

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
FEBRUARY 8, 2021**

1. Call to Order: The February 8, 2021 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chair, Tanya C. Bamford called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

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

ALSO IN ATTENDANCE:

Police Chief J. Scott Bendig
Director of Finance Brian Shapiro
Director of Planning & Zoning Bruce Shoupe
Director of IT Rich Grier
Recording Secretary Deborah A. Rivas

2. & 3. Pledge of Allegiance and Public Comment: Following the Pledge of Allegiance, there was no public comment.

4. Announcements: Ms. Bamford announced that the Community and Recreation Center is open for business with guidelines for safety being implemented. Masks are to be worn at all times. New programs are being introduced and we recommend residents check the website and Facebook pages for up to date information.

5. Consent Agenda:

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Quigg and unanimously carried, the minutes of the January 25, 2021 meeting and the Bills List dated February 8, 2021 were approved as presented.

Planning & Zoning:

6. Authorization to Advertise for Zoning Ordinance Text Amendment: Westrum Proposed Land Development: Mr. Shoupe reported that staff has met with the Westrum Development Company concerning the development of the vacant 10 +/- acre parcel of land behind the Rodeway Inn on Bethlehem Pike for approximately 230+ Lifestyle Apartments. The developer has expressed that creating this new use would provide a variety of housing types where vacant Limited Industrial zoned land are under-utilized and suitable as a transition use adjacent to residential districts. Carrie Nase Poust, the attorney representing Westrum Development, provided a brief review of the proposed project. Ms. Nase Poust indicated that over the last several months, they have worked with staff to address several issues of concern. A traffic study was completed by Andy Heinrich, P.E. of Heinrich and Klein Associates and summarized as having minimal impact on the

area of the proposed development. Kent Baird, AICP provided a presentation on proposed trails and connectivity to the proposed development. Parking ratios were discussed and there was concern about having enough parking as it was expected that residents may have more than one vehicle per apartment, especially with minimal public transportation options. Discussion followed. Ms. Nase Poust stated that her clients are certainly willing and able to have that conversation with the Township consultants and provide additional information in terms of the parking that is being proposed. It was agreed that the Board would move forward with authorization of the advertisement of the hearing conditioned upon staff being satisfied with the text amendment that will come before the Board.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Long and unanimously carried, the Board authorized the advertisement of a proposed Zoning Text Amendment for Development of 10 +/- acre Lifestyle Apartments, subject to staff and Board approval of the final text amendment.

7a. Authorize Escrow Release – Firefox Phase 3:

MOTION: Upon motion by Mr. Quigg, seconded by Ms. Chimera and unanimously carried, the construction escrow release #10 and start of 18-month maintenance period for Maple Dr/Crystal Road – Firefox Phase 3 – LDS 639 in the amount of \$119,948.41 was approved.

7b. Authorize Escrow Release – Firefox Phase 1:

MOTION: Upon motion by Ms. Long, seconded by Ms. Staab and unanimously carried, the construction escrow release #13 for Firefox Phase 1 – LDS 630 in the amount of \$69,944.31 was approved.

7c. Authorize Escrow Release – PEMV Partners LP:

MOTION: Upon motion by Ms. Staab, seconded by Ms. Chimera and unanimously carried, the construction escrow release #2 for PEMV Partners, LP – LDS 699, located at 1274 Welsh Road in the amount of \$160,334.83 was approved.

Administration & Finance:

8. Resolution Approving Volunteer Firefighter Stipend: Ms. McCreary reported that in order to proceed with a payment to the volunteers for the First Responder Recruitment and Retention Stipend program, the Board must approve the official resolution establishing the eligible members and payments for the year 2020.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried, Resolution #2021-17 approved the Volunteer Firefighter Stipend for 2020 Eligibility and Payment.

9. Authorization to Accept Quote for Engineering Services – Traffic Signal: Ms. McCreary presented a quote from Gilmore & Associates to provide traffic engineering services for traffic signals. Ms. McCreary reported that the Capital Investment Plan (CIP) includes anticipated work on the traffic signals at the intersections of the Montgomery Mall with Route 309. The Township was awarded a Green Light Go grant, which will be used to offset the cost to make these necessary improvements. In addition, the Township has received notification from PennDOT of the need to inspect all traffic signal poles.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab and unanimously carried, the proposal from Gilmore & Associates dated 1/27/21 in the amount of \$75,000 for traffic engineering services was approved.

10. Other Business: Under other business, Ms. Long thanked the Public Works Department for the amazing job that they did during the significant four day snow storm from Sunday, January 31 through Wednesday, February 3.

Adjournment: Upon motion by Ms. Bamford and seconded by Ms. Staab, the meeting was adjourned at 8:16 p.m. The Board then reconvened into an Executive Session.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary