & CAI LIANG
OR CURRENT RESIDENT
505 SUSAN CIR
NORTH WALES PA 19454

YOUNG KENNETH & SUSIE A
OR CURRENT RESIDENT
506 SUSAN CIR
NORTH WALES PA 19454

ZENG HANG & JIAO QUN
OR CURRENT RESIDENT
507 SUSAN CIR
NORTH WALES PA 19454

SHECKMAN HOWARD J
OR CURRENT RESIDENT
508 SUSAN CIR
NORTH WALES PA 19454

KO HSU-FENG & LIU NAI-HSUAN
OR CURRENT RESIDENT
509 SUSAN CIR
NORTH WALES PA 19454

DURHAM CHARLES A & TENJURIE L
OR CURRENT RESIDENT
510 SUSAN CIR
NORTH WALES PA 19454

ILYAS ASIF
OR CURRENT RESIDENT
511 SUSAN CIR
NORTH WALES PA 19454

WU DINGHUI & ZHANG ZHERU
OR CURRENT RESIDENT
512 SUSAN CIR
NORTH WALES PA 19454

SHIM HYUNGBO & SONG JI Y
OR CURRENT RESIDENT
601 SUSAN CIR
NORTH WALES PA 19454

SUBRAMANIAM SATHEESH &
OR CURRENT RESIDENT
100 SUSAN CIR
NORTH WALES PA 19454

VARDHINEDI HIMA
OR CURRENT RESIDENT
101 SUSAN CIR
NORTH WALES PA 19454

LI PINGJIA & WANG XIAOHAI
OR CURRENT RESIDENT
102 SUSAN CIR
NORTH WALES PA 19454

LI BAILING
OR CURRENT RESIDENT
103 SUSAN CIR
NORTH WALES PA 19454

WISE ANTANETTE Y
OR CURRENT RESIDENT
104 SUSAN CIR
NORTH WALES PA 19454

HUH SAMUEL J & SOOKHEE
OR CURRENT RESIDENT
105 SUSAN CIR
NORTH WALES PA 19454

LU XIAODONG & CHEN QIN
OR CURRENT RESIDENT
106 SUSAN CIR
NORTH WALES PA 19454

DESIPIO PAUL A
OR CURRENT RESIDENT
107 SUSAN CIR
NORTH WALES PA 19454

CRAMER SIDNEY
OR CURRENT RESIDENT
108 SUSAN CIR
NORTH WALES PA 19454

HONG KEITH C & CHIANG HUI-LING
OR CURRENT RESIDENT
109 SUSAN CIR
NORTH WALES PA 19454

EMMETT REBECCA J & RYAN M
OR CURRENT RESIDENT
110 SUSAN CIR
NORTH WALES PA 19454

NEWLANDS ASSET HOLDING TRUST
OR CURRENT RESIDENT
111 SUSAN CIR
NORTH WALES PA 19454

DATAR KSHITIJ D & VAIDYA ANIL D
OR CURRENT RESIDENT
112 SUSAN CIR
NORTH WALES PA 19454

ONG SIEW HOON
OR CURRENT RESIDENT
113 SUSAN CIR
NORTH WALES PA 19454

MILLER JOANN B
OR CURRENT RESIDENT
114 SUSAN CIR
NORTH WALES PA 19454

ANSUINI JOSEPH S JR & MARGARET M
OR CURRENT RESIDENT
200 SUSAN CIR
NORTH WALES PA 19454

KIM BRIAN HUN & NA KYUNG
OR CURRENT RESIDENT
201 SUSAN CIR
NORTH WALES PA 19454

BALTUS ANDREW J
OR CURRENT RESIDENT
202 SUSAN CIR
NORTH WALES PA 19454

LO YUEN LIANG & EDWARD
OR CURRENT RESIDENT
203 SUSAN CIR
NORTH WALES PA 19454

PAK YOUNG SOOK & DIANA KERAN
OR CURRENT RESIDENT
204 SUSAN CIR
NORTH WALES PA 19454

BERKEY HEATHER A
OR CURRENT RESIDENT
205 SUSAN CIR
NORTH WALES PA 19454

WANG LU
OR CURRENT RESIDENT
206 SUSAN CIR
NORTH WALES PA 19454

MOMTAHEN TANYA M & MEHRDAD
OR CURRENT RESIDENT
207 SUSAN CIR
NORTH WALES PA 19454

TORNETTA RICHARD J & LAUREN
OR CURRENT RESIDENT
208 SUSAN CIR
NORTH WALES PA 19454

KANG KYUNG JU & KANG STEVEN
OR CURRENT RESIDENT
209 SUSAN CIR
NORTH WALES PA 19454

MARQUEZ LUIS & LOBOS XIMENA
OR CURRENT RESIDENT
210 SUSAN CIR
NORTH WALES PA 19454

HAN YIENG-HAU R & ALICE YA-NAIN
OR CURRENT RESIDENT
212 SUSAN CIR
NORTH WALES PA 19454

BAINS SANDEEP & VIDHY
OR CURRENT RESIDENT
300 SUSAN CIR
NORTH WALES PA 19454

MARQUES JAMES & ANTONIO
OR CURRENT RESIDENT
302 SUSAN CIR
NORTH WALES PA 19454

DIEHL CHRIS R & JENNIFER L
OR CURRENT RESIDENT
304 SUSAN CIR
NORTH WALES PA 19454

~~Abington Memorial Hospital
or Current Resident
HORSHAM RD
NORTH WALES PA 19454~~

~~General Hancock Partnership
or Current Resident
UPPER STATE RD
NORTH WALES PA 19454~~

Gh Wholesale Club Lp
or Current Resident
740 UPPER STATE RD
NORTH WALES PA 19454

Abington Memorial Hospital
or Current Resident
1010 HORSHAM RD
NORTH WALES PA 19454

General Hancock Partnership
or Current Resident
700 UPPER STATE RD
NORTH WALES PA 19454

Tokay Associates Llc
or Current Resident
750 UPPER STATE RD
NORTH WALES PA 19454

K A Holdings Llc
or Current Resident
1020 HORSHAM RD
NORTH WALES PA 19454

General Hancock Partnership
or Current Resident
710 UPPER STATE RD
NORTH WALES PA 19454

General Hancock Partnership
or Current Resident
800 -860 UPPER STATE RD
NORTH WALES PA 19454

Jerome Jay Realty Llc
or Current Resident
117 GARDEN GOLF BLVD
NORTH WALES PA 19454

~~General Hancock Partnership
or Current Resident
UPPER STATE RD
NORTH WALES PA 19454~~

Gh Wholesale Club Lp
or Current Resident
740 UPPER STATE RD
NORTH WALES PA 19454

S B S Of Montgomeryville Inc
or Current Resident
119 GARDEN GOLF BLVD
NORTH WALES PA 19454

~~General Hancock Partnership
or Current Resident
700 UPPER STATE RD
NORTH WALES PA 19454~~

~~K A Holdings Llc
or Current Resident
1020 HORSHAM RD
NORTH WALES PA 19454~~

~~General Hancock Partnership
or Current Resident
710 UPPER STATE RD
NORTH WALES PA 19454~~

MCMANUS KAITLYN & OESTREICH
OR CURRENT RESIDENT
909 SUSAN CIR
NORTH WALES PA 19454

CHUNDURU SURENDRA &
OR CURRENT RESIDENT
910 SUSAN CIR
NORTH WALES PA 19454

LIN YI Z & CHUNG LINDA
OR CURRENT RESIDENT
911 SUSAN CIR
NORTH WALES PA 19454

INGRAM DARA
OR CURRENT RESIDENT
912 SUSAN CIR
NORTH WALES PA 19454

HO NICK N & LIN HUI SIN
OR CURRENT RESIDENT
913 SUSAN CIR
NORTH WALES PA 19454



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 14, 2020

File No. 2019-10114

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

Reference: Text Amendment Application
Costco Gasoline Filling Station
Tax Map Parcel Numbers: 46-00-03919-12-1 & 46-00-03919-14-8; B/U 013C - 001 & 002
740 Upper State Road (S.R. 2012)

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below regarding the Text Amendment Application referenced above and offers the following comments for consideration by the Montgomery Township Board of Supervisors.

I. SUBMISSION

- A. Robert L. Brant & Associates Text Amendment Application letter dated October 18, 2019
- B. Proposed Zoning Text Amendment dated September 25, 2019..
- C. Concept Plan A-1 (2 sheets), for Costco Warehouse, prepared by Bohler Engineering, dated October 18, 2019.

II. GENERAL

General Hancock Partnership has submitted a Text Amendment Application regarding the addition of Gasoline Filling Station as a use permitted by conditional use within the ECPOD Expressway Corridor Preservation Overlay District. The submission included a concept plan showing the potential location and site configuration of a Costco gasoline filling station situated adjacent to the existing Costco Wholesale. The applicant has requested confirmation that the proposed plan complies with the ECPOD Overlay District open space, green area, building coverage, and impervious coverage requirements.

The concept plan includes a nine-fuel dispenser (18 fueling positions) gasoline filling station along with associated parking and stormwater management facilities on the vacant portion of the lot adjacent (Lot 1B) to Costco (Lot 1A). The lot fronts on the U.S. Route 202 Expressway Corridor. Access to the proposed facility would be from existing driveways within the overall site.

For the purposes of our review we have assumed the proposed amendment to Article XXVII (ECPOD Expressway Corridor Preservation Overlay District) is adopted. The amendment includes gasoline filling station as a standard retail use permitted by conditional use.

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

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com

III. REVIEW COMMENTS

A. Zoning Ordinance (Chapter 230)

We are unable to determine that the proposed plan complies with the ECPOD Overlay District open space, green area, building coverage, and impervious coverage requirements based on the information provided. We present the following comments for consideration by the Board of Supervisors. Upon further development of the plans, additional items may become apparent.

1. §230-136 – The loading area shall be depicted on the plan.
2. §230-155 – A landscape plan and details shall be provided at the time of land development application for review by the Township Landscape Architect.
3. §230-156.2.C(6) - The applicant should provide a photometric plan that includes the canopy lighting at the time of land development application for review and consideration. We defer to the Township Lighting Consultant regarding recommended light levels.
4. §230-156.2.C(11) & (12) – In addition to the standard safety features associated with gasoline fueling stations, the applicant should incorporate stormwater features to address potential spills and pollution prevention. Applicable documents such as a Spill Prevention, Control and Countermeasure (SPCC) Plan, a Preparedness, Prevention, and Contingency (PPC) Plan and/ or a Spill Prevention Response (SPR) Plan should be submitted with any future land development application in order to confirm features and procedures are in place to prevent and protect against pollution discharges to the Townships storm sewer system.
5. §230-204 – The land use area plan should be revised to include the proposed use and site configuration. The ECPOD Land Use Chart and the Dimensional Requirements notes on the plan shall be revised to reflect the proposed conditions.
6. §230-199.B(1) – Retail uses shall comply with the retail center regulations in §§230-206 through 230-213.
7. §230-207.A – The maximum permitted building height is 35 feet. The height of the proposed canopy shall be included on the plan.
8. §230-207.B – The Building setback from the entrance driveway to the retail center shall be shown on the plan.
9. §230-207.B – The setback of 30.9 feet from other internal driveways does not appear to be shown on the plans. This setback should be clearly delineated on the plans.
10. §230-207.D & §230-209 – The proposed building coverage, impervious coverage, open space, and common central area shall be noted on the plan.
11. §230-210 – Architectural information regarding the proposed building façades, materials, canopies, height, and rooflines shall be submitted to the Township for review and approval.
12. §230-211.D – It shall be noted on the plans that outdoor storage or display of merchandise, materials, equipment, products, parts, or commodities is not permitted outside the main or accessory building or structure.
13. §230-212 – A lighting plan and details shall be provided at the time of land development application for review by the Township Lighting Consultant.

B. Subdivision and Land Development

The applicant will be required to demonstrate compliance with the Township Subdivision Land Development Ordinance (SDLD) at the time of SDLD application.

C. Stormwater Management

The applicant will be required to demonstrate compliance with the Township stormwater management requirements at the time of Subdivision and Land Development application.

It is noted that fueling stations are considered "hot spots" where the proposed activity produces a higher concentration of pollutants than normally found in urban runoff. Therefore, appropriate BMPs shall be selected and designed. BMPs that facilitate infiltration are prohibited and run off from hot spots shall be pretreated (§206-20.A). Water quality inlets should be included. A Spill Prevention and Response Plan shall be in place.

D. General

We present the following comments for consideration by the Board of Supervisors as part of the conditional use process.

1. We recommend that extended-length fueling hoses, to reach the opposite side of vehicles, be provided so that vehicle circulation can be minimized.
2. We recommend that no merchandise be stored, displayed, or sold outside the proposed kiosk.
3. The applicant should provide the planned hours of operation of the proposed filling station.
4. The applicant should clarify if diesel fuel will be offered in addition to gasoline at this facility.
5. The applicant should verify that the largest anticipated delivery vehicle can circulate the site. Also, the applicant shall provide a circulation analysis for the Township fire truck for review and approval by the Fire Marshal.
6. The curb ramps along the entrance drive shall be made compliant.

Assuming the text amendment is adopted, we recommend that the applicant incorporate the above comments, to the extent that the Township Board of Supervisors deems them appropriate, when making conditional use and land development applications. Detailed review should be expected upon submission of plans and information typical of conditional use and land development applications.

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

Sincerely,



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

JPD/sl

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
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
John Paul Andrews – Costco Wholesale
Wendy Feiss McKenna, Esquire – Robert L. Brant & Associates
Robert L. Brant, Esquire - Robert L. Brant & Associates
Lindsey Breylinger – Bohler Engineering
Tung-To Lan – Bohler Engineering
Alex Walsh – Bohler Engineering
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

April 17, 2020

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

RE: **Costco Gasoline Filling Station**
Transportation Impact Assessment Review
Montgomery Township, Montgomery County, PA
TPD No. MOTO-00112

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) reviewed the following items which were received in our office on February 20, 2020:

- Transportation Impact Assessment prepared by Atlantic Traffic & Design Engineering, LLC, dated November 4, 2019.

Based on our review, we offer the following comments with the US 202 Parkway considered to be a north-south roadway and Costco Drive to be an east-west roadway:

Study Comments

1. Minor traffic signal retiming is proposed for the intersection of Upper State Road and Costco Drive/General Hancock Boulevard to improve the westbound Costco Drive left turn movement and the overall intersection operation. We concur with this recommendation. Either TPD or the applicant's engineer will need to revise the Traffic Signal Permit plan.
2. Also, the Director of Public Works has identified the following traffic signal equipment improvements at the intersection of Upper State Road with Costco Drive. This intersection is not equipped with any EVP or UPS today. In our opinion, providing Opticom EVP and Econolite UPS are high priority safety improvements with the proposed gasoline installation in the event an emergency response vehicle is dispatched to the site.
 - i. Provide Opticom emergency vehicle pre-emption (EVP);
 - ii. Provide Econolite UPS battery back-up;
 - iii. Provide video detection;
 - iv. Replace controller cabinet and controller equipment.

Mr. Bruce S. Shoupe
April 17, 2020
Page 2

We reserve the right to make additional comments as additional information is submitted.
Please call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Kevin L. Johnson". The signature is fluid and cursive, with the first name "Kevin" and last name "Johnson" clearly legible.

Kevin L. Johnson, P.E.
President

cc: Carolyn McCreary, Township Manager
Mary Gambino, Project Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Robert Iannozzi, Jr. Esq., Township Solicitor
Frank Falzone, P.E., TPD
Jerry Baker, P.E., TPD
Eric Hammond, TPD
Wendy Feiss McKenna, Esq., Robert L Brant Associates
Adam Benosky, RLA, Bohler Engineering
Stacey Jensen, Atlantic Traffic & Design Engineering



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

February 7, 2020

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

RE: Costco Gasoline Filling Station
Concept Plan/Text Amendment Review
Montgomery Township, Montgomery County, PA
TPD No. MOTO-00112

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) reviewed the following items which were received in our office on January 22, 2020:

- Proposed Text Amendment to Article XXVII [ECPOD Expressway Corridor Preservation Overlay District], Section 230-199 [Permitted Land Use Categories] B. [Retail Uses](2)(b) [Standard Retail Uses Permitted by Conditional Use], last revised September 12, 2019;
- Concept Plan A-1 (2 Sheets) prepared by Bohler Engineering, dated October 18, 2019.

Based on our review, we offer the following comments with the US 202 Parkway considered to be a north-south roadway and Costco Drive to be an east-west roadway:

Text Amendment Comments

1. TPD has no comments to offer at this time regarding the proposed text amendment.

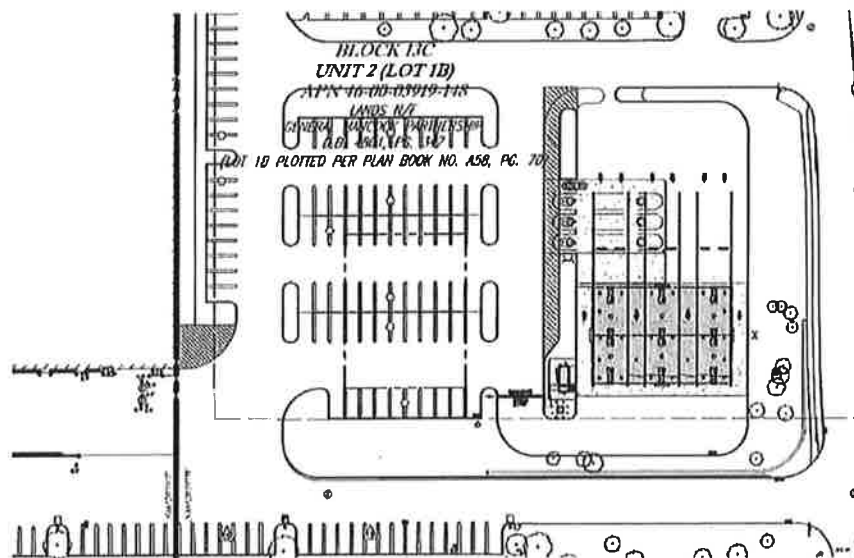
Study Comments

1. A traffic study should be provided during the Conditional Use process as previously discussed with the Applicant's Traffic Engineer.

Plan Comments

1. In our opinion, the proposed entrance to the fueling area is located too close to the proposed adjacent east-west circulation aisle. In addition, the striping for the fuel delivery truck loading area is shown on the plan as extending into the proposed intersection with the existing north-south circulation aisle located on the west side of the existing vacant lot (proposed Costco gas

site). TPD recommends revising the access to the fuel delivery area and the adjacent intersection as shown in red below to provide larger turning radii for delivery trucks, to provide a greater separation distance between the driveways, and to remove the striping from the internal intersection.



2. The plans show the frontage road being extended between the existing north-south circulation aisles located on the west and east side of the vacant lot. Twenty-four parking spaces are proposed along the north side of the existing Costco store along this frontage road with 11 parking space proposed along the existing section and 13 parking spaces proposed along the new section. To exit these parking spaces, patrons will be required to not only back into the frontage road serving the Costco Store, but most will also be backing into the intersections with three proposed parking aisles. Worse yet, some of these spaces will require backing into the existing north-south circulation aisle located on the west side of the existing vacant lot. For these reasons, we recommend eliminating these 24 parking spaces.
3. The proposed extension of the sidewalk to the east, along the northern side of the Costco building7 needs to be made ADA compliant.
4. Vehicles traveling east on the proposed frontage road extension will encounter an uncontrolled area of approximately 100 feet in length where tractor trailers will be backing into and pulling out from the loading docks at the same time traffic is using the existing north-south parking aisle/delivery drive on the east side of the vacant lot. There is no location to install a STOP sign to control this intersection. This intersection needs to be redesigned to provide for the safety of delivery traffic, automobile traffic and pedestrians accessing their vehicles parked against the US Route 202 Right-of-Way.

Mr. Bruce S. Shoupe
February 7, 2020
Page 3

5. This existing north-south parking aisle/delivery drive is currently curbed on the east side. An offset in the curbing is proposed where the proposed curb meets the existing curb at the existing inlet to the east of the proposed Costco gas facility. The proposed offset in the curb needs be removed to provide a consistent driveway width for this parking aisle/delivery drive as shown in red in the figure on page 2.
6. A "Stop" sign and "Do Not Enter" sign needs to be provided on the right side of the egress driveway for the fueling area.
7. The existing sidewalk on the north side of the existing vacant lot being developed as the Costco gas facility is not ADA compliant at its two end points. In our opinion, this sidewalk needs to be made ADA compliant at its two termini.
8. Consistent with requirements for other similar uses within the Township, fueling hoses should be of sufficient length to allow fueling to the far side of the vehicle away from the pump.
9. Truck turning templates should be provided demonstrating that the fuel delivery trucks can access the loading area and circulate through the site without encroaching into curbing, parking spaces, etc.

Lighting Comments

1. Lighting plans are required for our review.

We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.

Sincerely,


Kevin L. Johnson, P.E.
President

cc: Carolyn McCreary, Township Manager
Mary Gambino, Project Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Frank Falzone, P.E., TPD
Jerry Baker, P.E., TPD
Eric Hammond, TPD
Wendy Feiss McKenna, Esq., Robert L Brant Associates
Adam Benosky, RLA, Bohler Engineering
Sandy Koza, P.E., McMahon Associates

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

JOHN S. COVER, AICP
INTERIM EXECUTIVE DIRECTOR

January 21, 2020

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

Re: MCPC #19-0309-001
Plan Name: ECPOD – Gasoline Stations
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 30, 2019. We forward this letter as a report of our review.

BACKGROUND

The applicant, Costco Wholesale, proposes to amend Article XXVII of Montgomery Township's zoning code to add standards for gasoline filling stations, to be permitted by conditional use in the Expressway Corridor Preservation Overlay District (ECPOD). These filling stations would be permitted only on the same lot or in the same unified development as a warehouse club or wholesale club, the definition of which would also be added via amendment to Article II of the zoning code. No more than 18 fueling stations would be permitted at one station, no additional retail sales or goods displays would be permitted, and signage and operating hours would be regulated.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery Township's ECPOD covers three different zoning classifications: predominantly LI and R2, with a small sliver of C land area included near Welsh Road. Montgomery Township's *2008 Comprehensive Plan Update Vision Plan* identifies the corridor for the Route 202 Parkway and highlights commercial and residential areas along the corridor. We believe that this text amendment is generally compatible with the township's vision plan as effects would likely be limited to the LI-zoned areas.



Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, notes that the county will work with municipalities and businesses on modernizing and adapting business parks through zoning changes, infrastructure improvements, and private sector investment. This project is compatible with *Montco 2040*.

RECOMMENDATION AND COMMENTS

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal for the zoning text amendment change, as it seems suitable to permit fueling stations in an expressway corridor overlay zoning district. We look forward to reviewing the specific and final land development proposal and conditional use application once the zoning text amendment is fully approved.

CONCLUSION

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

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

Sincerely,



Matthew Popek, AICP
Senior Transportation Planner
mpopek@montcopa.org - 610-278-3730

c: Costco Wholesale, Applicant
Robert L. Brant, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jay Glickman, Chrm., Twp. Planning Commission

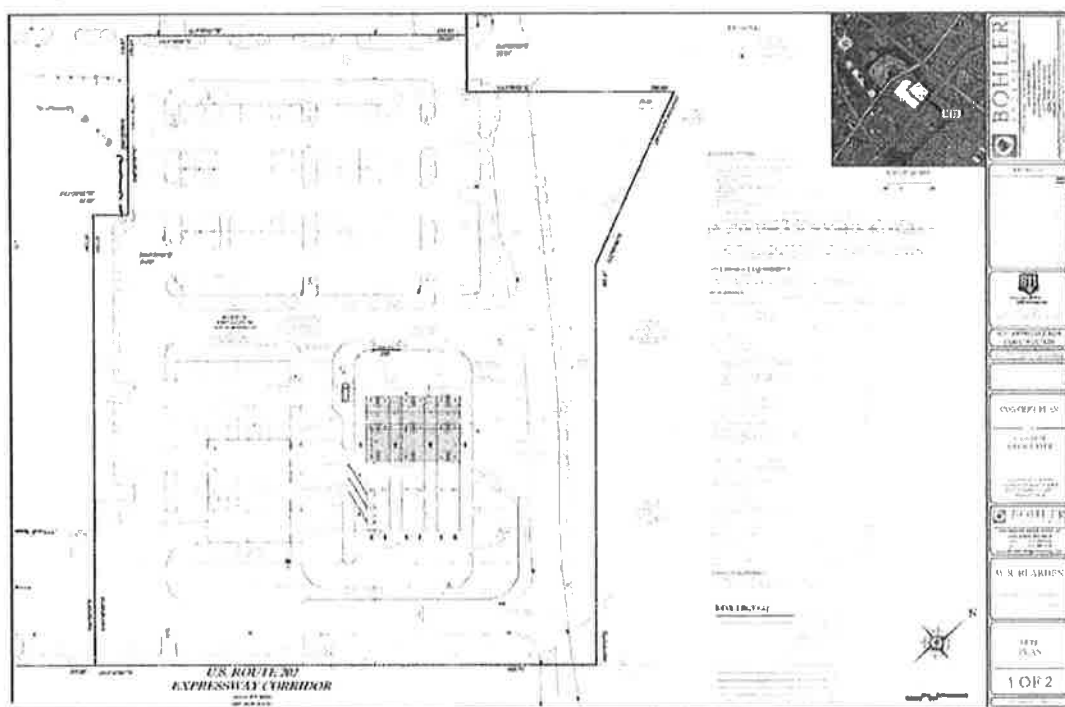
Attachments: (1) Concept Plan
(2) Aerial

Mr. Bruce Shoupe

- Attachment 1 -

January 21, 2020

Concept Plan – Proposed Costco Wholesale Gas Service, Montgomery Township



Aerial – Proposed Costco Wholesale Gas Service, Montgomery Township



ECPOD - Gasoline Stations
MCPC #190309001

Montgomery
County
Planning
Commission
Montgomery County Southeastern Planning Commission
PO Box 1217 • Pottsville, PA 17860-0217
610.376.5100 • 610.376.3541
www.montgomeryplanning.org
Map 2017 aerial photograph provided by Pottsville

ZONING ORDINANCE REVIEW

DATE: July 30, 2020

PLAN REVIEW – Ordinance # 20-312ZC – Costco Wholesale – Request for Gasoline Sales

DEVELOPMENT NAME: Costco Warehouse
LOCATION: Upper State Road
LOT NUMBER & SUBDIVISION: NA
ZONING DISTRICT: ECPOD
PROPOSED USE: Gasoline Sales
ZONING HEARING BOARD APPROVAL REQUIRED? NO
CONDITIONAL USE APPROVAL REQUIRED? NA

	APPROVED	NOT APPROVED	NOT APPLICABLE
USE		X	
HEIGHT	X		
LOT SIZE	X		
SETBACKS: FRONT	X		
SIDE	X		
BACK	X		
LOT PERCENTAGE – ECPOD CODE	X		
IMPERVIOUS / GREEN SPACE	SEE BELOW ***		
BUILDING COVERAGE	SEE BELOW ***		
OTHER COMMENTS	SEE BELOW ***		

COMMENTS

Maximum number of 9 pumps (18 fueling positions).

Extra length extended hoses on pumps, so vehicles can be fueled from either side.

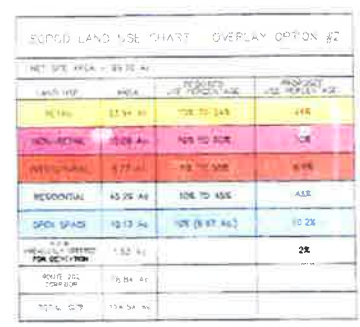
No retail sales in the pump area, i.e.: no oil, wiper blades, tobacco products, soda, etc.

Any outdoor display of goods is prohibited.

*** Required impervious coverage, green space, building coverage and percentage of uses permitted under ECPOD Overlay Option #2 is based on plan prepared by Schlosser & Clauss Consulting Engineers, last revised March 3, 2014 which appears to show plan is in general conformity of zoning District.


ZONING OFFICER

7.30.2020
DATE



GENERAL HANCOCK PARTNERSHIP
2312 N BRAD STREET
COLMAR PA 19033
PHONE: 215 822 8880
BLOCK 13C UNIT 5
DEED BOOK 4801 PAGE 347

TOTAL NET AREA =	17,821 SQ
AREA ADJCD TO SITE =	= 1,247 SQ
	17,821 SQ
SUBTRACT 700' X 20'	
PERMANENT CEMETERY	14,021 SQ
NET SITE AREA =	14,021 SQ

- 1 THE RT. 202 CORRIDOR AS SHOWN ON THIS PLAN
- 2 REPRESENTS POWHOOS' CURRENT ALIGNMENT
- 3 NO STRUCTURES EXIST OR ARE PROPOSED WITHIN THE CORRIDOR
- 4 THE REQUIRED OPEN SPACE HAS BEEN OFFERED FOR
- 5 OCCUPATION TO MONITORING TWP
- 6
- 7 ROAD RIGHTS OF WAY WITHIN RESIDENTIAL AREA WILL BE
- 8 OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION

[illegible]

REV MARCH 03, 2014
REV OCTOBER 21, 2013
REV NOVEMBER 09, 2007
REV SEPTEMBER 04, 2007
REV JANUARY 25, 2001
REV JANUARY 10, 2007
REV DECEMBER 04, 2006
REV JUNE 19, 2004
DATE AUGUST 05, 2003

4470-102 17.0

LEONARD MANCOCK PARTNERSHIP

SCHLOSSER & CL...

Professional Engineer

Call 1-800-368-5848 for more information.

[illegible]

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item # **10**

SUBJECT: Consider PEMV Partners, LP Conditional Use Application C-73 requesting Amendment of Hours of Operation from ProReal Ventures LLC Decision and Order C-68

MEETING DATE: August 24, 2020

BOARD LIAISON Tanya C. Bamford, Chair

INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

ProReal Ventures LLC Conditional Use Application C-68 was approved June 11, 2018. The hours of operation granted was limited to "8AM to 8PM Monday through Saturday and 9AM to 7PM on Sunday".

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

In connection with sale of the project to PEMV Partners, LP (Pete's Express, the equitable owner), a new Conditional Use Application has been filed seeking a modification of the hours of operation for their proposed carwash.

PREVIOUS BOARD ACTION: Granted C-68 on June 11, 2018.

ALTERNATIVES/OPTIONS: The Board could approve or deny this request.

BUDGET IMPACT: None.

RECOMMENDATION: That the Conditional Use Hearing be held.

MOTION: _____ **SECOND:** _____ **ROLL CALL:** _____

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby amend the Decision and Order for Conditional Use Application – C-68, ProReal Ventures, LLC grant to allow PEMV Partners, LP (Pete’s Express Car Wash) Conditional Use Application C-73 to modify the following conditions of the Order:

Condition #3 proposed business hours shall be limited to 7 am to 7 pm Monday through Saturday and 8 am to 6 pm on Sunday.

Condition #4 deliveries shall be restricted to non-business hours, specifically, deliveries prohibited 7 am to 7 pm Monday through Saturday and 8 am to 6 pm on Sunday.

All other conditions granted in Resolution #5 dated July 22, 2019 would remain in force.

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held 14th day of September, 2020

MOTION BY:

SECOND BY:

VOTE:

DATE:

MONTGOMERY TOWNSHIP

BOARD OF SUPERVISORS

**IN RE: CONDITIONAL USE APPLICATION
PETE'S EXPRESS CAR WASH**

PREMISES: 1274 WELSH ROAD

PARCEL NO.: 46-00-00745-00-1

APPLICATION NO.: C-73

ORDER

AND NOW, this 14th day of September, 2020, PEMV Partners, LP's Conditional Use Application is **GRANTED**.

Applicant is permitted to construct and operate the proposed automatic carwash on the property located at 1274 Welsh Road, within the Township's C-Commercial District.

This conditional use relief is subject to the following conditions:

1. The proposed automatic carwash business hours shall be limited to 7AM to 7PM Monday through Saturday and 8AM to 7PM on Sunday;
2. Deliveries to the proposed automatic carwash shall be restricted to non-business hours. Specifically, deliveries are prohibited 7AM to 7PM Monday through Saturday and 8AM to 7PM on Sunday;
3. Comply with Resolution #5 dated July 22, 2019.

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

Tanya C. Bamford, Chair

Matthew W. Quigg, Vice Chairman

Candyce Fluehr Chimera, Member

Annette M. Long, Member

Beth A. Staab, Member



Fox Rothschild LLP
ATTORNEYS AT LAW

Stone Manor Corporate Ctr.
2700 Kelly Road Suite 300
Warrington, PA 18976
Tel (215) 345-7500 Fax (215) 345-7507
www.foxrothschild.com

KIMBERLY A. FREIMUTH
Direct No: 215.918.3627
Email: KFreimuth@FoxRothschild.com

RECEIVED

AUG 20 2020

MONTGOMERY TOWNSHIP

August 20, 2020

VIA FEDERAL EXPRESS

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

Re: Pete's Express Car Wash - 1274 Welsh Road

Dear Bruce:

This office represents PEMV Partners, LP (the "**Pete's Express**"), the equitable owner of the above-referenced property. As you know, Pete's Express is under contract to purchase the property from Pro Real Ventures, LLC, and closing is currently scheduled to occur on September 15, 2020.

In connection with Pete's Express' purchase of the property, I am enclosing a Conditional Use Application, which is being filed in order to seek a modification of a condition contained in the Decision and Order of the Board of Supervisors granting conditional use approval to construct an automatic car wash on the property to Pro Real Ventures, LLC on June 11, 2018 (the "**Decision**"). Specifically, condition no. 3 of the Decision provides as follows:

The proposed automatic carwash's business hours shall be limited to 8AM to 8PM Monday through Saturday¹ and 9AM to 7PM on Sunday.

Pete's Express is requesting to open and close one hour earlier each day of the week such that the hours of operation would be 7 am to 7 pm on Monday through Saturday and 8 am to 6 pm on

¹ The actual Decision states "Sunday", but this is a typographical error and should have stated "Saturday".

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Illinois
Minnesota Nevada New Jersey New York Pennsylvania Texas Washington



August 20, 2020

Page 2

Sunday. This would allow for consistency in the hours of operation among all of the Pete's Express car wash locations. In connection with this request I am enclosing the following:

- (1) Six (6) copies of the Township's form of Conditional Use Application;
- (2) Six (6) copies of the original Decision;
- (3) Six (6) 11x17 size copies of the final approved record plan sheet for the proposed car wash;
- (4) Six (6) copies of the tax map identifying the subject property;
- (5) Six (6) copies of the Deed for the property showing Pro Real Ventures, LLC as the fee owner;
- (6) Six (6) copies of the first and last page of the Agreement of Sale for the property showing Pro Real Ventures, LLC as the seller and PEMV Partners, LP as the buyer;
- (7) A list of each of the owners of record of all adjoining properties and those directly across the street (including block and unit number); and
- (8) A usb containing electronic copies of each of the above documents.

Please note that a check in the amount of \$1,500, made payable to Montgomery Township, reflecting the filing fee for this application is being sent to your attention by Pete's Express directly under separate cover.

Given that closing is currently scheduled for September 15, 2020, Pete's Express would like to request that a hearing on this application to amend the hours of operation condition in the Decision be held during the Board of Supervisors' meeting scheduled for September 14, 2020.

In addition, at the September 14, 2020 meeting, Pete's Express intends to deliver the signed land development plans (the "**Plans**"), Land Development Agreement, Tri-Party Set Aside Agreement, Landscaping Replacement Covenant, Indemnity Agreement for HOP Subsurface Stormwater Management Facilities and Stormwater Management Agreement (collectively, the "**Agreements**") to the Township for execution by the appropriate representatives of the Township. Thereafter, Pete's Express is asking that the Township agree to release the signed Plans and Agreements to me to hold in escrow pending closing. I intend to bring the Plans and Agreements to the closing, at which time Pete's Express' lender, The Bryn Mawr Trust Company, would execute the Tri-Party Set Aside Agreement, the Plans and Agreements would be recorded by the title company handling the closing (except for the Tri-Party Set Aside Agreement which does not get recorded and would be returned by me to the Township), and the following checks would be issued to the Township, which I would deliver back to the Township along with the original Tri-Party Set Aside Agreement:



Fox Rothschild LLP
ATTORNEYS AT LAW

August 20, 2020
Page 3

- A check in the amount of \$50,000, as the cash escrow required by Section 3 of the Land Development Agreement;
- A check in the amount of \$20,730, as the landscaping fee in lieu required by Section 4(b) of the Land Development Agreement; and
- A check in the amount of \$2,325.50, based upon a proposed 4,651 square foot building, as the park and recreation fee.

Kindly review the above with the Township Solicitor and confirm whether this proposed procedure is acceptable so that we may appropriately prepare for closing and delivery of the required documents and fees to the Township.

If you should have any questions regarding the above, please feel free to contact me. Thank you.

Very truly yours,

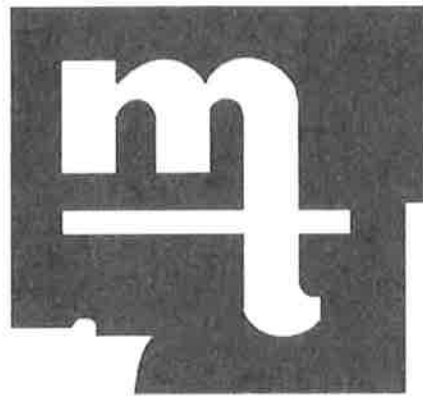
Kimberly A. Freimuth

cc: Sean Kilkenny, Esquire (via e-mail w/o enclosures)
Robert J. Iannozzi, Esquire (via e-mail w/o enclosures)
Pete Altringer (via e-mail w/o enclosures)
Drew Altringer (via e-mail w/o enclosures)
Jeff Altringer (via e-mail w/o enclosures)
Robert W. Gundlach, Jr., Esquire (via e-mail w/o enclosures)
Dan McCarthy, Esquire (via e-mail w/o enclosures)

RECEIVED

MONTGOMERY TOWNSHIP

Application for Conditional Use



**Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605**

**Telephone: 215-393-6920
Fax: 215-855-1498
www.montgomerytwp.org**

1-2017

Township of Montgomery, Montgomery County, Pennsylvania

Appellant:	Name:	PEMV Partners, LP	
	Address:	500 West Lancaster Avenue	
		Strafford, PA 19087	
	Phone:	(610) 687-8812	Fax:
	E-Mail	Drew Altringer - drewaltringer@comcast.net	

Owner:	Name:	Pro Real Ventures, LLC	
	Address:	2500 Heathcote Lane	
		Apex, NC 27502	
	Phone:	(919) 455-8062	Fax:
	E-Mail	Andrey Shalaurov - starwashexpress@outlook.com	

Attorney:	Name:	Kimberly Freimuth, Esq. - Fox Rothschild LLP	
	Address:	2700 Kelly Road, Suite 300	
		Warrington, PA 18976	
	Phone:	(215) 918-3627	Fax:
	E-Mail	kfreimuth@foxrothschild.com	

Notice of Appeal

Page 2

Interest of appellant, if not owner (agent, lessee, etc.):

Equitable Owner

1. Brief Description of Real Estate Affected:

Block and Unit Number Block 11 Unit 25 - TMP 46-00-00745-001

Location 1274 Welsh Road

Lot Size Approximately 1.8 acres

Present Use Vacant land

Present Zoning Classification C - Commercial

Present Improvements Upon Land None

Deed Recorded at Norristown in Deed Book 6093 Page 1317

2. Specific reference to section of the Zoning Ordinance upon which application is based.

N/A

3.

Action desired by appellant or applicant (statement of proposed use)

By Decision and Order dated June 11, 2018, the Board of Supervisors granted conditional use approval to construct an automatic car wash on the property, subject to certain conditions, one of which requires business hours to be limited to 8 am to 8 pm Monday through Saturday and 9 am to 7 pm on Sunday. Appellant requests to modify this condition to match all other Pete's Express car wash locations which have business hours of 7 am to 7 pm Monday through Saturday and 8 am to 6 pm on Sunday.

4. Reasons appellant believes Board should approved desired action (refer to section(s) of Ordinance under which it is felt that desired action may be allowed, as well as regulations contained in Article XVII, Signs, Article XIX, Off Street Parking and Loading and Article XXI, Miscellaneous Provisions.

Hours of operation agreed to at original conditional use hearings were based on the proposed hours of operation of Pro Real Ventures, LLC. PEMV Partners, LP, which operates as Pete's Express Car Wash, is purchasing the property from Pro Real Ventures, LLC and desires to provide hours of operation at this location which match the hours of operation at all other Pete's Express Car Wash locations.

5. Has previous application for conditional use been filed in connection with these premises?
 X Yes No

Conditional Use Decision and Order dated June 11, 2018 - copy attached.

NOTE:

If more space is required, attach a separate sheet and make specific reference to the question being answered.

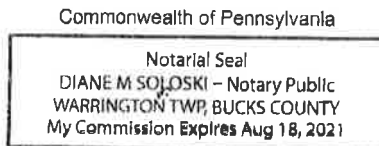
I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

SWORN TO AND SUBSCRIBED BEFORE ME THIS

 19th DAY OF August 20

Diane M. Soloski
Notary Public

[Signature]
Appellant's or Owner's Signature
Attorney for Appellant



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**IN RE: CONDITIONAL USE APPLICATION
OF PRO REAL VENTURES, LLC**

PREMISES: 1274 WELSH ROAD

PARCEL NO.: 46-00-00745-00-1

APPLICATION NO.: C-68

DECISION AND ORDER

NATURE OF THE APPLICATION

Applicant proposes to construct and operate an automatic carwash on the Property located at 1274 Welsh Road, within the Township's C-Commercial District. The proposed use is permitted by conditional use in the C-Commercial District.¹

In order to facilitate the Property's proposed use, Applicant requests conditional use approval under Article XIII, Section 230-75(A)(1) [C Commercial District/Use Regulations] and Appendix Table 230-A [Table of Permitted Uses], in accord with Article XXI, Section 230-156.2 [Miscellaneous Provisions/Procedures and Standards for Conditional Use Approval].

¹ The Property is further identified as tax parcel number 46-00-00745-00-1.

FINDINGS OF FACT

1. Applicant is Pro Real Ventures, LLC ("Applicant").
2. Applicant filed an Application with this Board requesting conditional use relief under Article XIII, Section 230-75(A)(1) [C Commercial District/Use Regulations] and Appendix Table 230-A [Table of Permitted Uses], in accord with Article XXI, Section 230-156.2 [Miscellaneous Provisions/Procedures and Standards for Conditional Use Approval of the Township's Zoning Ordinance, as amended ("Ordinance")] to permit the proposed automatic carwash on the Property ("Application") located at 1274 Welsh Road, within the Township's C-Commercial District ("Property").²
3. Applicant is the legal owner of the Property.
4. A properly advertised Hearing was initially held before this Board on March 26, 2018 ("Hearing").
5. At the Hearing, Applicant was represented by Kimberly A. Freimuth, Esquire.
6. The Hearing was continued twice at Applicant's request: April 9th and April 23rd. In making these continuance requests, Applicant waived all applicable time periods under the Pennsylvania Municipalities Planning Code ("MPC").
7. These continuance requests were sought to allow additional time for Applicant to review and address this Board's concerns relative to access and traffic circulation associated with the Property and Applicant's proposal.³
8. No party protestants entered their appearances in opposition of the Application.
9. At the Hearing, the exhibits listed on Appendix 1 were entered into the record.
10. The following three witnesses testified in support of the Application:

² The Property is further identified as tax parcel number 46-00-00745-00-1.

³ See generally, March 26, 18 and April 23, 2018 Notes of Testimony.

- Chris Jensen, Applicant's Civil Engineer, who was accepted by this Board as an expert in civil engineering;
 - Mark Roth, Applicant's Traffic Engineer, who accepted by this Board as an expert in traffic engineering; and
 - Andrey Shalaurov, one of Applicant's owners.
11. This Board found the testimony of Applicant's witnesses to be credible.
 12. The complete Hearing testimony and exhibits are incorporated by reference as though fully set forth here as Findings of Fact.
 13. In sum, the Hearing testimony and exhibits demonstrated:
 - Applicant's proposed use is permitted in the C-Commercial District by conditional use.
 - Applicant's proposed use will conform to the C-Commercial District's applicable regulations including but not limited to setbacks, building coverage, open space, and buffering.
 - Applicant's proposed use will conform to the regulations applicable to proposed use and C-Commercial District, including Article XVIII [Signs]; Article XIX [Off-Street Parking and Loading]; and Article XXI [Miscellaneous Provisions].
 - Applicant shall comply with all applicable review letters, including the Township Traffic Engineer's amended review letter (B-6) relative to layout, parking, access, and traffic circulation associated with the Property and Applicant's proposal, to ensure the proposed use (a) neither creates undue traffic hazards and obstruction to the movement of traffic, nor compromises the safe capacity of the Township's public roads; and (b) will not adversely affect the Township's public health, safety, and general welfare.
 - Applicant's proposed use is consistent with the Township's Comprehensive Plan, as well as the stated purpose of the Ordinance, as set forth in Article I.
 14. During the April 23, 2018 Hearing, Applicant acknowledged that at the Board's March 26, 2018 Hearing, the Board expressed concerns relative to access and traffic circulation associated with the Property and Applicant's proposal. Applicant acknowledged of record that on

April 11, 18, Applicant, with counsel and its Traffic Engineer, met with the Township staff to address such concerns. Ultimately, the Township's Traffic Engineer amended his previously issued review letter to reflect the agreements made at the meeting including: (a) the Property's DeKalb Pike egress movement will be right-turn only; (b) the Welsh Road ingress movement will be right-turn only with a slight curvature with "quick curbing" designed to prevent potential left-turn ingress at the Welsh Road access point; and (c) elimination of the stop-bar on the site to provide more adequate queuing further into the site. (4/23/18 N.T., pp. 7-9).

15. Depending on PECO's sign-off, the adjoining property owner, Applicant has alternate traffic circulation and access layouts for the Property: Plan 1A and Plan 1B.
16. Applicant acknowledged of record that whichever plan it ultimately utilizes, the Township Traffic Engineer's notations and "mark-ups" for the respective plan, set forth in his amended review letter, will be incorporated into the plan and Applicant will comply fully with the Township Traffic Engineer's amended review letter. (4/23/18 N.T., pp. 10-13).
17. Under Plan 1A, the DeKalb Pike right-turn only egress extends beyond the property line onto the frontage of PECO, the adjoining property owner. Part of Applicant's highway occupancy permit process with PennDOT will require PECO to sign-off in order to facilitate the radius being on its property. (4/23/18 N.T., pp. 10-13).
18. If PECO does not sign-off, Applicant will proceed with Plan 1B, which reconfigures the DeKalb Pike access slightly to allow the tangent/curvature portion of the radius to stop at the property line.
19. At the Hearing's conclusion, this Board issued a verbal same-night decision granting Applicant's requested conditional use relief, subject to certain conditions. This Decision and Order constitutes the written memorialization of this Board's same-night decision subject to such conditions set forth in the attached Order.

CONCLUSIONS OF LAW

1. It is well-settled that once an applicant for conditional use bears the initial burden of proving compliance with the specific requirements of the zoning ordinance relative to that conditional use, the governing body is obligated to approve the conditional use unless

objectors (neighbors) present sufficient evidence to such a high risk of probability that the Applicant's use will cause a substantial threat to the community.⁴

2. Here, conditional use relief is sought under Article XIII, Section 230-75(A)(1) [C Commercial District/Use Regulations] and Appendix Table 230-A [Table of Permitted Uses], in accord with Article XXI, Section 230-156.2 [Miscellaneous Provisions/Procedures and Standards for Conditional Use Approval] of the Ordinance, to permit the proposed automatic carwash on the Property.
3. Having considered the credible testimony and exhibits presented at the Hearing in support of the Application, which demonstrates compliance with the Township's applicable conditional use criteria; and with no substantial evidence offered to the contrary, this Board concludes that Applicant met its requisite burden of establishing an entitlement to its requested conditional use.
4. Specifically, this Board concludes that Applicant has satisfactorily established compliance with the Ordinance's applicable conditional use requirements, and as such is permitted to develop the Property as proposed, subject to the conditions set forth in the attached Order.

[Order on the next page]

⁴ See e.g., *Borough of Perkasié v. Moulton Builders, Inc.*, 850 A.2d 778 (Pa. Commw. Ct. 2004).

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

**IN RE: CONDITIONAL USE APPLICATION
OF PRO REAL VENTURES, LLC**

PREMISES: 1274 WELSH ROAD

PARCEL NO.: 46-00-00745-00-1

APPLICATION NO.: C- 68

ORDER

AND NOW, this 11th day of June, 2018, Pro Real Ventures, LLC's Conditional Use Application is **GRANTED**.

Applicant is permitted to construct and operate the proposed automatic carwash on the Property located at 1274 Welsh Road, within the Township's C-Commercial District.


This conditional use relief is subject to the following conditions:


1. Applicant shall comply with all review letters, as amended, associated with Pro Real Ventures, LLC's Conditional Use Application and made a part of the record evidence in this matter, the Township's satisfaction;
2. Applicant shall ensure that its conditional use plan (whether 1A or 1B, depending upon PECO's sign-off) shall comply with all aspects of the Township Traffic Engineer's amended review letter and incorporate his notations and "mark-ups" associated with the plan as set forth in his amended review letter, to the satisfaction of the Township Traffic Engineer;

3. The proposed automatic carwash's business hours shall be limited to 8AM to 8PM Monday through Sunday and 9AM to 7PM on Sunday;
4. Deliveries to the proposed automatic carwash shall be restricted to non-business hours. Specifically, deliveries are prohibited 8AM to 8PM Monday through Sunday and 9AM to 7PM on Sunday;
5. The proposed automatic carwash's dumpster pick-ups shall occur between 6AM and 8AM;
6. There shall be no on-site vehicle detailing provided in any form on the Property in association with the proposed automatic carwash or otherwise;
7. The employees of the proposed automatic carwash will not assist customers with vacuuming or drying of their vehicles on site; and
8. The Property's use and improvement shall be in substantial conformance with the testimony and exhibits presented at the Hearing.


**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**


CANDYCE FLUEHR CHIMERA, *Chair*


MICHAEL J. FOX, *Vice Chairman*


JEFFREY W. McDONNELL, *Member*


TANYA C. BAMFORD, *Member*


MATTHEW W. QUIGG, *Member*

APPENDIX 1

HEARING EXHIBITS

Board Exhibits

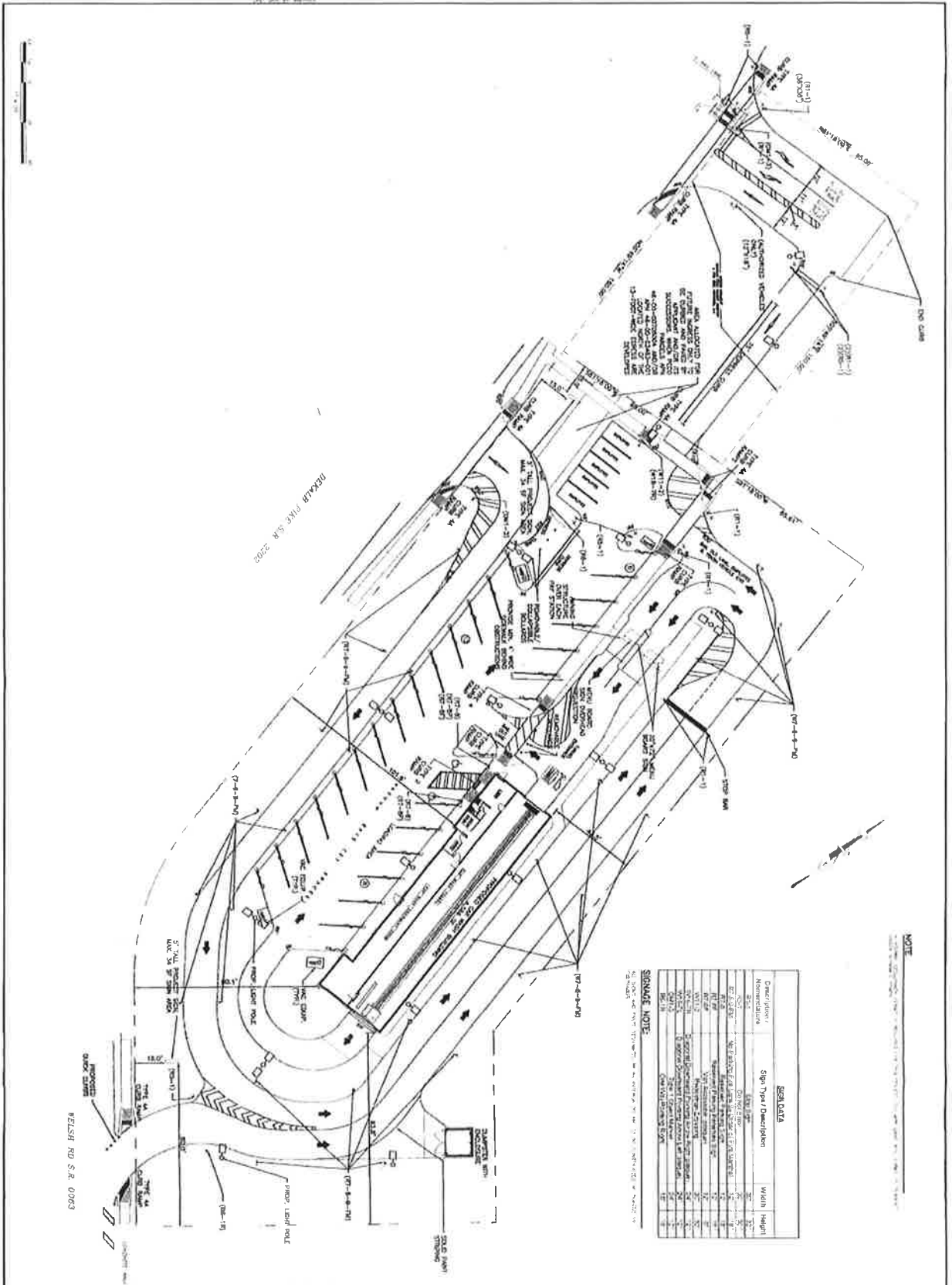
- B-1 Application
- B-2 Proof of Publication
- B-3 Property Posting
- B-4 Neighbor Notification
- B-5 Review Letters
- B-6 Township Traffic Engineer's Amended Review Letter
(with plan "mark-ups")

Applicant Exhibits

- A-1 Curriculum Vitae of Christopher Jensen, P.E.
- A-2 Aerial Plan
- A-3 Conditional Use Plan
- A-4 Site Plan
- A-5 Review Letters
- A-6 CV of Mark Roth
- A-7 Traffic Impact Study
- A-8 Summary Slides
- A-9 Documentation, Deed, and Redacted Agreement of Sale
- A-10 Elevation Renderings

THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ANY VIOLATION OF THIS NOTICE WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ENGINEER AND WILL BE SUBJECT TO THE DISCIPLINARY ACTION OF THE BOARD OF ENGINEERS.

THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ANY VIOLATION OF THIS NOTICE WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ENGINEER AND WILL BE SUBJECT TO THE DISCIPLINARY ACTION OF THE BOARD OF ENGINEERS.



DATA

Object Name	Sign Type / Description	Width (feet)	Height (feet)
1.01	NO PARKING ANY TIME	36"	48"
1.02	NO PARKING ANY TIME	36"	48"
1.03	NO PARKING ANY TIME	36"	48"
1.04	NO PARKING ANY TIME	36"	48"
1.05	NO PARKING ANY TIME	36"	48"
1.06	NO PARKING ANY TIME	36"	48"
1.07	NO PARKING ANY TIME	36"	48"
1.08	NO PARKING ANY TIME	36"	48"
1.09	NO PARKING ANY TIME	36"	48"
1.10	NO PARKING ANY TIME	36"	48"
1.11	NO PARKING ANY TIME	36"	48"
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1.22	NO PARKING ANY TIME	36"	48"
1.23	NO PARKING ANY TIME	36"	48"
1.24	NO PARKING ANY TIME	36"	48"
1.25	NO PARKING ANY TIME	36"	48"
1.26	NO PARKING ANY TIME	36"	48"
1.27	NO PARKING ANY TIME	36"	48"

STORAGE NOTE:

ALL MATERIALS AND EQUIPMENT TO BE STORED IN THE AREA SHOWN ON THIS PLAN.

FINAL LAND DEVELOPMENT
PEMV PARTNERS LP
PETE'S EXPRESS CAR WASH
REDEVELOPMENT TOOKUP NORTHWEST IN COUNTY PERMITS/PLANS

SITE LAYOUT PLAN

PAUL F. BOETTINGER, P.E.
LICENSED PROFESSIONAL ENGINEER

CSP-1

5

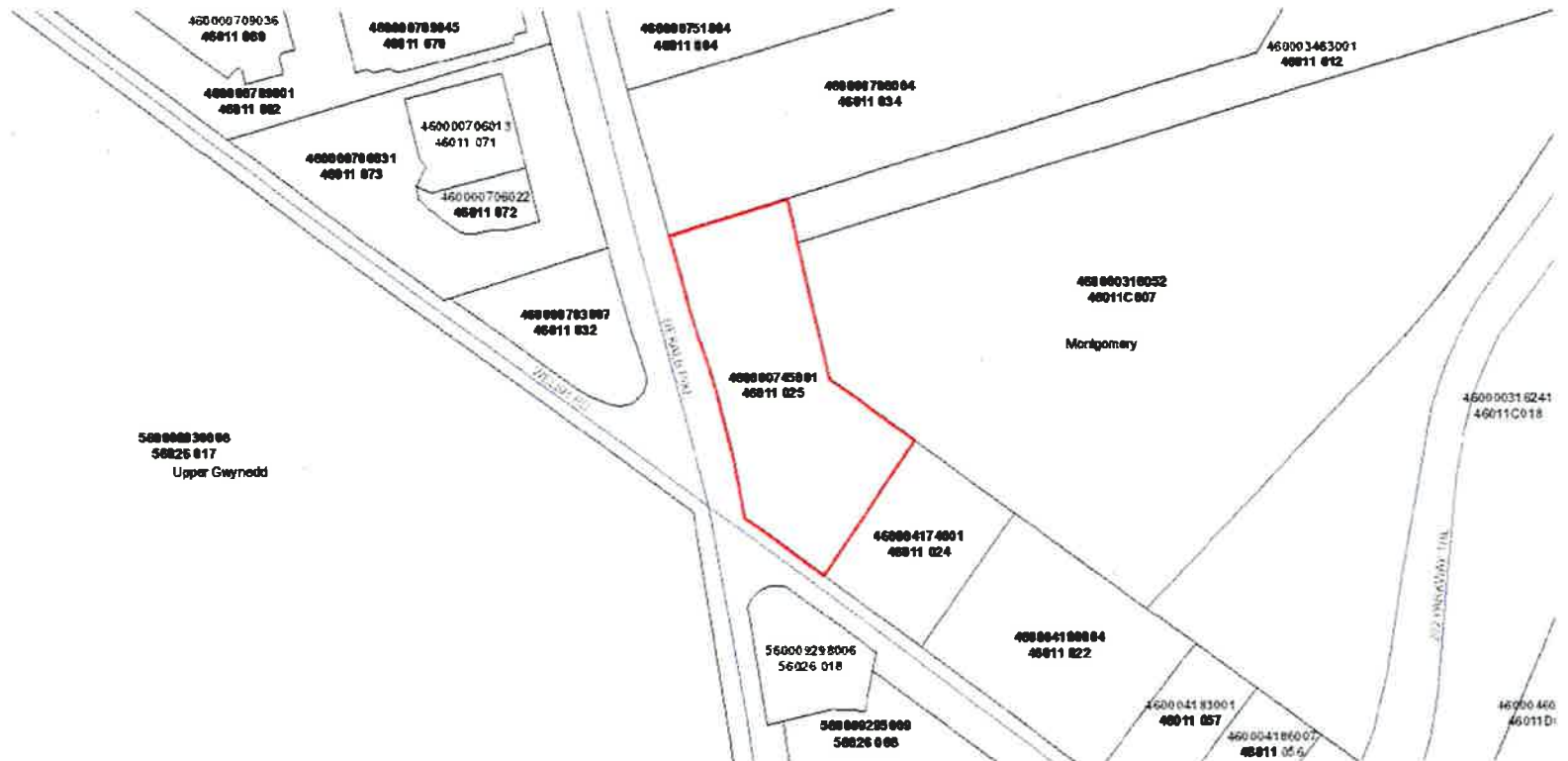
27

DATE: 10/1/2023

BY: [Signature]

PROJECT NO: 2023-001

CLIENT: PEMV PARTNERS LP



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item # **11**

SUBJECT:	Consider Request to Modifying the Approval Resolution #20-26 for 911 Lansdale Ave by removing the requirement for fencing around the Rain Garden.
MEETING DATE:	September 14, 2020
BOARD LIAISON:	Tanya C. Bamford, Chair
INITIATED BY:	Bruce S. Shoupe, Director of Planning and Zoning

BACKGROUND:

The applicant, ML Homes has the above property under agreement of sale and the new owner is requesting that the four-foot high fencing around the proposed rain garden not be required. Under Township Code Section 205-18D4(d) a four-foot high fence is required for stormwater management facilities, public or private, which a rain garden is one type of the stormwater facilities.

PREVIOUS BOARD ACTION:

Conditional approval was granted for this project on January 20, 2020.

BUDGET IMPACT:

None.

RECOMMENDATION:

The rain garden is 18-inches deep and fencing could be removed.

MOTION/RESOLUTION:

The resolution is attached.

MOTION BY: _____ SECOND BY: _____ VOTE: _____

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 20-

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the request to amend Resolution #20-26 by removing the requirement for fencing around the private Rain Garden.

MOTION BY:

SECOND BY:

VOTE:

DATE:

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item # **12**

SUBJECT: Consider Construction Escrow Release 11 - LDS 694 – Higher Rock Partners – Phase 2
MEETING DATE: September 14, 2020
BOARD LIAISON Tanya C. Bamford, Chair
INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

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

The original amount of the escrow for Phase 2 was \$4,849,153.36, held as a LOC with Fulton Bank. This is the eleventh release for Phase 2 and is in the amount of \$74,000.00. The new balance would be \$860,126.56.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS: Approve or not approve the construction escrow release.

BUDGET IMPACT: None.

RECOMMENDATION: That this construction escrow be released.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors that we hereby authorize a construction escrow release in the amount of \$74,000.00 for Phase 2, as recommended by the Township Engineer for the Higher Rock Partners, LP.

MOTION _____ SECOND _____



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 23, 2020

File No. 2016-07014-01

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

Reference: Higher Rock Partners, LP – Land Development (Phase 2) – LDS#694
Escrow Release 11

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$74,000.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use. The enclosed tabulation of improvements has been revised to account for approved landscape material substitution requests received to date. These substitutions result in a net change of \$0.00 to the overall amount of the security.

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

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

Sincerely,

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

JPD/sl

Enclosure: Release of Escrow Form (8/23/20), Summary of Improvement Escrow Account (8/23/20)

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

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

RELEASE OF ESCROW FORM

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

Date: 08/19/2020

Development: Higher Rock - Land Development - LDS-694

G&A Project #: 2016-07014-01

Release #: 11

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$74,000.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 08/23/2020

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$74,000.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.


8/23/2020
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Higher Rock Partners, LP for Higher Rock - Land Development - LDS-694, in the amount of \$74,000.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$74,000.00; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$74,000.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$4,848,790.36 pursuant to a signed Land Development Agreement and that \$3,914,663.80 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$860,126.56 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



ESCROW RELEASE NO. 11

DATE PREPARED: 23-Aug-2020

PROJECT NAME: Higher Rock - Land Development	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT: Fulton Bank		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 661,198.69	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,407,991.24	\$ 74,000.00	\$ 3,914,663.80	\$ 3,988,663.80	\$ 419,327.44
CONTINGENCY (10%)	\$ 440,799.12	\$ -	\$ -	\$ -	\$ 440,799.12
TOTAL	\$ 4,848,790.36	\$ 74,000.00	\$ 3,914,663.80	\$ 3,988,663.80	\$ 860,126.56

CONSTRUCTION ITEMS					UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)				
									QTY	COST	QTY	COST	QTY	COST	QTY	COST			
PHASE 2 - LAND DEVELOPMENT																			
2.A. <u>SOIL EROSION AND SEDIMENT CONTROL</u>																			
<i>Stage 2</i>																			
1.	Inlet Protection		EA	50	\$	255.00	\$	12,750.00	\$	-	50.00	\$	12,750.00	50.00	\$	12,750.00	\$	-	
2.	18" Filter Sock		LF	540	\$	5.75	\$	3,105.00	\$	-	540.00	\$	3,105.00	540.00	\$	3,105.00	\$	-	
3.	24" Filter Sock		LF	200	\$	9.25	\$	1,850.00	\$	-	200.00	\$	1,850.00	200.00	\$	1,850.00	\$	-	
4.	NAG SC-150		SF	19,600	\$	0.24	\$	4,704.00	\$	-	19,600.00	\$	4,704.00	19,600.00	\$	4,704.00	\$	-	
5.	Remove E&S Measures		LS	1	\$	8,500.00	\$	8,500.00	\$	-	0.90	\$	7,650.00	0.90	\$	7,650.00	0.10	\$	850.00
2.B. <u>STORMWATER</u>																			
1.	4 in. PVC		LF	672	\$	25.00	\$	16,800.00	\$	-	672.00	\$	16,800.00	672.00	\$	16,800.00	\$	-	
2.	6 in. PVC		LF	300	\$	28.00	\$	8,400.00	\$	-	300.00	\$	8,400.00	300.00	\$	8,400.00	\$	-	
3.	15 in. HDPE		LF	2,948	\$	38.00	\$	112,024.00	\$	-	2,948.00	\$	112,024.00	2,948.00	\$	112,024.00	\$	-	
4.	18 in. HDPE		LF	316	\$	43.00	\$	13,588.00	\$	-	316.00	\$	13,588.00	316.00	\$	13,588.00	\$	-	
5.	24 in. HDPE		LF	1,322	\$	49.00	\$	64,778.00	\$	-	1,322.00	\$	64,778.00	1,322.00	\$	64,778.00	\$	-	
6.	Inlet		EA	50	\$	2,550.00	\$	127,500.00	\$	-	50.00	\$	127,500.00	50.00	\$	127,500.00	\$	-	
7.	Yard Drain		EA	3	\$	1,595.00	\$	4,785.00	\$	-	3.00	\$	4,785.00	3.00	\$	4,785.00	\$	-	
8.	15 in. DW Endwall		EA	1	\$	1,350.00	\$	1,350.00	\$	-	1.00	\$	1,350.00	1.00	\$	1,350.00	\$	-	
9.	24 in. DW Endwall		EA	1	\$	1,800.00	\$	1,800.00	\$	-	1.00	\$	1,800.00	1.00	\$	1,800.00	\$	-	
10.	Manhole		EA	32	\$	2,665.00	\$	85,280.00	\$	-	32.00	\$	85,280.00	32.00	\$	85,280.00	\$	-	
11.	StormTech Basin UGB1	13209 CY	LS	1	\$	103,000.00	\$	103,000.00	\$	-	1.00	\$	103,000.00	1.00	\$	103,000.00	\$	-	
12.	StormTech Basin UGB2A	16483 CY	LS	1	\$	105,300.00	\$	105,300.00	\$	-	1.00	\$	105,300.00	1.00	\$	105,300.00	\$	-	
13.	StormTech Basin UGB2B	6342 CY	LS	1	\$	40,500.00	\$	40,500.00	\$	-	1.00	\$	40,500.00	1.00	\$	40,500.00	\$	-	
14.	StormTech Basin UGB2C	10369 CY	LS	1	\$	66,200.00	\$	66,200.00	\$	-	1.00	\$	66,200.00	1.00	\$	66,200.00	\$	-	
15.	StormTech Basin UGB3	15274 CY	LS	1	\$	99,000.00	\$	99,000.00	\$	-	1.00	\$	99,000.00	1.00	\$	99,000.00	\$	-	
16.	StormTech Basin UGB4A	14754 CY	LS	1	\$	92,000.00	\$	92,000.00	\$	-	1.00	\$	92,000.00	1.00	\$	92,000.00	\$	-	
17.	StormTech Basin UGB4B	16067 CY	LS	1	\$	114,000.00	\$	114,000.00	\$	-	1.00	\$	114,000.00	1.00	\$	114,000.00	\$	-	
18.	StormTech Basin UGB5	17125 CY	LS	1	\$	111,000.00	\$	111,000.00	\$	-	1.00	\$	111,000.00	1.00	\$	111,000.00	\$	-	
19.	Contact Unit		EA	3	\$	60,000.00	\$	180,000.00	\$	-	3.00	\$	180,000.00	3.00	\$	180,000.00	\$	-	
20.	Outlet Structure		EA	5	\$	5,400.00	\$	27,000.00	\$	-	5.00	\$	27,000.00	5.00	\$	27,000.00	\$	-	
21.	Rip Rap		EA	2	\$	775.00	\$	1,550.00	\$	-	2.00	\$	1,550.00	2.00	\$	1,550.00	\$	-	
22.	Snout		EA	2	\$	250.00	\$	500.00	\$	-	2.00	\$	500.00	2.00	\$	500.00	\$	-	
23.	Fabco Inlet Filters		EA	15	\$	900.00	\$	13,500.00	\$	-	15.00	\$	13,500.00	15.00	\$	13,500.00	\$	-	
2.C. <u>SITE IMPROVEMENTS</u>																			
1.	Concrete Curb, inc. curb line sealing		LF	10,154	\$	17.00	\$	172,618.00	\$	-	10,154.00	\$	172,618.00	10,154.00	\$	172,618.00	\$	-	
2.	Std. Paving 1.5 in. 9.5mm Wearing Course		SY	15,000	\$	7.00	\$	105,000.00	\$	-	5,000.00	\$	35,000.00	5,000.00	\$	35,000.00	10,000.00	\$	70,000.00
3.	Std. Paving 2.5 in. 25mm Binder Course		SY	15,000	\$	9.00	\$	135,000.00	\$	-	15,000.00	\$	135,000.00	15,000.00	\$	135,000.00	\$	-	
4.	Std. Paving 8 in. 2A Stone		SY	15,000	\$	8.00	\$	120,000.00	\$	-	15,000.00	\$	120,000.00	15,000.00	\$	120,000.00	\$	-	
5.	HD Paving 2.0 in. 9.5mm Wearing Course		SY	2,946	\$	8.50	\$	25,041.00	\$	-	\$	-	\$	-	\$	-	2,946.00	\$	25,041.00
6.	HD Paving 3.0 in. 25mm Binder Course		SY	2,946	\$	9.50	\$	27,987.00	\$	-	2,946.00	\$	27,987.00	2,946.00	\$	27,987.00	\$	-	
7.	HD Paving 10 in. 2A Stone		SY	2,946	\$	10.00	\$	29,460.00	\$	-	2,946.00	\$	29,460.00	2,946.00	\$	29,460.00	\$	-	
8.	Witchwood 1.5 in. 9.5mm Wearing Course		SY	5,000	\$	7.75	\$	38,750.00	\$	-	5,000.00	\$	38,750.00	5,000.00	\$	38,750.00	\$	-	
9.	Witchwood 2.5 in. 19mm Binder Course		SY	5,000	\$	17.50	\$	87,500.00	\$	-	5,000.00	\$	87,500.00	5,000.00	\$	87,500.00	\$	-	
10.	Witchwood 7 in. 25mm Binder Course		SY	5,000	\$	39.00	\$	195,000.00	\$	-	5,000.00	\$	195,000.00	5,000.00	\$	195,000.00	\$	-	



ESCROW RELEASE NO. 11

DATE PREPARED: 23-Aug-2020

PROJECT NAME: Higher Rock - Land Development	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT: Fulton Bank		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 661,198.69	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,407,991.24	\$ 74,000.00	\$ 3,914,663.80	\$ 3,988,663.80	\$ 419,327.44
CONTINGENCY (10%)	\$ 440,799.12	\$ -	\$ -	\$ -	\$ 440,799.12
TOTAL	\$ 4,848,790.36	\$ 74,000.00	\$ 3,914,663.80	\$ 3,988,663.80	\$ 860,126.56

CONSTRUCTION ITEMS					UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)				
									QTY	COST	QTY	COST	QTY	COST	QTY	COST			
2.C. SITE IMPROVEMENTS (continued)																			
11.	Witchwood 6 in. 2A Stone	SY	5,000	\$	12.00	\$	60,000.00		\$	-	5,000.00	\$	60,000.00	5,000.00	\$	60,000.00	\$	-	
12.	Wawa 2.0 in. 9.5mm Wearing Course	SY	6,100	\$	8.50	\$	51,850.00		\$	-	6,100.00	\$	51,850.00	6,100.00	\$	51,850.00	\$	-	
13.	Wawa 4 in. 25mm BCBC	SY	6,100	\$	10.00	\$	61,000.00		\$	-	6,100.00	\$	61,000.00	6,100.00	\$	61,000.00	\$	-	
14.	Wawa 8 in. 2A Stone	SY	6,100	\$	8.00	\$	48,800.00		\$	-	6,100.00	\$	48,800.00	6,100.00	\$	48,800.00	\$	-	
15.	Heavy Duty Concrete (4,000 psi w/ fiber), inc. 6 inch 2A	SF	25,325	\$	13.00	\$	329,225.00		\$	-	25,325.00	\$	329,225.00	25,325.00	\$	329,225.00	\$	-	
16.	Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A	SF	20,277	\$	7.50	\$	152,077.50		\$	-	12,664.00	\$	94,980.00	12,664.00	\$	94,980.00	7,613.00	\$	57,097.50
17.	ADA/PennDOT Compliant Ramp, inc. DWS	EA	28	\$	3,000.00	\$	84,000.00		\$	-	17.00	\$	51,000.00	17.00	\$	51,000.00	11.00	\$	33,000.00
18.	Retaining Wall - Pump Station	SF	413	\$	22.55	\$	9,313.15		\$	-	413.00	\$	9,313.15	413.00	\$	9,313.15	\$	-	
19.	Retaining Wall - Wendy's	SF	2,948	\$	22.55	\$	66,477.40		\$	-	2,948.00	\$	66,477.40	2,948.00	\$	66,477.40	\$	-	
20.	Retaining Wall - Wawa	SF	3,051	\$	22.55	\$	68,800.05		\$	-	3,051.00	\$	68,800.05	3,051.00	\$	68,800.05	\$	-	
21.	Retaining Wall - North Retail	SF	2,412	\$	22.55	\$	54,390.60		\$	-	2,412.00	\$	54,390.60	2,412.00	\$	54,390.60	\$	-	
22.	Retaining Wall - Garden Center North	SF	692	\$	22.55	\$	15,604.60		\$	-	692.00	\$	15,604.60	692.00	\$	15,604.60	\$	-	
23.	Retaining Wall - Garden Center South	SF	596	\$	22.55	\$	13,439.80		\$	-	596.00	\$	13,439.80	596.00	\$	13,439.80	\$	-	
24.	Retaining Wall - Office Building	SF	3,304	\$	22.55	\$	74,505.20		\$	-	3,304.00	\$	74,505.20	3,304.00	\$	74,505.20	\$	-	
25.	Sleeve-Its for Fence, 6 ft. on Center	LS	1	\$	16,500.00	\$	16,500.00		\$	-	1.00	\$	16,500.00	1.00	\$	16,500.00	\$	-	
26.	Sleeve-Its for Guiderail, Walls 1, 2, 3, & 6	LS	1	\$	7,100.00	\$	7,100.00		\$	-	1.00	\$	7,100.00	1.00	\$	7,100.00	\$	-	
27.	Traffic Control Signs Mounted on Poles	EA	36	\$	250.00	\$	9,000.00		\$	-	36.00	\$	9,000.00	36.00	\$	9,000.00	\$	-	
28.	Concrete Bollards	EA	63	\$	600.00	\$	37,800.00		\$	-		\$	-		\$	-	63.00	\$	37,800.00
2.D. LIGHTING																			
1.	Single LED, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	10	\$	3,200.00	\$	32,000.00	8.00	\$	25,600.00	2.00	\$	6,400.00	10.00	\$	32,000.00		\$	-
2.	Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	4	\$	3,800.00	\$	15,200.00	3.00	\$	11,400.00	1.00	\$	3,800.00	4.00	\$	15,200.00		\$	-
3.	Single LED, 30 inch exposed foundation, 20.5 ft. mounting ht.	EA	41	\$	3,500.00	\$	143,500.00		\$	-	40.60	\$	142,100.00	40.60	\$	142,100.00	0.40	\$	1,400.00
4.	Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	19	\$	4,100.00	\$	77,900.00		\$	-	19.00	\$	77,900.00	19.00	\$	77,900.00		\$	-
2.E. LANDSCAPING																			
Shade Trees																			
1.	Acer rubrum 'Bowhall' (3" cal. min.)	EA	8	\$	600.00	\$	4,800.00	2.00	\$	1,200.00	6.00	\$	3,600.00	8.00	\$	4,800.00		\$	-
2.	Acer rubrum 'Red Sunset' (3" cal. min.)	EA	35	\$	600.00	\$	21,000.00	9.00	\$	5,400.00	24.00	\$	14,400.00	33.00	\$	19,800.00	2.00	\$	1,200.00
3.	Carpinus caroliniana (3" cal. min.)	Wawa	EA	4	\$	600.00	\$	2,400.00		\$	-	\$	-		\$	-	4.00	\$	2,400.00
4.	Cercidiphyllum japonicum (3" cal. min.)	EA	4	\$	600.00	\$	2,400.00		\$	-	4.00	\$	2,400.00	4.00	\$	2,400.00		\$	-
5.	Cercis canadensis (3" cal. min.)	EA	5	\$	600.00	\$	3,000.00	1.00	\$	600.00	4.00	\$	2,400.00	5.00	\$	3,000.00		\$	-
6.	Cedrus deodora (3" cal. Min.)	Extra	EA	2	\$	-	\$	-		\$	-	\$	-		\$	-	2.00	\$	-
7.	Chionanthus virginicus (3" cal. min.)	EA	4	\$	600.00	\$	2,400.00		\$	-	4.00	\$	2,400.00	4.00	\$	2,400.00		\$	-
8.	Cornus kousa (3" cal. min.)	EA	13	\$	600.00	\$	7,800.00		\$	-	13.00	\$	7,800.00	13.00	\$	7,800.00		\$	-
9.	Ginkgo biloba (3" cal. min.)	EA	17	\$	600.00	\$	10,200.00	5.00	\$	3,000.00	9.00	\$	5,400.00	14.00	\$	8,400.00	3.00	\$	1,800.00
10.	Ginkgo biloba (3" cal. min.)	Wawa	EA	13	\$	600.00	\$	7,800.00		\$	-	\$	-		\$	-	13.00	\$	7,800.00
11.	Gleditsia triacanthos intermis 'Skycole' (3" cal. min.)	EA	11	\$	600.00	\$	6,600.00		\$	-	10.00	\$	6,000.00	10.00	\$	6,000.00	1.00	\$	600.00
12.	Liquidambar styraciflua 'Rotundiloba' (3" cal. min.)	EA	12	\$	600.00	\$	7,200.00		\$	-	12.00	\$	7,200.00	12.00	\$	7,200.00		\$	-
13.	Liquidambar styraciflua 'Rotundiloba' (3" cal. mir Wawa	EA	9	\$	600.00	\$	5,400.00		\$	-		\$	-		\$	-	9.00	\$	5,400.00
14.	Liquidambar styraciflua 'Slender Silhouette' (3" cal. min.)	EA	13	\$	600.00	\$	7,800.00	12.00	\$	7,200.00		\$	-	12.00	\$	7,200.00	1.00	\$	600.00
15.	Metasequoia glyptostroboides (3" cal. min.)	EA	12	\$	600.00	\$	7,200.00		\$	-	12.00	\$	7,200.00	12.00	\$	7,200.00		\$	-
16.	Parrotia persica (3" cal. min.)	EA	21	\$	600.00	\$	12,600.00		\$	-	13.00	\$	7,800.00	13.00	\$	7,800.00	8.00	\$	4,800.00
17.	Parrotia persica (3" cal. min.)	Wawa	EA	3	\$	600.00	\$	1,800.00		\$	-	\$	-		\$	-	3.00	\$	1,800.00

**ESCROW RELEASE NO. 11**

DATE PREPARED: 23-Aug-2020

PROJECT NAME:	Higher Rock - Land Development	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	\$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER:	Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW):	\$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT:	Fulton Bank			G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY:	Letter of Credit	MAINTENANCE BOND AMOUNT (15%):	\$ 661,198.69	AGREEMENT DATE:

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CONTINGENCY (10%)	\$ 440,799.12	\$ -	\$ -	\$ -	\$ 440,799.12
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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
2.E. LANDSCAPING (continued)													
18.	Platanus x acerifolia 'Bloodgood' (3" cal. min.)	EA	17	\$ 600.00	\$ 10,200.00	2.00	\$ 1,200.00	15.00	\$ 9,000.00	17.00	\$ 10,200.00	\$ -	\$ -
19.	Prunus 'Snow Goose' (3" cal. Min.)	EA	5	\$ 600.00	\$ 3,000.00	5.00	\$ 3,000.00		\$ -	5.00	\$ 3,000.00	\$ -	\$ -
20.	Quercus bicolor (3" cal. min.)	EA	11	\$ 600.00	\$ 6,600.00		\$ -	11.00	\$ 6,600.00	11.00	\$ 6,600.00	\$ -	\$ -
21.	Salix x elegantissima (3" cal. min.)	EA	3	\$ 600.00	\$ 1,800.00		\$ -	3.00	\$ 1,800.00	3.00	\$ 1,800.00	\$ -	\$ -
22.	Stewartia pseudocamellia (3" cal. min.)	EA	11	\$ 600.00	\$ 6,600.00	11.00	\$ 6,600.00		\$ -	11.00	\$ 6,600.00	\$ -	\$ -
23.	Ulmus americana 'Princeton' (3" cal. min.)	EA	12	\$ 600.00	\$ 7,200.00	7.00	\$ 4,200.00	5.00	\$ 3,000.00	12.00	\$ 7,200.00	\$ -	\$ -
24.	Zelkova serrata 'Village Green' (3" cal. min.)	EA	28	\$ 600.00	\$ 16,800.00		\$ -	21.00	\$ 12,600.00	21.00	\$ 12,600.00	7.00	\$ 4,200.00
25.	Zelkova serrata 'Village Green' (3" cal. min.) Wawa	EA	3	\$ 600.00	\$ 1,800.00		\$ -		\$ -		\$ -	3.00	\$ 1,800.00
Ornamental Trees													
26.	Cercis canadensis (2-2 1/2 ft. cal. min.)	EA	15	\$ 400.00	\$ 6,000.00	4.00	\$ 1,600.00	11.00	\$ 4,400.00	15.00	\$ 6,000.00	\$ -	\$ -
27.	Magnolia virginiana (3" cal. Min.)	EA	21	\$ 400.00	\$ 8,400.00		\$ -	21.00	\$ 8,400.00	21.00	\$ 8,400.00	\$ -	\$ -
Evergreen Trees													
27.	Cupressus x Leylandii (8 - 10 ft. ht.)	EA	9	\$ 600.00	\$ 5,400.00		\$ -	9.00	\$ 5,400.00	9.00	\$ 5,400.00	\$ -	\$ -
28.	Picea abies (8 - 10 ft. ht.)	EA	3	\$ 600.00	\$ 1,800.00		\$ -	3.00	\$ 1,800.00	3.00	\$ 1,800.00	\$ -	\$ -
29.	Picea omorika (8 - 10 ft. ht.)	EA	13	\$ 600.00	\$ 7,800.00		\$ -	13.00	\$ 7,800.00	13.00	\$ 7,800.00	\$ -	\$ -
30.	Picea pungens 'glauca' (8 - 10 ft. ht.)	EA	2	\$ 600.00	\$ 1,200.00		\$ -	2.00	\$ 1,200.00	2.00	\$ 1,200.00	\$ -	\$ -
31.	Pinus strobus (8 - 10 ft. ht.)	EA	1	\$ 600.00	\$ 600.00		\$ -	1.00	\$ 600.00	1.00	\$ 600.00	\$ -	\$ -
32.	Liquidambar styraciflua 'Slender Silhouette' (3" cal. min.)	EA	5	\$ 600.00	\$ 3,000.00	5.00	\$ 3,000.00		\$ -	5.00	\$ 3,000.00	\$ -	\$ -
33.	Thuja plicata x Thuja standishii	EA	3	\$ 600.00	\$ 1,800.00		\$ -	3.00	\$ 1,800.00	3.00	\$ 1,800.00	\$ -	\$ -
34.	Tsuga Canadensis	EA	2	\$ 600.00	\$ 1,200.00		\$ -	2.00	\$ 1,200.00	2.00	\$ 1,200.00	\$ -	\$ -
Evergreen Shrubs													
35.	Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)	EA	22	\$ 90.00	\$ 1,980.00		\$ -		\$ -		\$ -	22.00	\$ 1,980.00
36.	Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.) Wawa	EA	10	\$ 90.00	\$ 900.00		\$ -		\$ -		\$ -	10.00	\$ 900.00
37.	Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.) Extra	EA	23									23.00	
38.	Ilex x meserveae 'blue princess' (30 - 36 in. ht.)	EA	20	\$ 90.00	\$ 1,800.00		\$ -	20.00	\$ 1,800.00	20.00	\$ 1,800.00	\$ -	\$ -
39.	Ilex crenata 'Chesapeake' (30 in. min.)	EA	10	\$ 90.00	\$ 900.00		\$ -	10.00	\$ 900.00	10.00	\$ 900.00	\$ -	\$ -
40.	Ilex crenata 'Compacta' (30 in. min.)	EA	47	\$ 90.00	\$ 4,230.00		\$ -		\$ -		\$ -	47.00	\$ 4,230.00
41.	Ilex crenata 'Soft Touch' (30 - 36 in. ht.)	EA	16	\$ 90.00	\$ 1,440.00		\$ -		\$ -		\$ -	16.00	\$ 1,440.00
42.	Ilex crenata 'Soft Touch' (30 - 36 in. ht.) Wawa	EA	10	\$ 90.00	\$ 900.00		\$ -		\$ -		\$ -	10.00	\$ 900.00
43.	Ilex glabra compacta (30 in. min.)	EA	105	\$ 90.00	\$ 9,450.00		\$ -	48.00	\$ 4,320.00	48.00	\$ 4,320.00	57.00	\$ 5,130.00
44.	Ilex glabra compacta (30 in. min.) Wawa	EA	25	\$ 90.00	\$ 2,250.00		\$ -		\$ -		\$ -	25.00	\$ 2,250.00
45.	Ilex glabra compacta (30 in. min.) Extra	EA	1									1.00	
46.	Juniperus chinensis 'Hetzii Columnaris' (4 - 5 ft. ht.)	EA	19	\$ 105.00	\$ 1,995.00		\$ -		\$ -		\$ -	19.00	\$ 1,995.00
47.	Juniperus chinensis 'Hetzii Columnaris' (4 - 5 ft. Wawa	EA	7	\$ 105.00	\$ 735.00		\$ -		\$ -		\$ -	7.00	\$ 735.00
48.	Thuja occidentalis 'Elegantissima' (5 - 6' ht.)	EA	14	\$ 105.00	\$ 1,470.00		\$ -		\$ -		\$ -	14.00	\$ 1,470.00
49.	Viburnum x rhytidophyllum (3 4 ft. ht.) Extra	EA	15									15.00	
Deciduous Shrubs													
50.	Clethra alnifolia (30 in. min.)	EA	34	\$ 90.00	\$ 3,060.00		\$ -	22.00	\$ 1,980.00	22.00	\$ 1,980.00	12.00	\$ 1,080.00
51.	Cornus sericea (30 in. min.)	EA	40	\$ 90.00	\$ 3,600.00		\$ -	31.00	\$ 2,790.00	31.00	\$ 2,790.00	9.00	\$ 810.00
52.	Hydrangea quercifolia 'Snow Queen' (30 in. min.)	EA	12	\$ 90.00	\$ 1,080.00		\$ -	12.00	\$ 1,080.00	12.00	\$ 1,080.00	\$ -	\$ -
53.	Itea virginica 'Henry's Garnet' (30 in. min.)	EA	64	\$ 90.00	\$ 5,760.00		\$ -	29.00	\$ 2,610.00	29.00	\$ 2,610.00	35.00	\$ 3,150.00
54.	Itea virginica 'Henry's Garnet' (30 in. min.) Wawa	EA	19	\$ 90.00	\$ 1,710.00		\$ -		\$ -		\$ -	19.00	\$ 1,710.00
55.	Ilex verticillata 'Jim Dandy Winterberry' (30 - 36 in. ht.)	EA	5	\$ 90.00	\$ 450.00		\$ -	5.00	\$ 450.00	5.00	\$ 450.00	\$ -	\$ -
56.	Ilex verticillata 'Winter Red' (30 - 36 in. ht.) Wawa	EA	12	\$ 90.00	\$ 1,080.00		\$ -		\$ -		\$ -	12.00	\$ 1,080.00



ESCROW RELEASE NO. 11

DATE PREPARED: 23-Aug-2020

PROJECT NAME: Higher Rock - Land Development	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT: Fulton Bank		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 661,198.69	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,407,991.24	\$ 74,000.00	\$ 3,914,663.80	\$ 3,988,663.80	\$419,327.44
CONTINGENCY (10%)	\$ 440,799.12	\$ -	\$ -	\$ -	\$ 440,799.12
TOTAL	\$ 4,848,790.36	\$ 74,000.00	\$ 3,914,663.80	\$ 3,988,663.80	\$ 860,126.56

CONSTRUCTION ITEMS					UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)				
									QTY	COST	QTY	COST	QTY	COST	QTY	COST			
2.E. <u>LANDSCAPING (continued)</u>																			
57.	Lagerstroemia indica (30 - 36 in. ht.)		EA	5	\$	90.00	\$	450.00	\$	-	5.00	\$	450.00	5.00	\$	450.00	\$	-	
58.	Magnolia stellata (30 - 36 in. ht.)		EA	2	\$	90.00	\$	180.00	\$	-	2.00	\$	180.00	2.00	\$	180.00	\$	-	
59.	Myrica pensylvanica (30 - 36 in. ht.)		EA	17	\$	90.00	\$	1,530.00	\$	-	17.00	\$	1,530.00	17.00	\$	1,530.00	\$	-	
60.	Physocarpus opulifolius 'Seward' (2 - 3 ft. ht.)		EA	14	\$	90.00	\$	1,260.00	\$	-		\$	-		\$	-	14.00	\$	1,260.00
61.	Physocarpus opulifolius 'Summer Wine' (30 - 36 in. ht.)		EA	20	\$	90.00	\$	1,800.00	\$	-	20.00	\$	1,800.00	20.00	\$	1,800.00	\$	-	
62.	Spiraea x bumalda 'Anthony Waterer' (30 in. min.)		EA	62	\$	90.00	\$	5,580.00	\$	-	6.00	\$	540.00	6.00	\$	540.00	56.00	\$	5,040.00
63.	Spiraea japonica 'Goldmound' (30 in. min.)		EA	42	\$	90.00	\$	3,780.00	\$	-	14.00	\$	1,260.00	14.00	\$	1,260.00	28.00	\$	2,520.00
64.	Viburnum dentatum (30 - 36 in. ht.)		EA	18	\$	90.00	\$	1,620.00	\$	-	12.00	\$	1,080.00	12.00	\$	1,080.00	6.00	\$	540.00
65.	Viburnum dentatum 'Christom' (3 - 4 ft. ht.)		EA	22	\$	90.00	\$	1,980.00	\$	-	17.00	\$	1,530.00	17.00	\$	1,530.00	5.00	\$	450.00
66.	Viburnum dentatum 'Christom' (3 - 4 ft. ht.)	Extra	EA	2													2.00		
67.	Viburnum dentatum 'Synnesvedt' (3 - 4 ft. ht.)		EA	37	\$	90.00	\$	3,330.00	\$	-	10.00	\$	900.00	10.00	\$	900.00	27.00	\$	2,430.00
68.	Weigela florida 'Bokraspiwi' (30 in. min.)		EA	33	\$	90.00	\$	2,970.00	\$	-		\$	-		\$	-	33.00	\$	2,970.00
Ground Cover																			
69.	Rhus aromatica 'Gro-Low' (15 - 18 in. spd.)		EA	90	\$	35.00	\$	3,150.00	\$	-		\$	-		\$	-	90.00	\$	3,150.00
70.	Rhus aromatica 'Gro-Low' (15 - 18 in. spd.)	Extra	EA	9													9.00		
Perennials																			
71.	Liriope spicata (4 in. pot)		EA	175	\$	9.00	\$	1,575.00	\$	-		\$	-		\$	-	175.00	\$	1,575.00
72.	Liriope spicata (4 in. pot)	Wawa	EA	75	\$	9.00	\$	675.00	\$	-		\$	-		\$	-	75.00	\$	675.00
73.	Salvia nemerosa 'Blue Hill' (1 gal.)		EA	73	\$	9.00	\$	657.00	\$	-		\$	-		\$	-	73.00	\$	657.00
Ornamental Grasses																			
74.	Pennisetum alopecuroides 'Hameln' (1 gal.)		EA	74	\$	12.00	\$	888.00	\$	-		\$	-		\$	-	74.00	\$	888.00
75.	Panicum virgatum 'Heavy Metal' (1 gal.)		EA	33	\$	12.00	\$	396.00	\$	-		\$	-		\$	-	33.00	\$	396.00
76.	Panicum virgatum 'Heavy Metal' (1 gal.)	Wawa	EA	6	\$	12.00	\$	72.00	\$	-		\$	-		\$	-	6.00	\$	72.00
Other																			
77.	Mulch		SF	18,979	\$	0.50	\$	9,489.50	\$	-		\$	-		\$	-	18,979.00	\$	9,489.50
78.	Permanent Vegetation		SF	166,193	\$	0.08	\$	13,295.44	\$	-		\$	-		\$	-	166,193.00	\$	13,295.44
79.	Sod		SF	27,655	\$	1.00	\$	27,655.00	\$	-		\$	-		\$	-	27,655.00	\$	27,655.00
2.F. <u>STUMP ROAD WIDENING & PAVING</u>																			
1.	Grade Widening		SY	1,255	\$	4.00	\$	5,020.00	\$	-	1,255.00	\$	5,020.00	1,255.00	\$	5,020.00		\$	-
2.	Traffic Control		LS	1	\$	7,575.00	\$	7,575.00	\$	-	1.00	\$	7,575.00	1.00	\$	7,575.00		\$	-
3.	Striping		LS	1	\$	15,600.00	\$	15,600.00	\$	-	1.00	\$	15,600.00	1.00	\$	15,600.00		\$	-
4.	Stump Rd 1.5 in. 9.5mm Wearing Course		SY	8,480	\$	7.75	\$	65,720.00	\$	-	7,880.00	\$	61,070.00	7,880.00	\$	61,070.00	600.00	\$	4,650.00
5.	Stump Rd 2.5 in. 19mm Binder Course		SY	1,255	\$	17.50	\$	21,962.50	\$	-	1,255.00	\$	21,962.50	1,255.00	\$	21,962.50		\$	-
6.	Stump Rd 7 in. 25mm Binder Course		SY	1,255	\$	39.00	\$	48,945.00	\$	-	1,255.00	\$	48,945.00	1,255.00	\$	48,945.00		\$	-
7.	Stump Rd 6 in. 2A Stone		SY	1,255	\$	12.00	\$	15,060.00	\$	-	1,255.00	\$	15,060.00	1,255.00	\$	15,060.00		\$	-
8.	Stump Rd 1.5 in. Mill		SY	7,225	\$	2.50	\$	18,062.50	\$	-	6,625.00	\$	16,562.50	6,625.00	\$	16,562.50	600.00	\$	1,500.00
2.G. <u>MISCELLANEOUS</u>																			
1.	Trash Enclosure		EA	6	\$	2,000.00	\$	12,000.00	\$	-	2.00	\$	4,000.00	2.00	\$	4,000.00	4.00	\$	8,000.00
2.	Regulatory/Warning Signs		EA	36	\$	250.00	\$	9,000.00	\$	-	23.00	\$	5,750.00	23.00	\$	5,750.00	13.00	\$	3,250.00
3.	Striping		LS	1	\$	24,720.00	\$	24,720.00	\$	-	0.70	\$	17,304.00	0.70	\$	17,304.00	0.30	\$	7,416.00
4.	Construction Stakeout		LS	1	\$	20,000.00	\$	20,000.00	\$	-	0.75	\$	15,000.00	0.75	\$	15,000.00	0.25	\$	5,000.00
5.	As-Built Plans		LS	1	\$	30,000.00	\$	30,000.00	\$	-		\$	-		\$	-	1.00	\$	30,000.00



ESCROW RELEASE NO. 11

DATE PREPARED: 23-Aug-2020

PROJECT NAME: Higher Rock - Land Development	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT: Fulton Bank		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 661,198.69	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,407,991.24	\$ 74,000.00	\$ 3,914,663.80	\$ 3,988,663.80	\$419,327.44
CONTINGENCY (10%)	\$ 440,799.12	\$ -	\$ -	\$ -	\$ 440,799.12
TOTAL	\$ 4,848,790.36	\$ 74,000.00	\$ 3,914,663.80	\$ 3,988,663.80	\$ 860,126.56

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
2.H. <u>CONTINGENCY</u>												
1. 10% Contingency	LS	1	\$ 440,799.12	\$ 440,799.12		\$ -		\$ -		\$ -	1.00	\$ 440,799.12
(Released upon certification of completion and receipt of Maintenance Bond)												

NOTES:

- These construction items include only the balance of work not included under the grading permit (i.e. Construction Sequence Phase 1, items 1 through 9 (reference Sheet 39 of 81, last revised August 3, 2018).
- 2019-11-21 - Landscape line items revised to account for all approved substitution requests to date. Net cost change = \$0.00.
- 2020-08-23 - Landscape line items revised to account for all approved substitution requests to date. Net cost change = \$0.00.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # **13**

SUBJECT: Discussion Regarding Relocation of Montgomery Township Bark Park –
Parks and Recreation Board Recommendation
MEETING DATE: September 14, 2020
BOARD LIAISON: Matthew Quigg, Vice Chair
INITIATED BY: Floyd S. Shaffer, Community & Recreation Center Director

BACKGROUND:

Park Board Chairperson Mary Beth Meehan and Board Member Linda Brooks will be in attendance during the September 14, 2020 Montgomery Township Board of Supervisors Meeting to gauge interest in relocating the Montgomery Township Bark Park. They are requesting that \$10,000.00 be included in the 2021 Capital Budget to begin the process of constructing a new Dog Park in the vicinity of the 202 Parkway Trailhead located off of Knapp Road.

Included in the Board's packet is a letter written by Park Board member Linda Brooks. During the July 2019 Park Board Meeting, the Committee reviewed the document. Following discussion, Kim Greene made a motion to send the letter and recommend the relocation of the "*Bark Park*" to a new location adjacent to the 202 Parkway/Knapp Road trailhead. The motion was seconded by Angelo Grasso. The Committee unanimously agreed to send the letter and relocation proposal to the Board of Supervisors for further discussion.

PREVIOUS BOARD ACTION:

None

BUDGET IMPACT:

\$10,000.00 request to be included 2021 Capital Budget

RECOMMENDATION:

Listen to the Park Board's recommendation and provide feedback

Dear Montgomery Township Supervisors,

On behalf of the Park and Recreation Board, I am writing to request for a new dog park in our township. Our recommendation is to build on the Knapp Road and 202 Bypass area. Currently this land has a parking lot.

In 2001, the current Bark Park off of Route 63 was created. Most Montgomery Township residents don't even know it exists; it is very hard to find. It is difficult to also exit due to no left turns onto Route 63 from the park. The park is very close to housing where we have had residents voice confrontations and fears at our meetings because of arguments with pet owners. Our township police have been involved in these situations numerous times. The township does not own the parking lot nor the area around the park. There is dense foliage which increases wetness at the Bark Park which in turn attracts mosquitoes and ticks. Most of the year the park is muddy. It is not a safe environment in the woods.

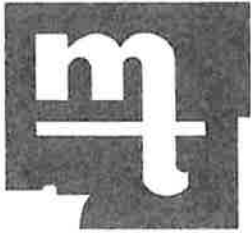
We believe over a third of all households have one or more dogs in our township. A successful dog park can act as a gathering spot for pet parents. While the dogs are playing, community members are more likely to form relationships, participate in conversation and exchange community information such as events, doctors and veterinarians. With leash laws in effect, a successful park will provide dogs to run free without penalty. This also promotes safety to the owners by not walking on busy streets. When dogs get the adequate physical and mental exercise they need, humans notice a decrease in the level of troublesome behavior from their dogs which will benefit society as well.

Our proposal for the new Bark Park location has the qualities to ensure all those aspects. Our community deserves a noticeable location, safe environment, all the while stress free of illness and disturbances. With this new location, you'll have healthier pets and people to improve the quality of life in Montgomery Township. Pet Smart is also nearby where we could team up with events.

Please consider this proposal in the 2020 budget. We are dedicated to help in any way to move this forward. We understand a feasibility study and land survey would be involved. We feel public comment would support this project. Our group confirmed this new Bark Park proposal at our April meeting; any questions, please don't hesitate to contact me.

Thank you,

Linda Brooks, Park and Recreation Board President



**Montgomery Township
Park and Recreation Board
Meeting Minutes July 10th, 2019**

The July 2019 monthly meeting of the Montgomery Township Park and Recreation Board was held on Wednesday, July 10th, 2019 in the Montgomery Township Community and Recreation Center. The members of the Park and Recreation Board in attendance included: Linda Brooks, Angelo Grasso, Al Quasti and Kim Greene. Also in attendance were: Greg Reiff Parks Foreman and Floyd S. Shaffer Community and Recreation Center Director.

CALL TO ORDER

Chair Linda Brooks called the July meeting to order at 7:33pm. The session began with the Pledge of Allegiance.

PUBLIC COMMENT

Beth Staab, 143 Addison Lane Lansdale, introduced herself to the Committee. She is a candidate for one of the Board of Supervisor seats that are being contested in the November general election. Ms. Staab indicated that she is interested in learning as much as she can about the workings of Montgomery Township government, especially the various volunteer Committees that function within the Township. The Committee thanked her for attending the meeting and wished her well with her campaign

APPROVAL OF MINUTES

Kim Greene made a motion to approve the June 12th, 2019 minutes as presented and Angelo Grasso seconded the motion. The minutes were approved unanimously.

PARKS ACTIVITY

Mr. Reiff discussed the following items:

- A) Ash tree removal at Memorial Grove and the Weisman Track
- B) The new disc golf course has not been setup to date. The existing "old course" is available for play.
- C) Fellowship Park tennis court resurfacing has been completed.
- D) Improvements and overall condition of soccer fields.

Additional detailed information of other projects/activity were provided to the Committee in the Parks Department July/August 2019 Report.

RECREATION UPDATE

Mr. Shaffer briefly discussed ongoing and upcoming recreation programs/activities that included Kids University, summer, youth basketball, Thursday night Concert series as well as upcoming Special Events that occurred during June. Additional information was provided in the July/August 2019 Recreation report.

OLD BUSINESS

The Committee reviewed the final draft of the letter prepared by Chairperson Brooks with regards to the proposal of a new Dog Park located adjacent to the 202 Parkway/Knapp Road trailhead. On a motion by Kim Greene and a second by Angelo Grasso the Committee unanimously agreed to send the document to the Board of Commissioners.

ADJOURNMENT

There being no further business, on a motion by Kim Greene and a second by Mary Beth Meehan, the meeting was adjourned at 8:27pm.

***** After adjournment the Park and Recreation Board unanimously agreed to cancel the August 2019 Committee meeting.

The next meeting of Parks and Recreation Board will take place on Wednesday September 11th 2019 at 7:30PM.

Submitted by: Floyd S. Shaffer, Community & Recreation Center Director

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # **14**

SUBJECT: Fall 2020 Recreation Programs
MEETING DATE: September 14, 2020
BOARD LIAISON: Tanya C. Bamford, Board Chair
INITIATED BY: Derek Muller, Community & Recreation Center Supervisor

BACKGROUND:

Attached is the proposed roster of the Montgomery Township Community and Recreation Center (Mont CRC) Fall 2020 Recreation/Fitness Programs and the recommended fee schedules for the various activities. The program/activity schedule will be valid from September 21, 2020 through December 18, 2020.

All Mont CRC activities and events will be promoted through the Mont CRC Facebook page, paper flyers, e-newsletters, and the Township's Instagram account.

The lineup of activities, programs, and Special Events provides a foundation for safe recreation opportunities during the COVID-19 Pandemic. This menu of different programs showcases an approach that highlights our talented young program staff. New programs and events for Fall 2020 are highlighted in yellow.

PREVIOUS BOARD ACTION:

Quarterly approval of fees and charges for Recreation and Community Seasonal Programs.

BUDGET IMPACT:

Recreation programs are expected to be budget neutral.

RECOMMENDATION:

Approve the 2020 Fall Recreation Program and Fee Schedule amendment as submitted.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the 2020 Fall Recreation Program and Fee Schedule amendment as submitted.

MOTION BY: _____ SECOND BY: _____

Fall 2020 Proposed Recreation Fees							
Pre-School Programs							
Program	Ages		Days	Time	Duration	Member	Non-Member
Story Time w/ North Wales Library	4 & under	Front Lawn	Wednesdays	10:00am-10:45am	2 dates per month	Free	Free
Arts & Crafts	3 to 5	Event Room	Tuesdays	3:15pm-4:00pm	4 week sessions	\$20	\$25
Active Play	3 to 5	Gym B	Wednesdays	3:15pm-4:00pm	4 week sessions	\$20	\$25
Creative Drama	3 to 5	Event Room	Thursdays	3:15pm-4:00pm	4 week sessions	\$20	\$25
Youth & Teen Programs							
Program	Ages		Days	Time	Duration	Member	Non-Member
Arts & Crafts	6 to 8	Event Room	Tuesdays	4:30pm-5:45pm	4 week sessions	\$25	\$30
Arts & Crafts	9 to 12	Event Room	Tuesdays	6:00pm-7:15pm	4 week sessions	\$25	\$30
Active Play	6 to 8	Gym B	Wednesdays	4:30pm-5:15pm	4 week sessions	\$25	\$30
Active Play	9 to 12	Gym B	Wednesdays	6:00pm-7:15pm	4 week sessions	\$25	\$30
Performing Arts/Creative Writing	6 to 8	Event Room	Thursdays	4:30pm-5:15pm	4 week sessions	\$25	\$30
Performing Arts/Creative Writing	9 to 12	Event Room	Thursdays	6:00pm-7:15pm	4 week sessions	\$25	\$30
Teen Voice	13 to 16	Event Room	Mondays	6:00pm-7:15pm	4 week sessions	\$25	\$30
Adult Programs							
Program	Ages		Days	Time	Duration	Member	Non-Member
Group Fitness Classes	16+	Gym B	Various	Various	All season	Included	\$5 drop in
*Expected to return October 2020							
Senior Programs							
Program	Ages		Days	Time	Duration	Member	Non-Member
Book Club	50+	Senior Lounge/Event Room	Tuesdays	2:00pm-4:00pm	All season	Free	Free
Coloring, Crafts, and Chat	50+	Senior Lounge/Event Room	Mondays & Wednesdays	11:00am-1:00pm	All season	Free	Free
Musical Jam Session	50+	Senior Lounge/Event Room	Tuesdays	1:00pm-3:00pm	All season	Free	Free
Senior Trivia	50+	Senior Lounge/Event Room	Thursdays	1:00pm-2:30pm	3 dates	Free	Free
Special Events							
Program	Ages		Days	Time	Duration	Member	Non-Member
Family Movie Nights	All	Gym B/Front Lawn	Fridays	5:30pm-7:00pm	3 dates	\$5	\$7
Halloween Event	All	Event Room/Front Lawn	Friday	4:30pm-7:00pm	1 date	Free	Free
Fall Workshop	All	Front Lawn/Parking Lot	Saturday	10:00am-1:30pm	1 date	\$5	\$10
Holiday Workshop	All	Event Room	Saturday	10:00am-1:30pm	1 date	\$5	\$10
Game Show Nights	Various	Event Room	Fridays	5:30pm-7:00pm	3 dates	\$5	\$10
Fall Musical Presentations	All	Gym B/Front Lawn	Thursdays	5:30pm-7:00pm	3 dates	Free	Free

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

SUBJECT: Consider Approval of 2021/2022 Police Traffic Services Grant
MEETING DATE: September 14, 2020
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: J. Scott Bendig, Chief of Police

BACKGROUND:

The attached pages are from a grant application to the Pennsylvania Department of Transportation has been prepared by Highway Safety Officer David Dunlap on behalf of the Montgomery Township Regional Traffic Safety Team. This team, established in 1993 as the Montgomery Township Regional DUI Enforcement Team, was initially organized to battle the serious problem of drivers operating vehicles while impaired due to alcohol or drugs and removing those drivers from the highways. Additional team initiatives now include combatting aggressive driving, promoting the use of restraint systems, and improving pedestrian safety.

Montgomery Township serves as the administrator for this multi-jurisdictional program involving police departments from Montgomery and Bucks Counties. The grant funds are used to support police enforcement operations to promote traffic safety initiatives.

The Task Force has received grants to support enforcement programs for the past several years. The grant amount being requested for 2021/2022 is \$206,950.00. This funding will provide for the purchase of equipment and payment of overtime for enforcement activities.

PREVIOUS BOARD ACTION:

None

BUDGET IMPACT:

None.

RECOMMENDATION:

It is recommended that the Board of Supervisors approve the request to submit the 2021/2022 Police Traffic Services Grant application.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the submission of the 2021/2022 Police Traffic Services Grant on behalf of Montgomery Township Regional Traffic Safety Team in the amount of \$206,950.00.

MOTION BY: _____ SECOND BY: _____

Cover Page

Applicant Agency MONTGOMERY TOWNSHIP (46211)

Application Type

If, Other

Project Title Montgomery Township Regional Traffic Safety Team

Sponsoring Grant Agency (if applicable)

Person who prepared this application David Dunlap

SAP Payee 000

Please describe the project or task force in general and the success or results or previous grants. Provide information on the population and demographics of the area involved in the project, etc.

Also explain partnerships within the task force or project (i.e., working with PSP and other local departments.) In addition, provide information on the training experiences and needs in SFST and PennDOT checkpoint training.

The Montgomery Township Regional Traffic Safety Team is to be a cooperative and coordinated effort by seven municipal jurisdictions located within Montgomery and Bucks Counties to combat the serious traffic safety problem of impaired driving, aggressive driving, failure of motorists to properly use restraint systems, and pedestrian safety.

Training members of the team is essential for the efforts of the team to be successful. Officers in member departments are trained in sobriety checkpoint operations, standardized field sobriety testing (SFST), advanced roadside impaired driving enforcement (ARIDE), evidentiary breath test operations, and speed enforcement. The Team also has officers who are trained as Drug Recognition Experts (DRE's).

It has been shown that drivers who are impaired by drugs and/or alcohol tend to drive aggressively, and often times will fail to obey the safety restraint laws.

Aggressive driving, which can be defined as behavior exhibited by an

ProjectDescription continued

individual who commits a combination of moving traffic offenses so as to endanger other persons or property, is dangerous behavior that disregards safety and courtesy, and can easily escalate to violence.

GEOGRAPHICS

Agencies participating with the traffic safety team are located in Montgomery and Bucks Counties, and both of these highly populated counties border the city of Philadelphia, which is the largest city in Pennsylvania, and the fifth most populated city in the United States.

Montgomery County has a population of 774,000 residents, and a land area of 483 square miles, while Bucks County has a population of 613,000 residents, and a land area of 607 square miles.

The following are those jurisdictions targeted for enhanced traffic law enforcement :

Municipality Officers	Area (square miles)	Population	# of
Montgomery Twp	10.8	24,000	36
Horsham Twp	17.4	27,000	
40			
Lower Gwynedd Twp	9.5	13,000	18
Hilltown Twp	28.0	18,000	
18			
New Britain Twp	15.0	12,000.	
12			
Warrington Twp	14.0	22,500	
28			
Warwick Twp	11.1	15,000	
17			

ProjectDescription continued

Each of these municipalities consist of residential, commercial and industrial areas, and each municipality has both local roads and state routes within their boundaries.

Due to the large number of state routes existing within the jurisdiction of each participating department, high traffic volume is experienced on a daily basis, with each department encountering a high number of impaired drivers, aggressive drivers, and those drivers and occupants failing to adhere to the safety restraint laws, with traffic crashes related to impaired and aggressive driving having been identified.

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

SUBJECT: Consider Authorization to Advertise Montgomery Knoll Landscaping Bid
MEETING DATE: September 14, 2020
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The Township has sent letters to all the residents in Montgomery Knoll, notifying them of the proposed landscaping plan which was part of the approved residential subdivision. Residents who have already landscaped their properties and planted trees were given the opportunity to request a waiver from having more landscaping installed which could compromise the trees and shrubs already planted.

PREVIOUS BOARD ACTION: None

BUDGET IMPACT:

There will be no impact on the Township's operating or capital budget, as this work will be paid from the letter of credit and performance bond proceeds collected by the Township.

RECOMMENDATION:

Staff recommends the Board of Supervisors authorize the project to go out for COSTARS bid so we can be in a position to have the work done in the fall, an optimal time to plant the landscaping and trees.

MOTION/RESOLUTION:

Be it resolved by the Board of Supervisors of Montgomery Township that we hereby authorize the advertisement of the landscaping plan for Montgomery Knoll utilizing the COSTARS program for same.

Motion by: _____

Seconded by: _____



Opinion of Probable Cost – Cutler Landscape Restoration Montgomery Knoll

September 10, 2020

G&A Project No. 20-06037

Schedule of Bid Items

Item No.	Scientific Name	Common Name	Size	Quantity	Unit Cost	Item Total
1	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal, 14-16' ht.	24	\$600.00	\$14,400.00
2	Ginkgo biloba 'Princeton Sentry'	'Princeton Sentry' Ginkgo	3" cal, 14-16' ht.	30	\$600.00	\$18,000.00
3	Liquidambar styraciflua 'Happidaze'	'Happidaze' Sweetgum	3" cal, 14-16' ht.	36	\$600.00	\$21,600.00
4	Amelanchier Canadensis	Serviceberry	1 ¼" cal., 8-10' ht.	3	\$400.00	\$1,200.00
5	Cornus kousa	Kousa Dogwood	1 ¼" cal., 8-10' ht.	2	\$400.00	\$800.00
6	Prunus 'Kanzan'	Kwanzan Cherry	1 ¼" cal., 8-10' ht.	2	\$400.00	\$800.00
7	Syringa reticulata 'Ivory Silk'	'Ivory Silk' Lilac	1 ¼" cal., 8-10' ht.	6	\$400.00	\$2,400.00
8	Pinus strobus	White Pine	8-10' ht.	9	\$550.00	\$4,950.00
9	Viburnum dentatum	Arrowwood Viburnum	30" ht.	13	\$95.00	\$1,235.00
10	Transplant One (1) Kwanzan Cherry on Lot 46			1	\$800.00	\$800.00

Total Project Cost: \$66,185.00

811
 BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-486-1778
 NON-EMERGENCY CALLS
 ALL THE PROPER INFO BEFORE YOU DIG
 CALL 811 TO GET THE RIGHT INFO
 SERIAL NO. XXXXX

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FAACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD SURVEYS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. THEREFORE, ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL RISKS FOR OTHER UNDERGROUND UTILITIES/FAACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS, ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FAACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETION OF ACCURACY OF UNDERGROUND UTILITIES/FAACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES, INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FAACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852 NO. 397 (JUNE 10, 1974) AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50. GILMORE & ASSOCIATES, INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

PLANTING SCHEDULE SHADE/STREET TREES				
QTY	SIZE	RECOMMENDED NAME	COMMON NAME	REMARKS
20	18-24" DBH	AMERICAN BASSWOOD	SEMI-DECIDUOUS	800
30	18-24" DBH	CRAB APPLE	DECIDUOUS	800
10	18-24" DBH	DOGWOOD	DECIDUOUS	800
10	18-24" DBH	DOGWOOD	DECIDUOUS	800

PLANTING SCHEDULE ORNAMENTAL TREES				
QTY	SIZE	RECOMMENDED NAME	COMMON NAME	REMARKS
1	18-24" DBH	CRAB APPLE	DECIDUOUS	800
1	18-24" DBH	CRAB APPLE	DECIDUOUS	800
1	18-24" DBH	CRAB APPLE	DECIDUOUS	800
1	18-24" DBH	CRAB APPLE	DECIDUOUS	800

PLANTING SCHEDULE EVERGREEN TREES				
QTY	SIZE	RECOMMENDED NAME	COMMON NAME	REMARKS
1	18-24" DBH	CRAB APPLE	DECIDUOUS	800
1	18-24" DBH	CRAB APPLE	DECIDUOUS	800
1	18-24" DBH	CRAB APPLE	DECIDUOUS	800

PLANTING SCHEDULE SHRUBS				
QTY	SIZE	RECOMMENDED NAME	COMMON NAME	REMARKS
1	18-24" DBH	CRAB APPLE	DECIDUOUS	800
1	18-24" DBH	CRAB APPLE	DECIDUOUS	800
1	18-24" DBH	CRAB APPLE	DECIDUOUS	800

GENERAL NOTES:

1. BASE PLAN INFORMATION IS FROM THE PLANTING LANDSCAPE AND LIGHTING PLAN OF MONTGOMERY KNOLL PHASE 1B BY THE OFFICE OF MONTGOMERY, INC. DATED SEPTEMBER 10, 2018 AND LAST REVISED DECEMBER 13, 2018.
2. ALL PROPOSED LANDSCAPING AND RELATED INFORMATION HAS BEEN PREPARED BY GILMORE & ASSOCIATES, INC.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FAACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852 NO. 397 (JUNE 10, 1974) AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

LEGEND

EXISTING PAVED

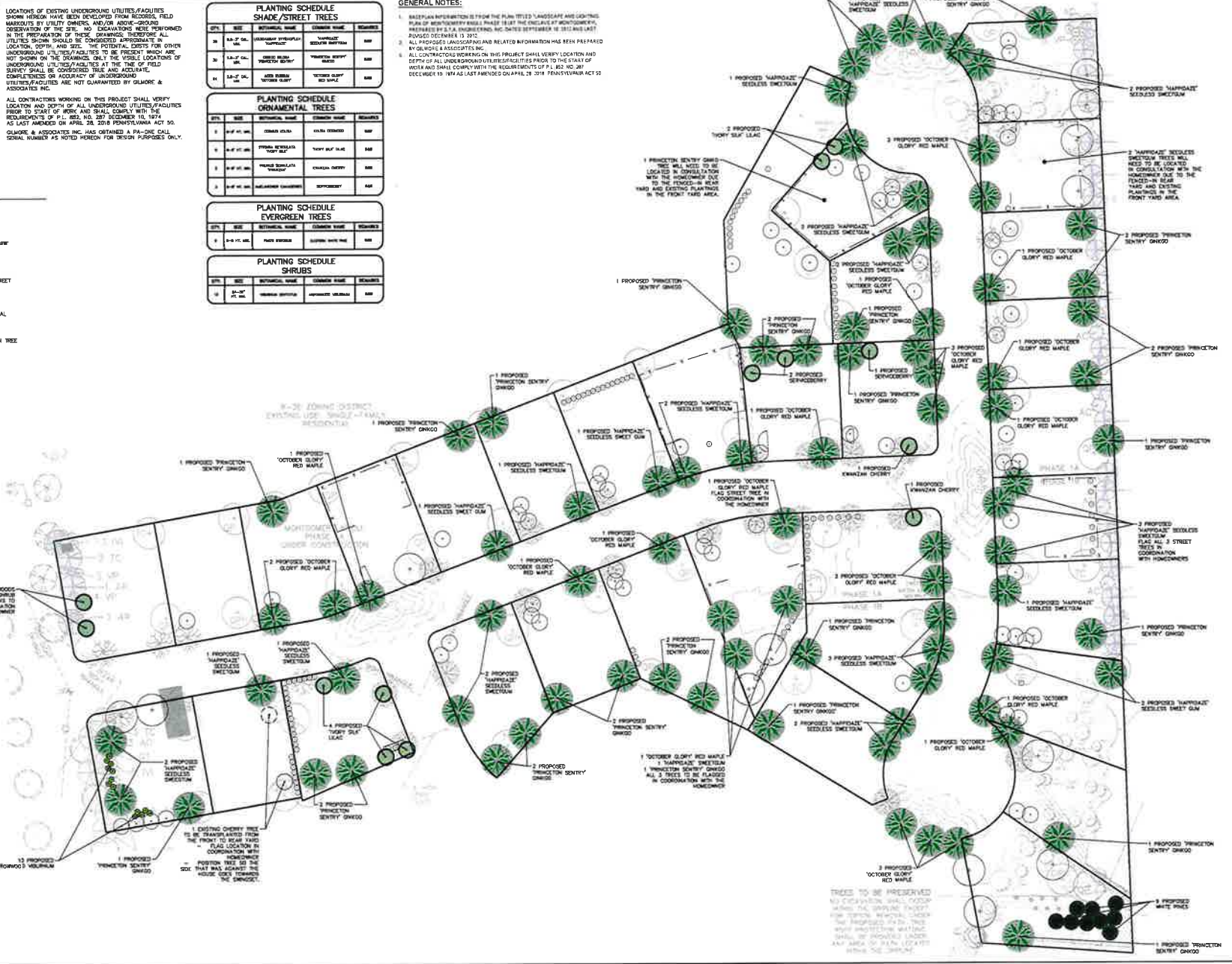
EXISTING PAVED & DRIVEWAY
 - SHOWN AT ATTACHED TO SITE

PROPOSED SHADE/STREET TREE

PROPOSED ORNAMENTAL TREE

PROPOSED EVERGREEN TREE

PROPOSED SHRUB



GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES

LANDSCAPE RESTORATION BID PLAN
MONTGOMERY KNOLL LANDSCAPE

OWNER:
 MONTGOMERY TOWNSHIP
 1000 MONTGOMERY AVE.
 MONTGOMERY, PA 19130
 TEL: 610-271-1900

DATE:
 10/1/2018

SCALE:
 1" = 10'

SHEET NO.:
 1 OF 1

NOT APPROVED FOR CONSTRUCTION

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # **17**

SUBJECT: Consider Authorization to Advertise for Bids for Leaf Waste Collection
MEETING DATE: September 14, 2020
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

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

From November 1, 2019 through October 31, 2020, the Township contracted with BFI Waste Services of Pennsylvania LLC, to provide a one day curbside leaf and yard waste collection in November and another in April (due to COVID-19, curbside was done over four days in mid-May). In addition, BFI Waste Services provided a 40-yard dumpster at William F. Maule Park at Windlestrae on the third Saturday of each month for residents to drop off leaf and yard waste. The materials collected are disposed at the Barnside Farm Compost Facility (DEP approved compost facility) via a contract with the Northern Montgomery County Recycling Commission (NMCRC).

The current contract with BFI Waste Services expires on 10/31/2020. The cost for the one year of service was: \$24,500. With the contract expiring on October 31st, the Township will need to solicit bids for a new contract to start November 1, 2020.

RECOMMENDATION:

Authorize the Township Manager to advertise for bids for Residential Leaf and Yard Waste Collection and Disposal per attached specifications.

MOTION/RESOLUTION:

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

MOTION BY: _____ SECOND BY: _____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item # **18**

SUBJECT:	Consider Resolution Approving Procedures for Act 101 Violations
MEETING DATE:	September 14, 2020
BOARD LIAISON:	Tanya C. Bamford, Chair
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

The Township is one of eleven (11) municipalities who are members of the Northern Montgomery County Recycling Commission. This Commission was established for the purpose of implementing the Municipal Waste Planning, Recycling and Waste Reduction Act of 1988.

PREVIOUS BOARD ACTION: None

BUDGET IMPACT:

None.

RECOMMENDATION:

Staff recommends the Board of Supervisors adopt the resolution addressing Act 101 violations by waste haulers and residents.

MOTION/RESOLUTION:

See attached.

Motion by: _____

Seconded by: _____

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. _____

A RESOLUTION OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ADOPTING PROCEDURES FOR HANDLING ACT 101 VIOLATIONS UNDER THE NORTHERN MONTGOMERY COUNTY RECYCLING COMMISSION.

WHEREAS, the Northern Montgomery County Recycling Commission (the "Commission") is comprised of eleven (11) municipalities located in Montgomery County, Pennsylvania organized for the purpose of implementing the Municipal Waste Planning, Recycling and Waste Reduction Act of 1988, as amended ("Act 101"); and

WHEREAS, Montgomery Township is a member of the Northern Montgomery County Recycling Commission; and

WHEREAS, the member municipalities of the Commission have assigned and delegated their powers under Act 101 to the Commission in accordance with an Amended and Restated Intermunicipal Agreement dated May 21, 2007, as amended (the "Agreement"); and

WHEREAS, Section 403 of the Agreement grants to each member municipality concurrent jurisdiction with the Commission for the monitoring and enforcement of Act 101; and

WHEREAS, Montgomery Township Board of Supervisors desires to adopt the formal procedures for the enforcement of Act 101 and enforcement against violations by haulers and residents of its member municipalities proposed by the Northern Montgomery County Recycling Commission.

NOW, THEREFORE, be it, and it is hereby RESOLVED by the Montgomery Township Board of Supervisors, and it is hereby ADOPTED and RESOLVED by authority of same that:

The Township hereby adopts the enforcement procedures and Resolution attached hereto as Exhibit "A" and incorporated herein by this reference with the same effect as if they had been set out verbatim in this Resolution.

ADOPTED and RESOLVED this 14th day of September 2020.

Attest:

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

Carolyn McCreary, Township Manager

By: _____
Tanya Bamford, Chair

Regulation re: Violations of Act 101

Procedures for Act 101 Violations

1. First Offense – Upon receipt of sufficient credible evidence, a written violation warning letter may be sent to the violator (i.e., the waste hauler or municipal resident) by the NMCRC Solicitor, at the discretion of the NMCRC Solicitor, who may seek guidance from the Commission before moving forward with a written violation warning letter. A warning letter will include a statement that both the municipality and the NMCRC have enforcement powers for a violation of Act 101.
 - a. Written notice should be sent by certified mail, return receipt requested.
 - b. A copy of the written notice should be sent to the member municipality in which the violation occurred and to the NMCRC Chairman, for distribution to all member municipalities.
 - c. Written notice should include a description of each violation, identification of the section(s) of Act 101 being violated, a description of the documentation received by the member municipality evidencing the violation(s), and copies of all documentation in the member municipality's possession.
 - d. If the NMCRC Solicitor declines to issue a violation warning letter, the NMCRC Solicitor shall notify the member municipality of the decision. The member municipality may move forward with a violation warning letter.
2. Second Offense – Upon receipt of sufficient credible evidence of a second offense by the same violator within two (2) years of the date of the first offense, the municipality in which the violation occurred should notify its solicitor or code official to consider commencement of enforcement action. The municipality shall notify the NMCRC Solicitor and advise the NMCRC Solicitor whether the affected municipality intends to undertake formal enforcement action on behalf of the affected municipality. In most cases, the affected municipality will be responsible to undertake the formal enforcement action pursuant to guidelines below as set forth at length in the municipality's ordinance:
 - a. The municipality may commence a criminal action for a summary offense in Magisterial District Justice Court.
 - b. If the offense involves a commingling violation, the relief requested is likely to consist of a criminal fine not to exceed \$2,500 per violation, plus damages, court costs and reasonable attorneys' fees.
 - c. If the offense involves a violation other than commingling, the relief requested is likely to consist of a criminal fine not to exceed \$1,000 per violation, plus damages, court costs and reasonable attorneys' fees.

- d. If the offense involves a hauler knowingly collecting commingled waste from a resident previously notified of a commingling violation, the second offense upon conviction should result in a criminal fine of not less than \$1,000 and not more than \$5,000.
 - e. Each day a violation occurs is considered a separate violation for enforcement purposes.
 - f. The municipality should provide written notice of its enforcement efforts to the NMCRC Solicitor and the NMCRC Chairman, for distribution to all member municipalities.
3. Report to PADEP. If a second offense occurs and the affected municipality elects not to undertake formal enforcement action, the NMCRC Solicitor may report the occurrence of the violation to the Pennsylvania Department of Environmental Protection ("PADEP") and request that PADEP perform an inspection of the facility or hauler that is in violation of Act 101 and, upon a determination that a violation has occurred, take appropriate enforcement action such as, but not limited to, assessing penalties and/or instituting proceedings as authorized by Act 101.
4. Enforcement Action by NMCRC. If the violation impacts more than one NMCRC member municipality and PADEP decides not to perform an inspection and/or exercise its enforcement powers under Act 101, the NMCRC Solicitor may, after a vote by the Commission, take formal enforcement action on behalf of the affected municipalities, provided the affected municipalities enter into a cost-sharing agreement, prepared by the NMCRC Solicitor and satisfactory in form and substance to the NMCRC, relating to all costs and expenses, including attorneys' fees, relating to the enforcement action.

Recommended Documentation Evidencing Violations

If a resident observes an alleged waste disposal or recycling violation, the resident should contact the Municipal Manager to report the alleged violation. The Municipal Manager should obtain as many factual details as possible from the resident and determine whether the resident can provide any written or visual documentation to support the alleged violation. Recommended documentation would include the following:

- Written witness statement(s) describing what activities occurred, when and where they occurred, and the identity of all witnesses and other individuals who were involved. Include the name, address and contact information for each witness who observed the violation occurrence.
- Photographs/videos taken by witnesses, including the name, address and contact information for the individual(s) who created the photograph/video.

- Certification statement signed and dated by each witness certifying that the evidence provided is correct and complete. (For example: “I, _____, hereby certify that the foregoing information provided by me is correct and complete.”)

Sample Ordinance Violations

Some common waste disposal/recycling violations include the following:

- Commingling recyclable materials with municipal solid waste
- Commingling household hazardous waste with municipal solid waste
- Commingling leaf waste with municipal solid waste
- Outdoor burning (including leaf burning)
- Collecting waste/recyclables between the hours of 8:00 pm and 6:00 am
- Violating other time, place and manner restrictions applicable to waste/recycling disposal

Municipal Websites

Each member municipality should include information on its website for reporting Act 101 violations.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # **19**

SUBJECT: Consider Resolution for U.S. 202 Parkway Traffic Signal Permit Revisions
MEETING DATE: September 14, 2020
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

In late July Township staff, and a member of the Traffic Engineer's staff attended a field meeting with representatives of PennDot to discuss observations concerning the safety of pedestrian and cyclists on the U.S. 202 Parkway trail. We specifically looked at the intersections along the parkway to determine what if any changes could be made to mitigate the concerns expressed by Officer Dunlap and Chief Bendig, and reduce the risk of motorist and pedestrian/cyclist accidents.

The recommended changes were memorialized in a memorandum from the field meeting and are included in your packet.

PREVIOUS BOARD ACTION: None

BUDGET IMPACT:

PennDOT will perform the described improvements and install the markings on the roadway. The trail improvements will be done by the Township with the cost of the materials coming out of the Public Works operating budget. Labor will be provided by Public Works staff.

RECOMMENDATION:

Staff recommends the Board of Supervisors adopt a resolution to accompany the applications for traffic signal approvals (TE-160) to the Pennsylvania Department of Transportation (PennDOT).

MOTION/RESOLUTION:

Be it resolved by the Board of Supervisors of Montgomery Township that we hereby adopt the resolution for submission with the revised traffic signal permits at the intersections of the U.S. 202 Parkway and Knapp Road, the U.S. 202 Parkway and Costco Drive/Terrace Way, the U.S. 202 Parkway and Horsham Road, and the U.S. 202 Parkway and County Line Road.

Motion by: _____

Seconded by: _____

RESOLUTION

BE IT RESOLVED, by authority of the Board of Supervisors

(Name of governing body)

of the Township of Montgomery, Montgomery County, and it
(Name of MUNICIPALITY)

is hereby resolved by authority of the same, that the Township Manager
(designate official title)

of said MUNICIPALITY is authorized and directed to submit the attached Application for Traffic

Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf of the MUNICIPALITY.

ATTEST:

Montgomery Township

(Name of MUNICIPALITY)

Secretary

(Signature and designation of official title)

By: _____ Chairperson
(Signature and designation of official title)

I, Carolyn McCreary, Township Manager/Secretary
(Name) (Official Title)

of the Board of Supervisors of Montgomery Township, do hereby certify that the foregoing
(Name of governing body and MUNICIPALITY)

is a true and correct copy of the Resolution adopted at a regular meeting of the

Board of Supervisors, held the 14th day of September, 2020.

(Name of governing body)

DATE: 09/14/2020

Township Manager/Secretary
(Signature and designation of official title)



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

Meeting Minutes

Field Meeting – US 202 Parkway Trail Crossings

TPD Project Number: MOTO.00008

Subject: Discuss US 202 Parkway Trail Crossing Treatment Options
Various Signalized Intersection Locations
Montgomery Township, Montgomery County, PA

Meeting Date: July 28, 2020 at 10:00 AM

Location: Field Meeting along US 202 Parkway

Attendees: Fran Hanney, PennDOT
Dave Adams, PennDOT
Carolyn McCreary, Montgomery Township Manager
Chief Scott Bendig, Montgomery Township Police
Dave Dunlap, Montgomery Township Police
Bryan Proska, TPD

Date: July 29, 2020
Finalized August 5, 2020 based on attendee input

PURPOSE OF MEETING

The purpose of the meeting was to discuss the crossing concerns expressed by the Township regarding US 202 Parkway Trail crossings at various intersections along the US 202 Parkway particularly at Knapp Road, Costco Drive, Horsham Road, and County Line Road.

DISCUSSION

The group met at the intersection of US 202 Parkway and Welsh Road. Officer Dunlap gave an overview of the issues occurring along US 202 Parkway with respect to incidents and near misses between roadway and trail users. The group discussed the concerns and came to a general consensus that additional awareness is appropriate to alert both roadway and trail users of the intersection conflicts at these particular locations.

The group proceeded to visit each subject intersection and discuss potential remedy treatments that could be implemented. The treatments were categorized as short-term / medium-term and it was agreed to pursue an incremental approach to implementation starting with short-term, lower-cost treatments. These treatments would be evaluated for effectiveness over a period of time prior to considering additional treatment options.

The treatment options discussed at each intersection location are summarized below.

US 202 Parkway and Knapp Road Intersection

■ Short-Term Treatments:

■ Trail Facility

- Install flexible delineators that mimic a gateway system on the approach legs of the trail to reduce bicycle speeds approaching intersection. This installation will be used on an experimental basis.
- Provide supplemental trail pavement markings, such as 'SLOW' or 'HWY XING' on the approach legs of the trail.
- Relocate Stop (R1-1) signs for the southern trail segment prior to the pushbutton location.
- Consider installing 'Cyclists Dismount' signs under the trail stop signs.
- Install Bicycle Regulatory (R9-5) signs to indicate that bicycle crossings on the trail are controlled by the pedestrian indications.



Sample gate system and trail markings on the Chester Valley Trail. The treatment for US 202 Parkway Trail will mimic this system by using flexible delineators on an experimental basis in lieu of the metal gates.

■ Roadway Facility

- Install series of Trail Crossing Warning Sign (W11-15, W11-15P, W16-9P or W16-103P) assemblies on the northbound/southbound US 202 Parkway and westbound Knapp Road approaches.
- Install Turning Vehicles Yield to Pedestrians (R10-15R) signs ground-mounted at the stop line on northbound US 202 Parkway and westbound Knapp Road approaches.
- Install Stop Here on Red (R10-6AL) signs at the stop line on northbound US 202 Parkway and westbound Knapp Road approaches.



Sample trail crossing warning sign assemblies on the Chester Valley Trail

US 202 Parkway and Costco Drive/Terrace Way Intersection

Short-Term Treatments:

Trail Facility

- Install flexible delineators that mimic a gateway system on the approach legs of the trail to reduce bicycle speeds approaching intersection. This installation will be used on an experimental basis.
- Provide supplemental trail pavement markings, such as 'SLOW' or 'HWY XING' on the approach legs of the trail.
- Consider installing 'Cyclists Dismount' signs under the trail stop signs.
- Install Cross Only at Crosswalks (R9-2) signs given the trail switches sides at this location (from paralleling the eastern side to paralleling the western side of US 202 Parkway) requiring trail users to cross both the northern and western legs of the intersection.

Roadway Facility

- Install series of Trail Crossing Warning Sign (W11-15, W11-15P, W16-9P or W16-103P) assemblies on the northbound/southbound US 202 Parkway and eastbound Costco Drive approaches.
- Install Advance Trail Crossing Warning (W11-15, W11-15P) signs on back of western mast arm on Costco Drive.
- Install Turning Vehicles Yield to Pedestrians (R10-15R) signs ground-mounted at the stop line on southbound US 202 Parkway, eastbound Costco Drive, and westbound Terrace Way approaches.

US 202 Parkway and Horsham Road Intersection

Short-Term Treatments:

Trail Facility

- Install flexible delineators that mimic a gateway system on the approach legs of the trail to reduce bicycle speeds approaching intersection. This installation will be used on an experimental basis.
- Provide supplemental trail pavement markings, such as 'SLOW' or 'HWY XING' on the approach legs of the trail.
- Laterally relocate Stop (R1-1) signs for the trail closer to the edge of the trail.
- Consider installing 'Cyclists Dismount' signs under the trail stop signs.
- Install Bicycle Regulatory (R9-5) signs to indicate that bicycle crossings on the trail are controlled by the pedestrian indications.

Roadway Facility

- Install series of Trail Crossing Warning Sign (W11-15, W11-15P, W16-9P or W16-103P) assemblies on the northbound/southbound US 202 Parkway and westbound Horsham Road approaches.
- Install Stop Here on Red (R10-6AL) signs at the stop line on northbound US 202 Parkway and westbound Horsham Road approaches.
- Relocate Left Lane Must Turn Left (R3-7L) sign on the northbound US 202 Parkway approach from the right curbside to the end of the center median.
- Provide word pavement markings of 'TRAIL XING' in the northbound US 202 Parkway right-turn lane.

■ Medium-Term Treatments:

■ Trail Facility

- Replace Stop (R1-1) signs on trail with oversized 30' x 30' sign size for added emphasis.

■ Roadway Facility

- Extend the eastern crosswalk markings approximately ± 3 feet closer to the edge of roadway to provide enhanced conspicuity.
- Relocate stop line on westbound Horsham Road approach to provide greater separation distance from the marked crosswalk.
- Consider implementing a No Turn on Red restriction, subject to an engineering study, for the westbound Horsham Road approach.
- Consider implementing a No Turn on Red restriction, subject to an engineering study, for the northbound US 202 Parkway approach.

US 202 Parkway and County Line Road Intersection

■ Short-Term Treatments:

■ Trail Facility

- Install flexible delineators that mimic a gateway system on the approach legs of the trail to reduced bicycle speeds approaching intersection. This installation will be used on an experimental basis.
- Provide supplemental trail pavement markings, such as 'SLOW' or 'HWY XING' on the approach legs of the trail.
- Consider installing 'Cyclists Dismount' signs under the trail stop signs.
- Install Bicycle Regulatory (R9-5) signs to indicate that bicycle crossings on the trail are controlled by the pedestrian indications.

■ Roadway Facility

- Install series of Trail Crossing Warning Sign (W11-15, W11-15P, W16-9P or W16-103P) assemblies on the approaches.
- Install Turning Vehicles Yield to Pedestrians (R10-15R) signs ground-mounted at the stop line on the approaches.
- Install Stop Here on Red (R10-6AL) signs at the stop line on northbound US 202 Parkway and westbound County Line Road approaches.
- Provide word pavement markings of 'TRAIL XING' in the northbound US 202 Parkway right-turn lane.



Sample word pavement markings for trail crossing

■ **Medium-Term Treatments:**

■ Roadway Facility

- Revise crosswalk markings to provide continental-style markings for all approaches.
- Extend the eastern crosswalk markings closer to the edge of roadway to provide enhanced conspicuity.

NEXT STEPS

- PennDOT Safety Unit will perform the improvements associated with continental crosswalk markings, ped ahead signs, turning traffic signal to peds signs, stop here on red signs, and pavement markings legends.
- Township will be responsible for the markings, signs, and other features that are on the trail.
- PennDOT will update the necessary signal permit plans.
- Township will provide TE-160 forms and municipal resolutions.
- Township will develop a protocol for evaluating the effectiveness of the suggested changes.
- Township will coordinate with Warrington Township on modifications discussed at the County Line Road intersection.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # **20**

SUBJECT: Consider Certification of 2021 Minimum Municipal Obligation (MMO) for the Police Pension Fund and Non-Uniform Employees' Pension Fund
MEETING DATE: September 14, 2020
BOARD LIAISON: Annette M. Long, Supervisor
INITIATED BY: Brian Shapiro, Director of Finance

BACKGROUND:

The Minimum Municipal Obligation (MMO) is the calculated funding obligation to the Township's Police and Non-Uniformed Employee Pension Plans. Act 205, Section 304 requires that the Chief Administrative Officer submit the MMO for the upcoming budget year to the Board on or before the last business day in September. Upon acceptance, the amount of the MMO's must be incorporated into the budget for the next year and funded.

Based on the instructions from Ashley Wise, Conrad Siegel Actuaries, staff has prepared the 2021 MMO's for both the Police Pension Plan and the Non-Uniformed Pension Plan which are attached hereto.

PREVIOUS BOARD ACTION:

None

BUDGET IMPACT:

The MMO will be placed in the 2021 budget.

RECOMMENDATION:

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that the 2021 Minimum Municipal Obligation for the Montgomery Township Police Pension Fund in the amount of \$812,228 is accepted, and

BE IT FURTHER RESOLVED by the Board of Supervisors of Montgomery Township that the 2021 Minimum Municipal Obligation for the Montgomery Township Non-Uniformed Employees' Pension Fund in the amount of \$300,211 is accepted.

MOTION BY: _____ SECOND BY: _____

Montgomery Township Police Pension Plan
2021 Minimum Municipal Obligation

1 Normal Cost Percentage ¹	<u>13.8%</u>
2 Administrative Expense Percentage ¹	<u>1.2%</u>
3 Total Percentage (1 + 2)	<u>15.0%</u>
4 Estimated 2020 Total Gross W-2 Payroll	<u>\$ 4,115,955</u>
5 Annual Cost (3 x 4)	<u>\$ 617,393</u>
6 Amortization Contribution Requirement ¹	<u>\$ 400,633</u>
7 Financial Requirements (5 + 6)	<u>\$ 1,018,026</u>
8 Member Contributions Anticipated	<u>\$ 205,798</u>
9 10% of Negative Unfunded Liability ¹	<u>\$ 0</u>
10 Minimum Municipal Obligation (7 - 8 - 9) (Due Before 12-31-2021)	<u><u>\$ 812,228</u></u>

Authorized Signature

Date

¹ Based upon 01/01/2019 Actuarial Valuation

Montgomery Township Non-Uniformed Pension Plan
2021 Minimum Municipal Obligation

1 Employer Contribution Percentage	<u>8.0%</u>
2 Administrative Expense Percentage	<u>0.0%</u>
3 Total Percentage (1 + 2)	<u>8.0%</u>
4 Estimated 2021 Covered Payroll	<u>\$ 3,752,636</u>
5 Financial Requirements (3 x 4)	<u>\$300,211</u>
6 Advance Employer Contribution	<u> </u>
7 Minimum Municipal Obligation (5 - 6) (Due Before 12-31-2021)	<u><u>\$300,211</u></u>

Authorized Signature

Date

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # **21**

SUBJECT: Consider Adoption of Amended Township Purchasing Policy
MEETING DATE: September 14, 2020
BOARD LIAISON: Annette M. Long, Supervisor
INITIATED BY: Brian Shapiro, Director of Finance

BACKGROUND:

Montgomery Township updated the Purchasing Policies and Procedures on January 28, 2019. Staff has reviewed that policy and made the following updates and revisions:

- Purchasing Thresholds –
 - Current Purchasing Policy requires “submission and approval of purchase orders (PO) before purchases for any budgeted expenditures exceeding \$1,000 are made.”
 - Suggested Revision – Operating purchases less than \$5,000 do not require a PO. Anything over \$5,000 requires a PO. All State and Federal purchasing guidelines over \$11,200 are required.
 - Suggested Revision – Capital Purchases. All capital purchases require Board of Supervisor approval. With that approval being at a public meeting and recorded in the minutes, a PO is not required.
- Types of POs
 - Updated the definitions on the different types of POs
- Added New Section – Purchasing Problems. A section was added to aid Departments if any problems occur with a purchase.
- Credit Card/Procurement Cards – Expended the rules and regulations as it relates to obtaining and using a Township credit card.

These updates/revisions have been made to allow flexibility for the Departments to purchase the operating material required for day-to-day tasks. These updates/revisions are still in compliance with best practices.

PREVIOUS BOARD ACTION: None

BUDGET IMPACT: None

RECOMMENDATION:

Staff is recommending that the Board of Supervisors adopts the updated Purchasing Policy.

RESOLUTION:

BE IT RESOLVED that the Board of Supervisors of Montgomery Township hereby adopt the Amended Township Purchasing Policy effective September 14, 2020.

MOTION BY: _____ SECOND BY: _____

MONTGOMERY TOWNSHIP MEMORANDUM

Date: January 28, 2019

To: All Department Heads

From: Ami Tarburton, Finance Director

Re: Montgomery Township Purchasing Policies and Procedures

POLICY

This Purchase Policy has been established to assist the Department Heads, Finance Director and Township Manager in controlling and accounting for expenses as follows:

- Annual purchases of like goods of a cost exceeding the Department of Labor and Industry guidelines issued in the PA Bulletin annually require formal bidding in accordance with the procedures in the Second Class Township Code including approval by the Board of Supervisors at a public meeting.
- Annual purchases of like goods of this same amount from the State Cooperative Purchasing/Co-Stars Cooperative Purchase program or other approved Cooperative Purchase Program may be substituted for formal bidding subject to approval by the Board of Supervisors.

Where competitive bidding is required, one copy of the bid contract or cooperative contract information will be retained with the Finance Department for payment approval purposes for the term of the contract and one copy of the bid contract or cooperative contract information will be kept in the master "bid" file in the Administration Department in accordance with record retentions regulations.

- Annual Purchases of like goods of a cost exceeding the Department of Labor and Industry guidelines issued in the PA Bulletin annually require written or telephonic price quotations from at least three (3) qualified and responsible bidders (sample memorandums attached). In lieu of price quotations, a Memorandum shall be kept on file showing that fewer than three qualified contractors exist in the market area within which it is practicable to obtain quotations. Department heads shall be responsible for

conducting the research and preparing the recommendation for approval by the Board of Supervisors at a public meeting.

- Annual Purchases of like goods of this same cost range from State Cooperative Purchasing/Co-Stars Cooperative Purchase program or other approved Cooperative Purchase Program may be substituted for obtaining quotes.

The Finance Department will issue an annual memo to all departments detailing the quotation and bidding limits as set by the Department of Labor and Industry for that fiscal year upon annual approval by the Board of Supervisors.

- Work related to the design and preparation of plans and specifications for individual Capital Improvement Projects must be approved by the Board of Supervisors. Proposals must include the scope of work, estimated time for completion, projected engineering costs and projected construction costs.

Unbudgeted Expenditures over \$250 and up to \$1,000 must be approved by the Township Manager. All unbudgeted expenditures in an Operating Fund (01, 04, 05, 07, 23, 95), that will result in total department level expenses in excess of \$1,000 or more must be approved by the Board of Supervisors. Unbudgeted expenditures in a Capital Reserve Fund (06, 19, 30, 31, 35, 50, 92, 93, 94, 96) of \$1,000 or more must be approved by the Board of Supervisors.

Please note, that any purchases \$10,000 or more, even if included in the budget, must be approved by the Board of Supervisors prior to purchasing.

PROCESSING PROCEDURES

The policy requires submission and approval of purchase orders before purchases for any budgeted expenditures exceeding \$1,000 are made. Purchase order processing system works as follows:

- As provided for in the approved Budget, Department Heads establish the need for a particular supply item, piece of equipment or service. Pending any approvals required from the Board of Supervisors, the department will enter a purchase order into the Pentamotion Purchase Order Program along with appropriate supporting documentation scanned as an attachment.
- Purchase Orders requested under the Co Stars Cooperative Purchase Program must include the Township's Co Stars ID Number 2293.

- The Purchase order is automatically forwarded to the Finance Director who determines if sufficient documentation has been provided, if the purchase is included in the approved budget and if sufficient funds are available. The Finance Director approves/disapproves purchase orders based on compliance with this Purchase Order Policy and adopted Budget;
- Authorized Purchase Orders are automatically forwarded to the Township Manager for approval. The Township Manager has authority for approval/disapproval of a Purchase Order;
- Upon approval by the Township Manager, the Finance Department prints out approved Purchase Orders for the Finance Director's signature. The signed purchase order along with supporting documentation, is provided to the appropriate Department Head for distribution to the vendor.
- Vendor invoices must be coded and approved by Department Head and submitted, along with delivery tickets/receipts, to the Finance Department for payment. The Township will not make a payment based solely on a statement from a vendor.
- Finance Department verifies invoices against purchase order and, if in order, processes invoice for payment.

EMERGENCY PURCHASES

Special consideration will be given to purchases for emergency repairs, services or supplies that exceed \$2,000. Examples of emergencies would include situations such as traffic signal knockdowns, equipment repairs during snow storms, police and fire emergency operations. In these instances, prior verbal approval must be obtained from the Township Manager and a follow up purchase order must be submitted for approval with an explanation of the need for the emergency purchase.

BLANKET PURCHASE ORDERS

Blanket purchase orders may be used for those merchants or suppliers from whom repetitive purchases or automatic deliveries are made for known quantities and where the annual purchases will exceed \$1,000. Blanket Purchase Orders will only be issued for the current calendar year expenditures and will not overlap budget years. All competitively bid contracts will be issued as Blanket Purchase Orders.

PETTY CASH REIMBURSEMENTS

The Finance Department has established Petty Cash Funds for reimbursement of employees for out of pocket expenditures up to \$100. Reimbursement for amounts above \$100 will be made by check. Reimbursement vouchers can be obtained from the Finance Department.

Procedures for operation and maintenance of Petty Cash Funds are governed by Petty Cash Fund Policy.

In order to be reimbursed, a receipted invoice must be attached to the voucher, and the voucher must be coded and approved by the employees department head.

Typical Petty Cash Expenditures may include:

- Priority Mail (Express Mail, Federal Express and UPS) costs.
- Parking, Tolls, and out of pocket fuel costs for a Township owned vehicle.
- Minor supply purchases up to \$100.00.
- Expenses for travel, meals and accommodations while on township business (excluding expenses incurred in operating a privately owned automobile) up to a maximum of \$100.00.
- Mileage and other non-cash transportation expenses.

Expenditures NOT Reimbursable as Petty Cash

- Petty cash reimbursements will not be accepted for items obtained from vendors for whom the Township has active charge accounts. For example, the Township has charge accounts with Fed Ex/Kinko's Home Depot, Lowes, Office Max, and Staples. Accordingly, all items purchased at these locations should be charged to the open account.

CREDIT/PURCHASE CARD PURCHASES

Procedures for use of the Township Univest Credit Card is governed by the Univest Credit Card Use Policy and by Township internal procedures.

The Township Univest credit card is kept in the locked fire safe in the Finance Department. When an employee must use the card, permission from the Department Head must first be obtained. The employee may take the credit card after reporting the required information on the Finance Department's "credit card sign out sheet".

Once returned, the employee will log the card back in the Finance Department and return all appropriate signed documentation of the purchase to the Accounts Payable Associate for processing.

EXEMPT PURCHASES

Except for Capital Project design work, professional services routinely provided for legal or engineering purposes and utility costs will not require purchase orders. Questionable areas should be cleared with the Township Manager.

TAX EXEMPTION

Montgomery Township is exempt from Pennsylvania sales and use tax for most purchases related to the mission of the Township. It is the supplier's obligation to collect PA sales tax. All requests for and/or questions regarding tax exemption certificates should be directed to the Finance Department. In all cases, use of the Township's sales and use tax exemption number for personal purchases is prohibited.

PURCHASING PROCEDURES

The purpose of this Purchasing Manual is to provide guidance in the procurement of supplies, materials, equipment, and contractual services necessary to carry out the various activities of the Township.

While it is necessary to procure the proper supplies and services required by the Township, it is also necessary that the proper authorization is obtained. It is essential that supplies and services are obtained at the lowest and best price. Sufficient funds must be available to ensure that, upon completion of the order or contract, the vendor will be paid promptly.

The intention of this Purchasing Manual is to make known the Township's policies, rules and procedures relating to the purchase of goods and services. This manual serves as an instrument for all Township personnel engaged in the procurement process. This will ensure that decisions are being made consistent with the Township's policies.

GENERAL PROVISIONS

Efficient purchasing is a team effort. With proper planning by all departments, exceptions to general purchasing procedures, as outlined in this manual should be rare.

Adequate specification that are clearly expressed regarding quality and/or performance, and proper procedures prevent waste. They also ensure better relationships between vendor/contractors and our Township Government.

It is desirable that standard specifications for supplies and equipment be developed. Well-prepared specifications that describe each commodity or service will eliminate the possibility of misunderstanding. Specifications must be definite and precise regarding the physical characteristics of items to be purchased. In addition, specifications must be reviewed periodically to keep up with manufacturing or technological changes and the development of new or improved products.

AUTHORITY

The Board of Supervisors, through the Township's Codified Ordinances, has vested the Township Manager the purchasing authority. The Township Manager approves purchases, manages approved bids, and enter into contracts and agreements on behalf of the Township subject to certain conditions and restrictions. The Finance Department was established, at least in part, to assist the Township Manager with their procurement responsibilities by administering a centralized purchasing system.

In pursuing the procurement function, the Finance Department shall adhere to the regulations set forth in this Purchasing Manual in accordance with the State Statutes, State regulations, and Municipal Codes as may be further augmented by the Board of Supervisors.

Please note, this Purchasing Manual is a guide only. In the event of a conflict between the guidelines in this Purchasing Manual and the Township Code, Statute, Regulation or Ordinance shall control. Moreover, purchasers must be aware of the restrictions and requirement of purchases made with

external funds such as federal and state grants. In the event that you have a question pertaining to procurement please contact the Finance Department.

ORGANIZATION FOR PROCUREMENT

Chapter 26 (Township Manager), Section 26-4 (Duties and Responsibilities) of Montgomery Township's Codification of Ordinances provides for the Township Manager to have the following powers and duties related to procurement:

- Be responsible to the Board of Supervisors for carrying out all policies and programs established by the Board.
- Prepare and administer the annual budget.

Article VII (Township Treasurer), Section 704 (Treasurer's Duties) of the Second Class Township Code of Pennsylvania provides the following duties:

1. Pay out all moneys of the township only on direction by the Board of Supervisors.

VENDORS

Vendors must be established in the Township's financial software before a purchase is made and payment is generated. The Internal Revenue Service (IRS) requires organizations to have a W-9 Form or acceptable substitute on file, for all vendors. The IRS may assess a \$50 fine for each form that is not on file as required.

The Finance Department will request and receive from prospective new vendors a properly completed W-9 Form – "Taxpayer Identification Number (TIN) Verification." This form shall be received by the Finance Department before a purchase is initiated from a new vendor. Payment for goods and services will not be made to new vendors until a properly completed W-9 is received.

PURCHASING THRESHOLDS

There are three major dollar thresholds to be taken into consideration when determining the type of transactions to be used when procuring and/or services on behalf Montgomery Township.

1. Operating purchases less than \$5,000.00. These purchases do not require a written purchase order.

- (a) Purchases up to \$25.00

Each department has a petty cash fund specifically for the use of small disbursements for postage, small quantities of minor office supplies, express charges on shipment of goods, and similar items. The end user is responsible for obtaining purchase documentation from the vendor to support all purchases. Acceptable supporting documentation includes original sales document, packing slips, invoices, cash register tapes, credit card slips, etc. and must show the item, quantity, and unit cost of the purchase. In addition to

obtaining the supporting documentation, the details of the purchase must be recorded on the Petty Cash Report.

Petty cash should be used for small expenditures of an immediate nature where payments must be made on the spot. Avoid buying smaller items such as pencils, tape, paper, nuts and bolts, and similar items from petty cash. You nearly always can obtain a better price by buying such items in quantity using the normal purchase order process. Petty cash should only be used for emergency needs and not as a substitute for proper purchasing procedures.

The petty cash fund for each department shall be \$100.00. At least once a month the Petty Cash Report Form must be submitted to the Finance Department for replenishment. If no petty cash was used during a one (1) month period this should be noted on the Petty Cash Form.

b) Purchases between \$25.01 and \$4,999.99

The Department Head is permitted to make purchases in this category without a Purchase Requisition or a Purchase Order. The Department Head is responsible to remain within the approved budgetary limits. While this category requires no review or approval prior to purchase, you are encouraged to always use your best, sound judgment when expending public funds. If you are uncertain about the validity of the purchase, you should contact the Finance Department for assistance.

The Department Head is responsible for obtaining purchase documentation from the vendor to support all purchases made between \$25.01 and \$4,999.99. Acceptable supporting documentation includes original sales documents, packing slips, invoices, cash register tapes, etc. and must show the item, quantity and unit cost of the purchase.

Purchases in this category require the approval of the appropriate Department Head and Director of Finance.

2. Operating purchases between \$5,000.00 and \$11,299.99. These purchases require a written purchase order.

For all purchases in this category, a purchase order is required before any item can be purchased. Though not required, it is strongly encouraged that a minimum of three (3) written or telephonic quotations from qualified and responsible vendors/contractors be obtained.

Purchases in this category require the approval of the appropriate Department Head, Finance Director and Township Manager.

3. Operating purchases between \$11,300.00 and \$20,199.99. These purchases require a written purchase order.

For all purchases in this category, written or telephonic quotations from at least three (3) qualified and responsible vendors/contractors is required. In lieu of price quotations, a memorandum shall be kept on file showing that fewer than three (3) qualified contractors exist in the market area within which it is practicable to obtain quotations. A written record of telephonic price quotations shall be made and shall contain at least the date of quotation, the name of the vendor and the vendor's representative, the subject of the quotation and the price. Written price quotations, written records of telephonic price quotations and memoranda shall be retained for a period of three (3) years.

All documentation must be submitted to the Finance Department for review prior to any purchases.

Purchases in this category require the approval of the appropriate Department Head, Finance Director and Township Manager.

4. Operating purchases of \$21,000.00 and greater. These purchases require a formal bid.

Purchases in this category must be processed according to, among other things, the public bidding requirements set forth in the Commonwealth of Pennsylvania Second Class Township Code. These purchases must be formally advertised in the newspaper and must be awarded through a sealed bid procedure. Final award of a bid requires approval by the Board of Supervisors.

Exceptions to the formal bidding requirement for purchases over \$21,000.00 are items purchased from a State Contract (such as COSTARS), professional services and emergencies (it is the Department Head's responsibility to justify the state of emergency).

5. Capital Purchases. These items must follow the guidelines of 3-4 above.

Capital purchases are defined as non-routine items with a value of \$5,000 and greater and a useful life of more than five (5) years.

Purchases in this category require the approval the Board of Supervisors, appropriate Department Head, Finance Director and Township Manager.

Due to the fact that the Board of Supervisors approve this purchase in a public meeting, a purchase order is not required, unless required by the vendor.

Tax Exemption

Montgomery Township is exempt from Pennsylvania sales and use tax for purchases related to the Township. It is the supplier's obligation to collect Pennsylvania sales tax. All requests for and/or questions regarding tax exemption certificates should be directed to the Finance Department. The use of the Township's sale and use tax exemption number for personal purchases is prohibited.

TYPES OF PURCHASES

Purchase Orders

A purchase over \$5,000.00 may occur in one of two ways. The first is the total for an individual purchase may meet or exceed the \$5,000.00 annual threshold. The second way is when the Department will annually purchase \$5,000.00 or more of a specific item or items. In the event that a series of purchases for specific item(s) costs between \$ 11,300.00 and \$20,999.99, telephonic quotes are required in accordance with Section 3 of Purchasing Thresholds above. In the event that a series of purchases for specific item(s) or service(s) exceed \$21,000, a formal written contract and public bidding are required in accordance with Section 4 of Purchasing Thresholds above.

When an individual purchase will meet or exceed the \$5,000.00 threshold, a Purchase Order must be completed per the Township's procedures.

Blanket Purchase Orders

Blanket purchase orders are issued on an annual basis for a twelve-month period. Monthly cost estimates should be used when deriving the estimated total annual cost to be encumbered. The total purchase order amount is the total amount that would be used for the whole year.

Emergency Purchases

These procedures are to be used only under emergency conditions and it is the responsibility of the Department Head to provide justification for his/her determination of an emergency.

PROCURING PROFESSIONAL SERVICES

As prescribed under the Commonwealth of Pennsylvania Second Class Township Code (Section 3102.h.3 and 4)

The contracts or purchases made by the Board of Supervisors involving payments in excess of the required advertising amount, which do not require advertising, bidding or price quotations are as follows:

- Those involving any policies of insurance or surety company bonds, those made for public utility service, those made for electricity, natural gas or telecommunications service either directly or with an association authorized under Article XIV in which the township is a member and those with another municipal corporation, county, school district or municipality authority, a council of government, consortium, cooperative or other similar entity created pursuant to 53 Pa.C.S.

Ch 23 Subch. A (relating to intergovernmental cooperation) or Federal or State Government, including the sale, leasing or loan of any supplies or materials by the Federal or State Government or their agencies.

- Those involving personal or professional services.

It is strongly encouraged that before engaging with a new professional service that a Request for Proposal (RFP) are solicited to ensure that proper due diligence is performed.

Professional services providers that the Township is currently engaged with, should be reviewed periodically and RFPs should be solicited to ensure the Township is receiving the best services possible.

PURCHASING FROM COMMONWEALTH OF PENNSYLVANIA CONTRACTS

As a political subdivision of the Commonwealth of Pennsylvania, Montgomery Township is entitled to purchase from any contract issued by the State unless otherwise noted. There is no dollar threshold for purchasing from a State Contract. If the item to be purchased is \$21,000 or more and is available as a State Contract purchase then the bidding requirement for said item are waived. In the event installation, labor or other related services are not included with the cost of the item, the monetary threshold requirements for telephonic quotes and public bidding requirements shall apply.

PURCHASING PROBLEMS

There are numerous problems that may arise during the procurement process. These difficulties include, but are not limited to:

- Late deliveries
- Invoice discrepancies
- Receipt of incorrect quantities
- Receipt of incorrect item(s)
- Receipt of damaged goods
- Back orders
- Double shipment

How to Handle Problems

The Department should contact the vendor to initiate corrective action when experiencing any of the above problems. If the Department is unable to adequately and amicably rectify the discrepancy with the vendor then the Department should contact the Finance Department for assistance. If the vendor fails to correct the problem for the Township, the Finance Department will pursue the matter until the problem is resolved.

An invoice should never be approved for payment until the problem has been satisfactorily resolved. In addition, an invoice should never be approved and sent to the Finance Department for payment if the invoice does not agree with the original purchase order unless the discrepancy is thoroughly explained.

It is important that materials received be compared with both the packing slip and the purchase order for accuracy. The verification process should be repeated when the vendor's invoice is received.

Responsibility for Quality Control

It is of prime importance to maintain optimum quality for all goods purchased.

1. The Department shall contact the vendor whenever material received does not conform to order specification.
2. If the Department is unsuccessful at remediation for the discrepancy, the Department should notify the Finance Department.
3. The Finance Department will negotiate a resolution for the replacement of rejected items with the original vendor.
4. The Finance Department shall be responsible for non-compliance of any vendor doing business with the Township. Non-compliance from a vendor may result in his/her removal from the Township's list of approved vendors.

VENDOR PAYMENT PROCESS

Generally, payments will be made to vendors on a bi-weekly basis, coinciding with the Board of Supervisors meetings. Properly completed invoices need to be submitted to the Finance Department by end of day Thursday to ensure payment that week. Payments will be mailed after the Board of Supervisors approves the "Bills List" at their meeting.

For all bills that are classified as regular and recurring, the Board of Supervisors may adopt a resolution each year authorizing Township staff to pay these bills when they become due. Examples of these bills could consist of payroll transfers and taxes, petty cash, postage, employee benefits, utility charges and Interfund transfers. All bills paid by this procedure shall be presented on the official "Bills List" at the next regular meeting of the Board of Supervisors.

CREDIT/PROCUREMENT CARDS

Overview

The credit/procurement card is a convenient way to make purchases, and at the same time, reduce the cost associated with imitating and paying for those purchases. The use of a credit/procurement card is not to circumvent the traditional purchasing policies of the Township. Any use of the credit/procurement card must comply with all Township policies.

A credit/procurement card is issued to a Township employee for the purpose of making authorized purchases on the Township's behalf. The Township will issue payment for charges made with the credit/procurement card but the employee is responsible for checking all transactions made on the card against the corresponding supporting documentation to verify accuracy.

Cardholders are authorized to use the credit/procurement card to purchase merchandise or services required as a function of their duties at the Township with the following exceptions:

- Advertisements
- Alcoholic beverages
- Cash advances
- Cellular related charges
- Clothing

- Construction and renovation services
- Contracting
- Entertainment
- Financial Services
- Food and beverages (except when approved by Township Manager)
- Gasoline (except when approved by Township Manager)
- Maintenance agreements
- Personal use items
- Recreation
- Signage
- Time payments of any type
- Any purchases prohibited by Township policy or non-related to Township business

Only the Cardholder whose name is embossed on the credit/procurement card is authorized to use the cards. The credit/procurement card shall not be used to purchase items for personal use of non-Township purposes even if the Cardholder intends to reimburse the Township. A Cardholder who makes an unauthorized purchase with the credit/procurement card or uses the credit/procurement card in an inappropriate manner will be subject to disciplinary action including card cancellation, termination of employment with the Township and/or criminal prosecution.

How to Obtain a Credit/Purchasing Card

A Department Head may obtain credit/procurement card from the Finance Department. Each Cardholder will have a \$1,000.00 limit. The Township will establish an overall credit limit to accommodate purchases higher than \$1,000.00. If the Cardholder needs to make a purchase above that amount, they need to contact the Finance Department to increase the limit for that specific purchase.

Card Security, Card Lost or Stolen, Employee Separation

It is the Cardholder's responsibility to safeguard the credit/procurement card and account number. If the card is lost or stolen, the Cardholder must immediately notify the Finance Department. A new card, with a new account number, will be issued to the Cardholder after the reported loss or theft. If a card had been reported lost or stolen and is subsequently found, the original card should be returned to the Finance Department for destruction. Prior to employment separation from the Township, the Cardholder shall surrender his/her credit/procurement card and the current month's supporting documentation.

How to Make a Purchase with the Credit/Purchasing Card

Only the Cardholder whose name is embossed on the front the credit/procurement card is authorized to use the card.

The Township is a tax-exempt entity and it's the Cardholder's responsibility to provide this information to all vendors. The Township's tax id is 23-6005687.

When making purchases in person, the Cardholder must sign the charge receipt and retain the customer copy for their records. The Cardholder must get a detailed receipt for all in person purchases. The Township will not process payment for a receipt that does not include the details of what was purchased.

When making telephone, on-line or mail order purchases, the Cardholder must give the vendor the account number embossed on the card. The Cardholder is responsible for obtaining and retaining all documentation related to the purchase.

Record Keeping

The Cardholder is responsible for obtaining purchase documentation from the vendor to support all purchases made with the credit/procurement card. Acceptable supporting documentation includes original sales documents, packing slips, invoices, cash register tapes, credit card slips, etc. and must show the item, quantity, unit cost and cost of the total sale.

If record keeping is not adequate enough to verify purchases, your credit/procurement card may be revoked and the bill may not be paid.

OVERVIEW OF LAW OF THE COMMONWEALTH OF PENNSYLVANIA APPLICABLE TO PURCHASING BY THE TOWNSHIP

There are several State and Federal laws related to procurement. Generally, the Second Class Township Code, as may be amended from time to time, falls in line with State and Federal regulations. According to the Second Class Township Code, no employee, officer, or agent should participate in selecting, awarding, or administering procurement, if to his or her knowledge, any of the following has a financial or other interest in the firm of a prospective prime contractor or any subcontractor or supplies considered for award.

- The employee, officer, or agent
- Any members of his or her immediate family
- His or her partner or
- An organization which employs any of the above, or with which any of them have an arrangement concerning prospective employment

The governmental activity's officers, employees, or agents should neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or potential contractors.

Extent of Competition

All procurement transactions, regardless of whether by formal advertising or by negotiation and without regard to dollar value, should be conducted in a manner that provides maximum open and free competition.

Ethics and Standards of Conduct in the Procurement Process

The Commonwealth of Pennsylvania Second Class Township Code states as follows (Section 3102.9.i) No township official, either elected or appointed, or township employee who knows, or who by the exercise of reasonable diligence could know, shall be interested to any appreciable degree, either directly or indirectly, in any contract for the sale or furnishing of any supplies or materials for the use of the township or for any work to be done for the township involving the payment by the township of more than five hundred dollars (\$500) in any year unless the contract is awarded through the public bid process. This limitation does not apply if the officer or appointee of the township is an employee of the person, firm or corporation to which the money is to be paid in a capacity with no possible influence on the transaction and the officer cannot possibly be benefited thereby, either financially or otherwise. If a

supervisor is within this exception, the supervisor shall so inform the board of supervisors and refrain from voting on the payments and shall in no manner participate in the contract. Any official or appointee who knowingly violates this provision is subject to surcharge to the extent of the damage shown to be sustained by the township, is ousted from office or employment and commits a misdemeanor of the third degree.

State Ethics Commission

In the Act of October 4, 1978 it is outlined that certain public employees (various classifications are outlined) must file an annual financial interest statement. Specifically, the Act covers anyone utilized in the awarding of a contract or making a decision to purchase through solicitation and evaluation of proposals and the selection of a vendor. This statement must be filed with the Township Manager.

Collusion or Conflict of Interest

All procurements should be conducted so as to avoid actual collusion or conflicts of interests as well as possibility of the appearance of collusion or conflicts of interests. For example, collusion would include such actions as favoring one contractor over another or contractors entering in an agreement on bids. Conflicts of interests occur where there is evidence of lack of impartial view or reaping of financial benefit in the contract award. For example, an employee who owns stock in a company submitting a competitive proposal should not be permitted to participate in the proposal evaluations or award proceedings. Such a person is deemed to have a conflict of interest or at least the appearance of conflict of interest.

This Purchasing Manual provides an overview of the means, methods, rules, regulations and laws pertaining to the purchase of supplies and services on behalf of the Township. The Purchasing Manual is a guide and not a substitute for state or federal rules, regulations, and laws. If you have questions regarding procurement please contact the Finance Department.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # **22**

SUBJECT: Consider Payment of Bills
MEETING DATE: September 14, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

BACKGROUND:

Please find attached a list of bills for your review.

MOTION/RESOLUTION:

Motion to pay the bills as submitted.

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 01 UNIVEST CHECKING					
09/11/2020	01	79423	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	428.11
09/11/2020	01	79424	00000006	ACME UNIFORMS FOR INDUSTRY	487.64
09/11/2020	01	79425	100000892	ADAM ZWISLEWSKI	225.00
09/11/2020	01	79426	100000372	ADRIANNA CILIBERTO	200.66
09/11/2020	01	79427	00000340	ADVENT SECURITY CORPORATION	315.42
09/11/2020	01	79428	00001020	AIR CLEANING SYSTEMS INC.	1,600.00
09/11/2020	01	79429	100000876	ALEXANDER J. DEANGELIS	45.00
09/11/2020	01	79430	100001595	ALICIA BURNS	44.00
09/11/2020	01	79431	100001381	AMANDA BREEN	22.00
09/11/2020	01	79432	100001496	AMANDA REDLINE	22.00
09/11/2020	01	79433	100000814	AMAZON.COM SERVICES, INC	5,497.73
09/11/2020	01	79434	100000888	ANDREW WEINER	20.00
09/11/2020	01	79435	100001594	ANTHONY BARNES	22.00
09/11/2020	01	79436	00000027	ARMOUR & SONS ELECTRIC, INC.	27,505.75
09/11/2020	01	79437	00000031	AT&T	135.18
09/11/2020	01	79438	100000915	AUSTIN NEDWICK	15.00
09/11/2020	01	79439	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	519.17
09/11/2020	01	79440	00000999	BCG-BENEFIT CONSULTANTS GROUP	1,009.25
09/11/2020	01	79441	00000043	BERGEY'S	219.64
09/11/2020	01	79442	100001566	BERGEY'S COLLISION CENTER	3,400.00
09/11/2020	01	79443	00000448	BISHOP WOOD PRODUCTS, INC	600.00
09/11/2020	01	79444	100001244	BRANDI BLUSIEWICZ	30.00
09/11/2020	01	79445	100000979	BRANDON UZDZIENSKI	155.00
09/11/2020	01	79446	00000101	BRIAN GERRARD	1,397.34
09/11/2020	01	79447	100001080	BRIAN GRABER	105.00
09/11/2020	01	79448	100001598	BRIAN PERERO	22.00
09/11/2020	01	79449	00001075	BROMM'S LULLABY FARM	92.00
09/11/2020	01	79450	100000331	BSN SPORTS, LLC	8.19
09/11/2020	01	79451	00000069	C L WEBER CO INC.	10.00
09/11/2020	01	79452	100000405	C.E.S.	180.69
09/11/2020	01	79453	00000072	CANON FINANCIAL SERVICES, INC	1,622.00
09/11/2020	01	79454	100000878	CARL HERR	60.00
09/11/2020	01	79455	MISC	CARROLL GEORGE B JR & VALERIE	48,000.00
09/11/2020	01	79456	00001601	CDW GOVERNMENT, INC.	5,499.39
09/11/2020	01	79457	100001052	CHARLIE'S LAWN CARE	105.00
09/11/2020	01	79458	100001391	CHERYL COCCA	22.00
09/11/2020	01	79459	00000363	COMCAST	411.85
09/11/2020	01	79460	00000335	COMCAST CORPORATION	453.93
09/11/2020	01	79461	00000602	CONRAD SIEGEL	2,500.00
09/11/2020	01	79462	00000329	CRAFICO, INC.	3,025.10
09/11/2020	01	79463	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	178.76
09/11/2020	01	79464	MISC	DOLORES MCDONALD	124.50
09/11/2020	01	79465	00905026	DON LEN INC.	288.00
09/11/2020	01	79466	100000893	DONALD TUCKER	100.00
09/11/2020	01	79467	00000967	DVHT - DELAWARE VALLEY HEALTH TRUST	177,618.37
09/11/2020	01	79468	00000152	ECKERT SEAMANS CHERIN &	3,080.00
09/11/2020	01	79469	00903110	ESTABLISHED TRAFFIC CONTROL	171.00
09/11/2020	01	79470	00000169	FEDEX	15.15
09/11/2020	01	79471	00001132	FERGUSON & MCCANN, INC.	1,387.00
09/11/2020	01	79472	00001852	G.L. SAYRE, INC.	86.67
09/11/2020	01	79473	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	1,148.00
09/11/2020	01	79474	00000817	GILMORE & ASSOCIATES, INC.	72,579.10
09/11/2020	01	79475	00000817	VOID	0.00
09/11/2020	01	79476	100001443	GINA KOCHANSKI	110.00
09/11/2020	01	79477	00001842	GLEN ROETMAN	15.00
09/11/2020	01	79478	00001323	GLICK FIRE EQUIPMENT COMPANY INC	14,833.94
09/11/2020	01	79479	00001323	GLICK FIRE EQUIPMENT COMPANY INC	464.90
09/11/2020	01	79480	00001784	GOOGLE INC.	30.00
09/11/2020	01	79481	00000608	GOOSE SQUAD L.L.C.	900.00
09/11/2020	01	79482	00000418	GREG REIFF	100.00
09/11/2020	01	79483	100000162	HERMAN GOLDNER COMPANY, INC.	3,001.00
09/11/2020	01	79484	00000903	HOME DEPOT CREDIT SERVICES	233.56
09/11/2020	01	79485	100001412	INNA FRIDMAN	88.00
09/11/2020	01	79486	00000102	INTERSTATE BATTERY SYSTEMS OF	237.90
09/11/2020	01	79487	100000882	JACOB MILLEVOI	135.00
09/11/2020	01	79488	100000889	JACOB WELTMAN	60.00
09/11/2020	01	79489	MISC	JLL HOSPITALITY	1,446.86
09/11/2020	01	79490	100000830	JOE CARDAMONE	100.00
09/11/2020	01	79491	100000881	JOHN H. MOGENSEN	120.00
09/11/2020	01	79492	100000925	JOSEPH M. BENNETT	15.00
09/11/2020	01	79493	100001494	JOY RAMZY	88.00
09/11/2020	01	79494	00000264	KENCO HYDRAULICS, INC.	308.24
09/11/2020	01	79495	100001254	KILCOYNE & KELM, LLC	1,260.00
09/11/2020	01	79496	100001592	KILKENNY LAW, LLC	4,592.00
09/11/2020	01	79497	100001599	KRISTEN SMYTH	44.00
09/11/2020	01	79498	100001472	KRISTIN MILLER	110.00
09/11/2020	01	79499	100001501	KUNBI RUDNICK	44.00
09/11/2020	01	79500	00003009	LIFE FITNESS	36.75

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Check Date	Bank	Check	Vendor	Vendor Name	Amount
09/11/2020	01	79501	00000284	LIZELL OFFICE FURNITURE	2,062.50
09/11/2020	01	79502	00001706	LOWE'S COMPANIES INC.	44.61
09/11/2020	01	79503	100000099	MARCELS PLUMBING, HEATING, COOLING	20,073.00
09/11/2020	01	79504	100000875	MICHAEL BEAN	90.00
09/11/2020	01	79505	MISC	MICHAEL SENOYUIT	343.38
09/11/2020	01	79506	100000885	MICHAEL SHEARER	90.00
09/11/2020	01	79507	00002016	MICHAEL SHINTON	60.00
09/11/2020	01	79508	100000188	MJ EARL	2,080.35
09/11/2020	01	79509	1264	MORGAN STANLEY SMITH BARNEY INC	134,894.50
09/11/2020	01	79510	00000324	MOYER INDOOR / OUTDOOR	140.70
09/11/2020	01	79511	100001589	NAGLE ELEVATOR INSPECTION & TESTING	430.00
09/11/2020	01	79512	00000270	NYCE CRETE AND LANDIS CONCRETE	772.31
09/11/2020	01	79513	100000120	OTIS ELEVATOR COMPANY	4,776.12
09/11/2020	01	79514	00000424	PA STATE ASSOC. OF BOROUGHES	450.00
09/11/2020	01	79515	100000890	PAUL MOGENSEN	300.00
09/11/2020	01	79516	00000397	PECO ENERGY	11,183.06
09/11/2020	01	79517	00000595	PENN VALLEY CHEMICAL COMPANY	680.65
09/11/2020	01	79518	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC.	173.95
09/11/2020	01	79519	100000754	PETROLEUM TRADERS CORP.	3,072.54
09/11/2020	01	79520	100000755	PETROLEUM TRADERS CORP.	1,638.02
09/11/2020	01	79521	00000009	PETTY CASH	55.95
09/11/2020	01	79522	00000446	PHISCON ENTERPRISES, INC.	200.00
09/11/2020	01	79523	00000945	PIPERSVILLE GARDEN CENTER, INC.	124.67
09/11/2020	01	79524	00000345	PRINTWORKS & COMPANY, INC.	311.87
09/11/2020	01	79525	100001010	RACHEL GIBSON	90.00
09/11/2020	01	79526	100000886	RACHEL TROUTMAN	60.00
09/11/2020	01	79527	00000430	REM-ARK ALLOYS, INC.	279.15
09/11/2020	01	79528	00001146	RESERVE ACCOUNT	1,500.00
09/11/2020	01	79529	100000884	RYAN RUDELLE	75.00
09/11/2020	01	79530	100001393	SANDY COSTELLO	22.00
09/11/2020	01	79531	100001591	SCOTT YOUNG	100.00
09/11/2020	01	79532	100000874	SEAN ALLISON	30.00
09/11/2020	01	79533	00001939	SERVICE TIRE TRUCK CENTERS	410.00
09/11/2020	01	79534	00000465	SHAPIRO FIRE PROTECTION COMPANY	1,331.49
09/11/2020	01	79535	00000833	SHERWIN WILLIAMS COMPANY	352.09
09/11/2020	01	79536	100001596	SHIH-WEN HSU	88.00
09/11/2020	01	79537	00000467	SNAP-ON INDUSTRIAL	28.43
09/11/2020	01	79538	00001656	SOSMETAL PRODUCTS INC.	93.43
09/11/2020	01	79539	100001186	SPORTS UNLIMITED	864.00
09/11/2020	01	79540	100000701	STAPLES BUSINESS CREDIT	280.82
09/11/2020	01	79541	00003015	STEPHEN A. SPLENDIDO	30.00
09/11/2020	01	79542	00001351	TEN-TRAC, INC.	1,900.00
09/11/2020	01	79543	00001273	TIM KUREK	603.75
09/11/2020	01	79544	100000068	TOP-A-COURT, LLC	85,632.00
09/11/2020	01	79545	00001984	TRAFFIC PLANNING AND DESIGN, INC.	14,034.48
09/11/2020	01	79546	100000897	TREVOR DALTON	15.00
09/11/2020	01	79547	0903444	TURNER SEMRAU	30.00
09/11/2020	01	79548	100001181	TURTLE & HUGHES ELECTRICAL &	1,236.66
09/11/2020	01	79549	100001597	UNCHI MCCOY	22.00
09/11/2020	01	79550	00000040	VERIZON	37.35
09/11/2020	01	79551	00000040	VERIZON	65.68
09/11/2020	01	79552	00000040	VERIZON	513.34
09/11/2020	01	79553	00000040	VERIZON	144.99
09/11/2020	01	79554	00000040	VERIZON	269.29
09/11/2020	01	79555	00000040	VERIZON	612.42
09/11/2020	01	79556	00000038	VERIZON WIRELESS SERVICES, LLC	544.61
09/11/2020	01	79557	100001425	VICTORIA HINDS	88.00
09/11/2020	01	79558	100000854	VINAY SETTY	255.00
09/11/2020	01	79559	100000891	VINCENT ZIRPOLI	330.00
09/11/2020	01	79560	100001557	VINOKUR-PACE ENGINEERING SERVICES	2,000.00
09/11/2020	01	79561	00001329	WELDON AUTO PARTS	256.66
09/11/2020	01	79562	00001084	WITMER ASSOCIATES, INC.	1,247.00
09/11/2020	01	79563	00000760	WM CORPORATE SERVICES, INC	1,305.69
09/11/2020	01	79564	100001432	YARMEKA JOHNSON	110.00
09/11/2020	01	79565	100001042	ZACHARY EIDEN	90.00
09/11/2020	01	79566	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	2,449.24
09/11/2020	01	79567	00001077	309 OFFICE FURNITURE	289.00
09/11/2020	01	79568	00000842	911 SAFETY EQUIPMENT	1,129.09
09/11/2020	01	79569	00000006	ACME UNIFORMS FOR INDUSTRY	41.36
09/11/2020	01	79570	100000814	AMAZON.COM SERVICES, INC	767.64
09/11/2020	01	79571	00000027	ARMOUR & SONS ELECTRIC, INC.	505,965.36
09/11/2020	01	79572	00000043	BERGEY'S	112.88
09/11/2020	01	79573	00000209	BOUCHER & JAMES, INC.	18,382.44
09/11/2020	01	79574	100000221	COLMAR VETERINARY HOSPITAL	266.00
09/11/2020	01	79575	00000335	COMCAST CORPORATION	1,456.85
09/11/2020	01	79576	00903100	COURIER TIMES, INC.	370.68
09/11/2020	01	79577	100000213	DOG TOWN	329.94
09/11/2020	01	79578	00000188	GALLS, AN ARAMARK CO., LLC	32.20
09/11/2020	01	79579	00000817	GILMORE & ASSOCIATES, INC.	9,100.39
09/11/2020	01	79580	00000219	GLOBAL EQUIPMENT COMPANY	143.85
09/11/2020	01	79581	00441122	HORSHAM CAR WASH	129.00

09/11/2020 12:45 PM
User: msanders
DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP
CHECK DATE FROM 08/25/2020 - 09/14/2020

Page: 3/3

Check Date	Bank	Check	Vendor	Vendor Name	Amount
09/11/2020	01	79582	100001254	KILCOYNE & KELM, LLC	975.00
09/11/2020	01	79583	00000313	LEXISNEXIS	88.10
09/11/2020	01	79584	00000201	MASTERTech AUTO SERVICE, LLC	900.02
09/11/2020	01	79585	00000974	MCCARTHY AND COMPANY, PC	937.50
09/11/2020	01	79586	MISC	MCMAHON MARK W & MARY B	1,200.00
09/11/2020	01	79587	100001593	NORTH AMERICAN RESCUE, LLC	1,682.85
09/11/2020	01	79588	00000356	NORTH WALES WATER AUTHORITY	68.24
09/11/2020	01	79589	100001590	NYBEE NEW YORK	100.00
09/11/2020	01	79590	00001134	OFFICE DEPOT, INC	280.50
09/11/2020	01	79591	00000399	PECO ENERGY	8,559.29
09/11/2020	01	79592	00000446	PHISCON ENTERPRISES, INC.	100.00
09/11/2020	01	79593	00000345	PRINTWORKS & COMPANY, INC.	819.00
09/11/2020	01	79594	00000252	PURE CLEANERS	602.50
09/11/2020	01	79595	100001186	SPORTS UNLIMITED	864.00
09/11/2020	01	79596	00002020	THOMSON REUTERS	231.53
09/11/2020	01	79597	00000040	VERIZON	139.99
09/11/2020	01	79598	00000040	VERIZON	188.41
09/11/2020	01	79599	00000038	VERIZON WIRELESS SERVICES, LLC	480.12
09/11/2020	01	79600	00001084	WITMER ASSOCIATES, INC.	2,386.86

01 TOTALS:

{1 Check Voided}

Total of 177 Disbursements:

1,253,780.08

**Check Register Report for
Check Dates 8/25/20 to 9/14/20**

<u>Check Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
8/26/2020	STATE OF PA	State Tax Payment	9,234.01
9/1/2020	ICMA RC	Police DROP Payment	16,311.13
9/3/2020	PA SCDU	Withholding Payment	852.17
9/3/2020	MORGAN STANLEY SMITH BARNEY INC	Police Pension	9,114.79
9/3/2020	UNITED STATES TREASURY	941 Tax Payment	98,416.41
9/3/2020	BCG 401	401 Payment	13,552.46
9/3/2020	BCG 457	457 Payment	13,158.94
9/3/2020	PBA	Withholding Payment	1,303.00
9/9/2020	STATE OF PA	State Tax Payment	10,492.80
		TOTALS:	\$172,435.71

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # **23a**.

SUBJECT: Consider Donation to Montco Anti-Hunger Network
MEETING DATE: September 14, 2020
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chair

In 2014, what's now known as MontCo Anti-Hunger Network (MAHN) was created to address a variety of distribution challenges experienced by area food pantries. Agencies were not equipped to efficiently share donations that were too large for their exclusive use. Coordinating on the fly with multiple pantries was time consuming and complicated. Different operating schedules and abilities to transport, store and distribute fresh food promptly were among the obstacles encountered. With financial support from North Penn Community Health Foundation (NPCHF), some of the leaders of these agencies formed a task force to explore and tackle the problems around large scale, fresh food donations. In a broader context, they also began thinking of ways to increase the availability of fresh food to all county pantries. NPCHF granted the dollars to launch MontCo Anti-Hunger Network in 2014.

As a result of COVID 19 people without the financial cushion needed to endure a layoff, children missing out on school meal programs and senior citizens without means and are most vulnerable to the virus are all at risk of going hungry. (source: montcoantihunger.org)

BUDGET IMPACT:

This would be the first year the Township has considered donating to this nonprofit.

RECOMMENDATION:

Consider making an annual donation with the amount to be determined by the Board.

MOTION/RESOLUTION:

Be it resolved by the Board of Supervisors of Montgomery Township that we hereby approve an annual contribution to the MontCo Anti-Hunger Network in the amount of \$_____.

Motion by: _____

Seconded by: _____