

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
MAY 10, 2021

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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 Meeting to Order
2. Pledge of Allegiance
3. Announcements:
 - a. Recognize National Public Works Week
 - b. Recognize National Police Officers Week
 - c. Police Officer Commendations (Chief Bendig)
4. Public Comment
5. Announcement of Executive Session
6. Consent Agenda: Approval of Minutes of April 26, 2021 Meeting and Payment of the Bills
7. Introduction and Welcome to New Employee, Kristin Maas (Human Resources)

Planning & Zoning:

8. Consider Preliminary/Final Approval of Costco Land Development (Fuel Sales)
9. Consider Approval of Minor 2-Lot Subdivision: Walnut Knoll (Vilsmeier Road)

Public Safety:

10. Consider Approval of 2020-2021 PA State Fire Commissioner Grants for the DFS and FDMT
11. Consider Approval of 2021 FDMT Fundraising Activities

Public Works:

12. Consider Authorization to Bid Stump Road Sidewalk Installation (Gwynedd Lea to Newport Lane)

Administration & Finance:

13. Consider Approval of Real Estate Tax Assessment Appeal: 422 Stump Road
14. Consider Adoption of *Ready for 100 Renewable Energy* Resolution

Other Business:

15. 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:	Announcements
MEETING DATE:	May 10, 2021
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chair

- This is an opportunity for Board members to make any announcements that they wish.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # *3a.*

SUBJECT: Consider Adoption of Resolution to Recognize National Public Works Week
MEETING DATE: May 10, 2021
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY:

BACKGROUND:

(see attached resolution for details)

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt the resolution.

MOTION/RESOLUTION:

Motion to adopt a resolution recognizing National Public Works Week.

MOTION BY: _____ SECOND BY: _____



National Public Works Week Proclamation

May 16 – 23, 2021

“Stronger Together”

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Montgomery Township and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the residents and businesses in Montgomery Township to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in our Township; and,

WHEREAS, the year 2021 marks the 61st annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association,

NOW, THEREFORE BE IT RESOLVED, the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania do hereby designate the week May 16 – 22, 2021 as National Public Works Week; and urge all residents and businesses to recognize to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

RESOLVED, at the duly convened meeting of the Board of Supervisors of Montgomery Township conducted on this 10th day of May 2021.

Tanya C. Bamford, Chair

Matthew W. Quigg, Vice-Chair

Candyce Fluehr Chimera, Member

Annette M. Long, Member

Beth A. Staab, Member

Attest: Carolyn McCreary, Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 3b.

SUBJECT: Consider Adoption of Resolution to Recognize National Police Week
MEETING DATE: May 10, 2021
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY:

BACKGROUND:

(see attached resolution for details)

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt the resolution.

MOTION/RESOLUTION:

Motion to adopt a resolution recognizing National Police Week.

MOTION BY: _____ SECOND BY: _____

NOTE: Chief Bendig will present Officer commendations following adoption of this resolution.



**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MONTGOMERY
TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA TO RECOGNIZE
NATIONAL POLICE WEEK**

WHEREAS, in 1962, President John F. Kennedy proclaimed May 15th as National Police Officers Memorial Day and that calendar week as Police Week; and

WHEREAS, established by a joint resolution of Congress in 1962 Police Week pays special recognition to law enforcement officers who have lost their lives in the line of duty for the safety and protection of others; and

WHEREAS, this is a significant week in our community as Montgomery Township Police Officer David Hancock lost his life on December 11, 1976 while protecting the citizens of Montgomery Township;

NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, that we hereby recognize the week from May 9, 2021 through May 15, 2021 as National Police Week.

AND BE IT FURTHER RESOLVED, that we pay tribute to law enforcement personnel who make our community safer and to law enforcement personnel who have lost their lives in the line of duty for the safety and protection of others.

RESOLVED, at the duly convened meeting of the Board of Supervisors of Montgomery Township conducted on this 10th day of May 2021.

Tanya C. Bamford, Chair

Matthew W. Quigg, Vice-Chair

Candyce Fluehr Chimera, Member

Annette M. Long, Member

Beth A. Staab, Member

Attest: Carolyn McCreary, Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 3c.

SUBJECT: Recognize Police Officer Commendations
MEETING DATE: May 10, 2021
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: J. Scott Bendig, Chief of Police

BACKGROUND:

This evening, the Police Department would like to recognize several members of our Department for their exceptional performance in the line of duty as recommended by the Police Department's Award Committee. This committee, appointed by the Chief of Police, considers those cases of outstanding police performances as nominated by the officer's supervisor.

RECOMMENDATION:

It is recommended that the Board of Supervisors recognize the outstanding performances of this law enforcement personnel performed in the line of duty.

MOTION/RESOLUTION:

Motion to recognize and commend these law enforcement personnel for their outstanding performances in the line of duty.

MOTION BY: _____ SECOND BY: _____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 4

SUBJECT: Public Comment
MEETING DATE: May 10, 2021
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 5

SUBJECT: Announcement of Executive Session
MEETING DATE: May 10, 2021
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 at 6:30 p.m. this evening to discuss one personnel matter and two matters of litigation.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 6

SUBJECT:	Consent Agenda:
	Approval of Minutes of April 26, 2021 and Payment of Bills
MEETING DATE:	May 10, 2021
BOARD LIAISON:	
INITIATED BY:	

BACKGROUND:

MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED

Please review and contact Deb Rivas on Monday, May 10, 2021 with any changes to the minutes. Also, attached are the list of bills for review for payment on May 10, 2021.

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
APRIL 26, 2021**

1. Call to Order: The April 26, 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 Fire Services William Wiegman
Director of Public Works Greg Reiff
Director of Planning & Zoning Bruce Shoupe
Public Information Coordinator Derek Muller
Jr. Systems Administrator Wesley Whitaker
Recording Secretary Deborah A. Rivas

2. Pledge of Allegiance: Prior to the Pledge of Allegiance, Ms. Bamford requested a moment of silence to honor the passing of Fire Department of Montgomery Township Fire Police Officer Maryanne Mogensen. Ms. Bamford read the following statement:

"Fire Police Officer Maryanne Mogensen passed away earlier this morning surrounded by her husband of 40 years, John Mogensen and her children Paul and Katie. Maryanne began her fire service career as a fire police officer with the Colmar Volunteer Fire Company. After ten years of service with the Colmar Fire Company, Maryanne and her family joined the newly formed Fire Department of Montgomery Township where she was both a life and charter member. In her time with the FDMT, Maryanne responded to over 1,725 calls for service. Maryanne met John on a fire alarm at the Marshall's store where she was employed and remained employed until the fall of 2020. Maryanne and her family are part of the very fabric of the FDMT.

Maryanne began her battle against cancer in November. John and the family would like to express their sincerest appreciation to the Board of Supervisors and Township Staff for their support through this difficult time."

4. Announcements: Ms. Bamford announced that Montgomery Township Police Chief J. Scott Bendig has recently begun his term as the President of the Police Chiefs Association of Montgomery County. Chief Bendig has served on the Executive Board for the last four years. The Board congratulated Chief Bendig on this honor and for his leadership, dedication to the profession and commitment to ensuring the health, safety, and welfare of our community.

Ms. Bamford also announced that Township Manager Carolyn McCreary was invited to speak at Villanova University earlier this month by the ICMA Student Chapter as the Wolek Honorary Distinguished Leader for their Spring 2021 speaker series. Carolyn was asked to speak about public service leadership traits that will be critical in a post-COVID world, and her evolving role

as township manager during the pandemic, including the greatest challenges faced and greatest lessons.

Ms. Bamford also announced that Montgomery Township was awarded First Place in the 53rd Annual PA State Association of Township Supervisors (PSATS) Citizen Communication Contest in the category of Audiovisual Communications. This distinction was for the two virtual townhall meetings held in the Summer of 2020 regarding COVID-19 and police use of force.

Lastly, Ms. Bamford read a statement regarding a COVID-19 Update and Vaccination Site Announcement. The statement read as follows:

“As we are concluding our 14th month of operations during a global pandemic, I wanted to provide a status report on COVID-related issues, including cases and deaths, some alarming news about the presence of a new variant, as well as an update on vaccine availability here in the township.

To date, 1,455 Montgomery Township residents have tested positive for COVID-19. Sadly, we lost another one of our neighbors to this disease in the last 30 days. This brings our death total to 43. On behalf of my fellow board members and our staff, I want to express our sincere condolences to those families who have lost loved ones to coronavirus.

We have been monitoring the presence of the virus not only through Montgomery County, but also through ongoing analysis of our wastewater provided by the Montgomery Township Municipal Sewer Authority. According to the latest Biobot Analytics report, our COVID numbers are creeping back up and the virus is spreading at a rate of up to 5 new cases per day. The increases are attributed to viral spread from small group gatherings indoors during the recent holidays. This recent uptick is of particular concern because the British variant of the virus has now been detected in our wastewater. As this virus strain is significantly more contagious, we want to impress upon everyone in the community that they need to continue to be vigilant about adhering to CDC guidelines for face coverings, social distancing, and avoiding group gatherings indoors without masks—particularly with people who have yet to be vaccinated. The good news is that all available vaccines have proven effective at protecting against the British strain, and now that registration for the vaccine is open to everyone ages 16 and older, we strongly encourage everyone get vaccinated who is eligible.

On the topic of vaccinations, I have encouraging news to share about vaccine availability here in the township. We were not at liberty to discuss this at our last meeting, but Montgomery Township has been working for the last several months with Montgomery County to prepare the former Sears location at the Montgomery Mall as a vaccine distribution site. I am pleased to announce that the mall site will open on May 3rd. If you have not already registered, I encourage you all to visit MontCoPA.org to register, and when you are notified of an appointment availability, you will be able to select the Montgomery Mall as the location for your appointment. We are excited about hosting this mass vaccination site in the township for a variety of reasons. First and foremost, the Montgomery Mall site will provide convenient access to these lifesaving vaccines for all who reside and work within the township. Beyond convenient access, this site will bring thousands of consumers to our mall on a weekly basis, which we anticipate will have a positive economic impact for our community at a time when it is so clearly needed.

Our top priorities are the continued safety and well-being of the members of our community. This is why we have been utilizing our Community and Recreation Center to conduct life-saving blood drives with The American Red Cross. It is why we have conducted virtual town halls, produced

public service announcements, and have been proactively sharing COVID-related updates like this one about the virus spread, testing, safety protocols, vaccination registration and much more. And it is why Montgomery Township has been communicating with private pharmacies about conducting vaccination clinics at our Community and Recreation Center. The situation remains fluid, with the availability of vaccine doses, as well as demand, fluctuating from day to day. As such, no plans have been finalized for a clinic at that location. Regardless of where clinics are held within our township, our board and staff remain committed to ensuring the safety and well-being of our community by contributing to COVID-19 vaccination efforts. As we have done consistently since the outset of the pandemic 14 months ago, we will continue to provide you with updates as more information becomes available.”

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

5. Announcement of Executive Session – Township Solicitor Sean Kilkenny, Esquire, announced that the Board of Supervisors met in an Executive Session prior to this public meeting at 6:45 p.m. to discuss one personnel matter and one matter of potential litigation. Mr. Kilkenny stated that the topics discussed are legitimate subjects of an Executive Session pursuant to the Commonwealth of Pennsylvania’s Sunshine Law.

6. Consent Agenda: Ms. Staab requested a change to the minutes from the April 12, 2021 Board meeting. She asked that the Board’s response be included with the public comment made by Mr. Schurr at the April 12, 2021 meeting.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the minutes of the April 12, 2021 meeting as revised, and the Bills List dated April 12, 2021 were approved as presented.

7. Welcome to New Employee, Chris Cardamone: Mr. Reiff introduced Chris Cardamone who has started his employment with Montgomery Township as a Laborer in the Public Works Department. Mr. Cardamone brings a wide range of experience in operating equipment, lawncare/landscaping and construction, which will prove to be an asset to the department and Township.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the Board welcomed Chris Cardamone as a Laborer in the Public Works Department effective April 12, 2021.

Planning & Zoning:

8. Adoption of Ordinance #21-319 – Mobile Food Vendors – Mr. Shoupe stated that the purpose of the ordinance is to regulate operation of mobile food vendors and establish reasonable guidelines and regulations, as well as provide locations where mobile food vendors can operate within the Township.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Long and unanimously carried, the Board approved Ordinance #21-319 – Mobile Food Vendors.

9. Financial Security Release – Korean War Memorial and America-Korea Alliance Peace Park:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, with Ms. Long abstaining and a 4 – 0 vote, the Board approved the release of the remaining \$5,000 of the financial security posted to ensure completion of the Korean War Memorial and America-Korea Alliance Peace Plaza.

10. Board Positions for Zoning Hearing Board Applications: Mr. Shoupe presented the one application to be considered by the Zoning Hearing Board at their May meeting. The one application is for 21 Douglas Road for a pool. The Board declined to intervene on the application.

11. Discussion: Higher Rock Proposed Residential Development: Mr. Shoupe reported that the Higher Rock Development has a vacant parcel located at the top of the wall behind the Wawa. Jim Kahn, one of the principals of the Higher Rock Development Group would like to present a proposal, which is not presently permitted under the zoning ordinance, for the Board's consideration and feedback. Mr. Kahn introduced Chris Canavan from WB Homes, George Hartman from Bohler Engineering and Greg Richardson from Traffic Planning and Design. Mr. Kahn stated that they would like to make a presentation and seek the Board's support for a reuse of the 4.7-acre property, known as the hill behind the Wawa. The intention was to use this property for commercial purposes, but the pandemic has forced a reset and they have had to look at other options. Mr. Canavan presented a plan for a mixed residential use, which would have 36 townhomes, designed to accommodate all the required setbacks from the retaining wall. Mr. Richardson discussed the trip generation comparison between a retail and daycare use versus the proposed residential use and the residential trip generation is much lower than retail. A discussion was held regarding pedestrian access and the walkability of the plan to the area retail surrounding it. After hearing the general proposal, the consensus of the Board was to support this use and it was encouraged that the staff meet with the developer and their consultants to discuss the next steps.

Administration and Finance:

12. Changes to Township Building Access/Security: Ms. McCreary reported that one item addressed on a 2018 facilities study done by KCBA Architects was building security. The report stated that there was a lack of security control in the main lobby to perform basic services requiring the public to routinely be brought back into the security office space. Their recommendation was to build a secured wall prior to the corridor that leads back to the Administration, Finance, MTMSA and Code Enforcement offices. The Township has obtained three quotes to construct this wall. The lowest responsible proposal came from Hassett Enterprises, Inc. at \$8,000.00.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried, the Board approved the proposal from Hassett Enterprises Inc. in the amount of \$8,000.00 to construct a security wall in the administration building lobby.

13. Water Quality Management Permit Amendment: Ms. McCreary reported that the Township received correspondence dated April 19, 2021 from the Montgomery Township Municipal Sewer Authority's (MTMSA) engineer, advising us that they will be making an application to PaDEP to amend their permit. If approved, the amendment would allow for an increase in influent organic loading. The Board acknowledge receipt of the notification.

14. Other Business: Department and Committee Liaison Reports:

Ms. Staab reported that this past Saturday, the Shade Tree Commission handed out 200 trees by 10:30 a.m. as part of the Arbor Day Celebration. Over at Windlestrae Park, the Environmental Advisory Committee hosted an electronic recycling event.

Ms. Long reported that the Police Department hosted a National Drug Take Back Day event at the Wegmans store on Saturday. Operation Chill also happened at the local 7-11. During the Public Safety Committee meeting, Chief Bendig reported that there have been no recent reports of hate crimes in the Township. Finance Committee discussed the summary report of the budget. Mr. Shapiro was asked to update the Board on the status of the budget. He reported that it is difficult to predict in the first three months, but the real estate taxes will begin to arrive in April/May. The Business Privilege Tax was due on March 15, 2021, so that will be coming from Berkheimer Associates. The good news is that the Township is on track with the budget at this time.

Mr. Quigg reported that the Park and Recreation Board meeting was cancelled in April as there was no quorum. The Senior Committee has not met. Autumn Festival Committee is discussing that this year is not actually going to be the full festival. They are still going to plan an event, but it will be substantially scaled down because of the lack of certainty in terms of what's going to be happening with COVID in October. As things need to be planned well in advance, Mr. Quigg thought it was better to push it back another year for bringing back the full Autumn Festival.

Ms. Chimera reported that the Business Development Partnership (BDP) has been meeting virtually and that all of our businesses seem to be doing well. The businesses are reporting that they are hiring staff and that people are becoming more comfortable coming in to shop. There was also a discussion about grants available for businesses too.

Ms. Bamford reported on the latest Bio Bot study and she found it alarming that the British variant has been detected in the wastewater here. Ms. Bamford recommended that everyone continue to use safety protocols. Ms. Bamford also thanked Chief Bendig for all the work involved with the County and setting up the vaccine clinic at the Mall.

Ms. Bamford inquired of Chief Wiegman if the delay in parts and components would impact the manufacturing of the ladder truck. Chief Wiegman indicated that the truck is scheduled to go into production in June and is still on target for an October 13, 2021 delivery. No delay has been expressed by the manufacturer.

Adjournment: Upon motion by Ms. Long and seconded by Ms. Staab, the meeting was adjourned at 8:08 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 01 UNIVEST CHECKING					
05/07/2021	01	40(S)	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC.	0.00
04/27/2021	01	88424	MISC	KOREAN WAR MEMORIAL AMERICA	75,000.00
04/29/2021	01	88425	00000723	A TO Z PARTY RENTAL	390.19
04/30/2021	01	88426	100001592	KILKENNY LAW, LLC	10,936.00
05/07/2021	01	88427	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	204.46
05/07/2021	01	88428	00000006	ACME UNIFORMS FOR INDUSTRY	730.62
05/07/2021	01	88429	100000892	ADAM ZWISLEWSKI	90.00
05/07/2021	01	88430	100000876	ALEXANDER J. DEANGELIS	15.00
05/07/2021	01	88431	100000814	AMAZON.COM SERVICES, INC	699.51
05/07/2021	01	88432	100001736	ANDREA PODEL	86.00
05/07/2021	01	88433	100000888	ANDREW WEINER	115.00
05/07/2021	01	88434	MISC	ANTHONY & SYLVAN POOLS	1,200.00
05/07/2021	01	88435	00000027	ARMOUR & SONS ELECTRIC, INC.	330.00
05/07/2021	01	88436	00000031	AT&T	157.05
05/07/2021	01	88437	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	244.79
05/07/2021	01	88438	00000340	B SAFE INC.	516.96
05/07/2021	01	88439	00000043	BERGEY'S	589.60
05/07/2021	01	88440	100001244	BRANDI BLUSIEWICZ	60.00
05/07/2021	01	88441	100000979	BRANDON UZDZIENSKI	85.00
05/07/2021	01	88442	100000405	C.E.S.	86.82
05/07/2021	01	88443	100000319	CANDORIS	27,449.88
05/07/2021	01	88444	100000878	CARL HERR	40.00
05/07/2021	01	88445	00001601	CDW GOVERNMENT, INC.	256.75
05/07/2021	01	88446	00091234	CENERO, LLC	505.00
05/07/2021	01	88447	00000363	COMCAST	10.49
05/07/2021	01	88448	MISC	CUSTOM CRAFT CONTRACTORS	9.00
05/07/2021	01	88449	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	47.61
05/07/2021	01	88450	00000208	DELL MARKETING L.P.	4,810.95
05/07/2021	01	88451	100000893	DONALD TUCKER	40.00
05/07/2021	01	88452	00000967	DVHT DELAWARE VALLEY HEALTH TRUST	149,583.56
05/07/2021	01	88453	100000007	E FORCE COMPLIANCE	3,500.00
05/07/2021	01	88454	00903110	ESTABLISHED TRAFFIC CONTROL	230.00
05/07/2021	01	88455	00000171	FAST SIGNS	90.00
05/07/2021	01	88456	100001602	FRANK BLUSIEWICZ	90.00
05/07/2021	01	88457	00000180	FRANK CALLAHAN COMPANY, INC.	56.50
05/07/2021	01	88458	00001852	G.L. SAYRE, INC.	1,215.37
05/07/2021	01	88459	00000817	GILMORE & ASSOCIATES, INC.	17,205.62
05/07/2021	01	88460	00000198	GLASGOW, INC.	555.24
05/07/2021	01	88461	00001323	GLICK FIRE EQUIPMENT COMPANY INC	166.89
05/07/2021	01	88462	00001784	GOOGLE INC.	24.00
05/07/2021	01	88463	00000608	GOOSE SQUAD L.L.C.	900.00
05/07/2021	01	88464	00000213	HAJOCA CORPORATION	49.00
05/07/2021	01	88465	00000903	HOME DEPOT CREDIT SERVICES	1,072.50
05/07/2021	01	88466	100000882	JACOB MILLEVOI	60.00
05/07/2021	01	88467	100001735	JENNY JUNG	100.00
05/07/2021	01	88468	100000881	JOHN H. MOGENSEN	30.00
05/07/2021	01	88469	00000264	KENCO HYDRAULICS, INC.	334.76
05/07/2021	01	88470	100001254	KILCOYNE & KELM, LLC	3,090.00
05/07/2021	01	88471	100001592	KILKENNY LAW, LLC	8,792.00
05/07/2021	01	88472	100001661	KYLE STUMP	30.00
05/07/2021	01	88473	00000057	LAWN AND GOLF SUPPLY COMPANY, INC.	83.73
05/07/2021	01	88474	00901788	LISA FORD	50.00
05/07/2021	01	88475	00001065	MAILLIE LLP	13,500.00
05/07/2021	01	88476	00000201	MASTERTECH AUTO SERVICE, LLC	124.99
05/07/2021	01	88477	00001428	MCPWA	135.00
05/07/2021	01	88478	100000875	MICHAEL BEAN	45.00
05/07/2021	01	88479	100000885	MICHAEL SHEARER	30.00
05/07/2021	01	88480	100000385	MOLLY MCDONNELL	350.00
05/07/2021	01	88481	00665599	MYREC.COM	3,695.00
05/07/2021	01	88482	00000356	NORTH WALES WATER AUTHORITY	973.15
05/07/2021	01	88483	00000270	NYCE CRETE AND LANDIS CONCRETE	345.21
05/07/2021	01	88484	00000795	OCTORARO NATIVE PLANT NURSERY, INC.	2,339.00
05/07/2021	01	88485	00001840	PAUL R. MOGENSEN	60.00
05/07/2021	01	88486	00000397	PECO ENERGY	9,235.55
05/07/2021	01	88487	00000399	PECO ENERGY	6,472.55
05/07/2021	01	88488	100001739	PENN PANCREATIC CANCER RESEARCH	250.00
05/07/2021	01	88489	00000595	PENN VALLEY CHEMICAL COMPANY	154.65
05/07/2021	01	88490	100000754	PETROLEUM TRADERS CORP.	1,953.77
05/07/2021	01	88491	100000755	PETROLEUM TRADERS CORP.	1,478.58
05/07/2021	01	88492	00000009	PETTY CASH	21.16
05/07/2021	01	88493	00001171	PHILA OCCHEALTH/DBA WORKNET OCC	158.30
05/07/2021	01	88494	00000446	PHISCON ENTERPRISES, INC.	300.00
05/07/2021	01	88495	100000731	PITNEY BOWES	934.95
05/07/2021	01	88496	00000345	PRINTWORKS & COMPANY, INC.	437.61
05/07/2021	01	88497	100001010	RACHEL GIBSON	75.00
05/07/2021	01	88498	00000430	REM-ARK ALLOYS, INC.	219.91
05/07/2021	01	88499	00001662	RICHARD GRIER	75.84
05/07/2021	01	88500	100001218	ROBERT DECKER ENTERPRISES, INC.	278.00

05/07/2021 11:36 AM
 User: msanders
 DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP
 CHECK DATE FROM 04/27/2021 - 05/10/2021

Page: 2/2

Check Date	Bank	Check	Vendor	Vendor Name	Amount
05/07/2021	01	88501	00000741	ROBERT E. LITTLE, INC.	1,703.96
05/07/2021	01	88502	100000884	RYAN RUDELL	30.00
05/07/2021	01	88503	100000874	SEAN ALLISON	15.00
05/07/2021	01	88504	00000465	SHAPIRO FIRE PROTECTION COMPANY	46.67
05/07/2021	01	88505	00001030	SIGNAL CONTROL PRODUCTS, INC.	1,390.00
05/07/2021	01	88506	00001847	STAPLES CONTRACT & COMMERCIAL, INC.	161.69
05/07/2021	01	88507	100001734	STEVE JUCKNIEWITZ	95.00
05/07/2021	01	88508	100001737	STUART GREENE	127.00
05/07/2021	01	88509	00001860	TAYLOR JONES	269.23
05/07/2021	01	88510	100001733	TOY PARTNERS OF NORTH WALES LLC	400.51
05/07/2021	01	88511	00001984	TRAFFIC PLANNING AND DESIGN, INC.	1,052.50
05/07/2021	01	88512	100000897	TREVOR DALTON	15.00
05/07/2021	01	88513	100000290	TRIAD TRUCK EQUIPMENT	1,786.00
05/07/2021	01	88514	00000077	TRISTATE ENVIRONMENTAL	395.00
05/07/2021	01	88515	0903444	TURNER SEMRAU	60.00
05/07/2021	01	88516	00000040	VERIZON	356.93
05/07/2021	01	88517	00000040	VERIZON	144.99
05/07/2021	01	88518	00000040	VERIZON	258.01
05/07/2021	01	88519	00000040	VERIZON	576.42
05/07/2021	01	88520	MISC	Vimal Patel	4,524.28
05/07/2021	01	88521	100000891	VINCENT ZIRPOLI	180.00
05/07/2021	01	88522	00001329	WELDON AUTO PARTS	174.72
05/07/2021	01	88523	00000632	WEST GENERATOR SERVICES INC.	2,264.97
05/07/2021	01	88524	100001552	WHEN TO WORK, INC.	200.00
05/07/2021	01	88525	00000760	WM CORPORATE SERVICES, INC	1,637.97
05/07/2021	01	88526	100001042	ZACHARY EIDEN	30.00
05/07/2021	01	88527	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	492.01
05/07/2021	01	88528	100000107	4IMPRINT, INC.	157.25
05/07/2021	01	88529	00000842	911 SAFETY EQUIPMENT	2,541.50
05/07/2021	01	88530	100000372	ADRIANNA CILIBERTO	1,044.46
05/07/2021	01	88531	100001742	ALYSON WASHINGTON	160.00
05/07/2021	01	88532	100000814	AMAZON.COM SERVICES, INC	130.19
05/07/2021	01	88533	MISC	ANTHONY & SYLVAN POOLS	1,200.00
05/07/2021	01	88534	00000043	BERGEY'S	1,197.25
05/07/2021	01	88535	00000209	BOUCHER & JAMES, INC.	17,169.35
05/07/2021	01	88536	100000221	COLMAR VETERINARY HOSPITAL	507.27
05/07/2021	01	88537	100001741	COMMONWEALTH OF PENNSYLVANIA	5,100.00
05/07/2021	01	88538	00001891	CREATIVE PRODUCT SOURCING, INC.	111.60
05/07/2021	01	88539	100001609	DONE-RITE BUILDING SERVICES, INC.	1,100.00
05/07/2021	01	88540	00000169	FEDEX	23.18
05/07/2021	01	88541	00000188	GALLS, AN ARAMARK CO., LLC	61.93
05/07/2021	01	88542	00000215	HAVIS, INC.	988.00
05/07/2021	01	88543	100001698	HAWTHORNE DEVELOPMENT LLC	216.00
05/07/2021	01	88544	00441122	HORSHAM CAR WASH	193.00
05/07/2021	01	88545	100001127	JIHUI GUO	160.00
05/07/2021	01	88546	100001592	KILKENNY LAW, LLC	272.00
05/07/2021	01	88547	00000201	MASTERTECH AUTO SERVICE, LLC	2,360.94
05/07/2021	01	88548	100001020	MUGDHA KHALADKAR	8,500.00
05/07/2021	01	88549	00000009	PETTY CASH	78.10
05/07/2021	01	88550	00000345	PRINTWORKS & COMPANY, INC.	163.97
05/07/2021	01	88551	MISC	TERRACE AT MONTGOMERY CONDO	55,527.70
05/07/2021	01	88552	100000854	VINAY SETTY	120.00
05/07/2021	01	88553	00001329	WELDON AUTO PARTS	15.48
05/07/2021	01	88554	00001084	WITMER ASSOCIATES, INC.	761.93

01 TOTALS:

Total of 132 Disbursements:

473,908.03

Check Register Report For
For Check Dates 04/27/2021 to 05/10/2021

Check Date	Name	Description	Amount
5/5/2021	STATE OF PA	Tax Payment	9,086.56
5/3/2021	ICMA RC	DROP Payment	16,345.64
4/29/2021	PA SCDU	Withholding Payment	852.17
4/29/2021	MORGAN STANLEY SMITH BARNEY INC	Police Pension	7,054.51
4/29/2021	CITY OF PHILADELPHIA	Tax Payment	421.05
4/29/2021	PBA	Withholding Payment	1,338.00
4/29/2021	UNITED STATES TREASURY	Tax Payment	82,894.88
4/29/2021	EMPOWER RETIREMENT	401 Plan	14,715.24
4/29/2021	EMPOWER RETIREMENT	457 Plan	<u>16,170.67</u>
Total			\$ 148,878.72

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 7

SUBJECT:	Introduction and Welcome to New Employee, Kristin Maas (Human Resources)
MEETING DATE:	May 10, 2021
BOARD LIAISON:	Tanya C. Bamford, Chair
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Tonight, we will be welcoming new employee, Kristin Maas, to Montgomery Township as Senior Human Resources Administrator in the Administration Department. Kristin began employment on May 3, 2021 and comes to us with a diverse background in all areas of human resources, including benefits, recruiting and policy implementation. Her most recent employment was with Superior Plus Propane located in Wayne, PA with much of her depth and breadth in human resources coming from her time employed by Lincoln Investment Planning in Fort Washington, PA. Kristin has her bachelor's degree in Communicative Disorders and earned her professional in human resources certification.

PREVIOUS BOARD ACTION:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Staff recommends the Board of Supervisors recognize the hiring of Kristin Maas and welcome her to Montgomery Township.

MOTION/RESOLUTION:

Motion to welcome Kristin Maas to Montgomery Township as Senior Human Resources Administrator in the Administration Department effective May 3, 2021.

MOTION BY: _____ SECOND BY: _____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 8

SUBJECT: Consideration Preliminary/Final Land Development Subdivision – Costco
Gas LDS 712

MEETING DATE: May 10, 2021

ITEM NUMBER:

MEETING/AGENDA: WORK SESSION

ACTION XX

CONSENT

NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion:
Policy:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera
Supervisor

BACKGROUND:

Attached are the Township and consultant reviews for the consideration of the plan for the Costco Gas located at 740 Upper State Road. The applicant proposes to add a separate area on the lot for gasoline sales.

ALTERNATIVES/OPTIONS:

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

BUDGET IMPACT:

None.

RECOMMENDATION:

The Board of Supervisors adopt the resolution.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____ SECOND _____ VOTE _____

RESOLUTION #

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF THE APPLICATION FOR THE COSTCO WAREHOUSE CORPORATION GASOLINE SALES LOCATED AT 740 UPPER STATE ROAD - LDS 712.

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary/final approval of the land development plan for Costco Warehouse Gasoline Sales, as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant prior to the recording of the final plan:

1. Fulfilling all obligations and requirements of the **Gilmore Associates, Inc.** letter dated March 8, 2021, Accessibility Review dated March 8, 2021 and May 5, 2021; **Montgomery County Planning Commission** comments dated January 21, 2021; **Montgomery Township Planning Commission** draft minutes dated April 18, 2021; **Montgomery Township Fire Services** dated January 27, 2021; **Montgomery Township Police Department** dated December 31, 2020; **Montgomery Township Zoning Officer's** review dated May 14, 2018; **Zoning Officer** Review dated April 12, 2021.
2. At the time of development of the owner/successor or assigned shall enter into a Land Development Agreement with the Township and posting financial security in the amount of 110% of the total cost for all public improvements to the satisfaction of the Township Engineer and Township Solicitor for each lot of this subdivision if required. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks. The record plan shall indicate phasing if required. Public improvements shall require financial security be posted in the amount of 15% of the total public improvement cost, regardless of whether such public improvements are dedicated to the Township, for a period not less than 18 months after Township Engineer approval. If the end of maintenance period for trees and other plantings ends outside the time period specified in 205-49, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the satisfaction of the Township Solicitor.

- 3 Executing, to the satisfaction of the Township Solicitor, the required Storm Water Management Facilities Maintenance and Monitoring Agreement and the required Landscaping Declaration of Covenants and Restrictions, with the Township.
- 4 Paying all outstanding Township Administrative, Consultant and Solicitors fees related to this project before plans and agreements are executed and recorded.
- 5 The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.
- 6 The Applicant shall be responsible for payment of all Township Consultant fees related to this project.
- 7 The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
- 8 The Applicant acknowledges that Section 205-116 of the SALDO provides for the payment of a fee in lieu of the dedication of parkland for park and recreation purposes. The Applicant hereby agrees to accept the provisions of Section 205-116(A) (2) of the SALDO Code providing for the payment of \$0.50 per square foot for nonresidential development structures or use up to 10,000 square feet and \$0.25 per square foot over 10,000 square feet. This fee must be paid prior to the submission of an application for a building permit.
- 9 All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements if required.
- 10 A note shall be placed on the plan listing any relief granted by the Zoning Hearing Board or waivers granted by the Board of Supervisors.
- 11 The PADEP Sewage Planning Module approval must be granted prior to recording of plan and agreements.

BE IT RESOLVED that the following waivers have been requested by the applicant and are granted to the extent that they concur with the recommendation of the consultants:

1. Section 2015-18(3)(a) - requiring minimum storm pipe diameter of 15 inches. This request is for roof drain headers and for the oil/water separator. Consultants have no objection.
2. SALDO 205-18(3)(b) - requiring minimum flow velocity of 3.5 fps within storm pipes. The reason for lower velocity is due to low flow in the pipes and the applicant will be responsible for maintenance. Consultants have no objection.
3. Sections 205-78.B(1) & (2) and SALDO 205-78.C(1)(f) - requiring certain existing condition information to be shown within 400 ft. of the subject site. They have provided adequate information to complete the review. Consultants have no objection.

This Resolution for LDS 712 shall become effective on the date upon which all of the above stated conditions are accepted by the Applicant in writing. If, for any reason, the Applicant fails to acknowledge the acceptance of the conditions contained in this Resolution within ten (10) days from the date of this Resolution, then the Preliminary/Final Plan approval granted herein shall become null and void, the waivers requested shall be deemed denied, and the plan shall be denied for failure to comply with Sections of the Township Zoning Ordinance and/or Township Subdivision and Land Development Ordinance for the reasons cited herein or as set forth in the letters referenced herein.

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 10th day of May 2021.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by _____ this
day of _____, 2021.

Applicants

EXHIBIT "A"

PLANS-STUDIES

<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED</u>
1. Record Plan	12/21/2020	NA
2. Note Sheet	12/21/2020	NA
3. Existing Conditions/Demo Plan	12/21/2020	NA
4. Overall Site Plan	12/21/2020	NA
5. Site Plan	12/21/2020	NA
6. Grading Plan	12/21/2020	NA
7. Utility Plan	12/21/2020	NA
8. E&S Pollution Control	12/21/2020	NA
9. E&S Pollution Control Notes	12/21/2020	NA
10. E&S Pollution Control Details	12/21/2020	NA
11. Post Construction Stormwater	12/21/2020	NA
12. Post Construction Stormwater Notes	12/21/2020	NA
13. Post Construction Stormwater Notes	12/21/2020	NA
14. Landscaping Plan	12/21/2020	NA
15. Landscape Details	12/21/2020	NA
16. Lighting Plan	12/21/2020	NA
17. Vehicle Circulation Plan	12/21/2020	NA
18. Pavement Plan	12/21/2020	NA
19. Details Sheet	12/21/2020	NA
20. Details Sheet	12/21/2020	NA
21. Details Sheet	12/21/2020	NA
22. Details Sheet	12/21/2020	NA



March 8, 2021

File No. 2019-10114-01

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

Reference: Preliminary/Final Land Development Application (LDS712)
Costco Wholesale – Gas Filling Station
Tax Map Parcel Number: 46-00-03919-148; Block 13C (Lot 1B), Unit 2
740 Upper State Road

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the preliminary/final land development application referenced above.

- A. Submission/Waiver Request Letter, prepared by Bohler Engineering, dated December 21, 2020.
- B. Application for Subdivision & Land Development (incl. Checklist), prepared by Costco Wholesale Corporation, dated December 21, 2020.
- C. Preliminary/Final Land Development Plans for Costco Wholesale Proposed Gas Station (23 Sheets), prepared by Bohler Engineering, dated December 21, 2020.
- D. Post Construction Stormwater Management Narrative, prepared for Costco Wholesale Corporation, prepared by Bohler Engineering, dated December 18, 2020.
- E. Traffic Impact Assessment, prepared for Costco Wholesale Corporation, prepared by Atlantic Traffic & Design Engineering, LLC, dated November 4, 2019, last revised December 21, 2020.

The subject 6.79-acre parcel (Tax Parcel #46-00-03919-14-8, Block 13C, Unit 2) is Lot 1B of the General Hancock Partnership Development Site. The overall site is within the Limited Industrial (LI) Zoning District and the Expressway Corridor Preservation Overlay (ECPOD) Zoning District and is developed in accordance with the Township Retail Center Regulations. The subject property is a vacant pad site adjacent to the existing Costco Wholesale located at the intersection of the U.S. Route 202 Parkway and the loop drive through the existing retail shopping center. The site can be accessed from Upper State Road (S.R. 1012) and the U.S. Route 202 Parkway.

The Applicant, Costco Wholesale, proposes to construct a gasoline filling station as a satellite use. Additional improvements include 88 new parking spaces to support the existing Costco Wholesale. The proposed gasoline filling station use is permitted by conditional use in the ECPOD Expressway Corridor Preservation Overlay Zoning District. For the purpose of our land development review we have assumed the conditional use is granted, without which, the proposed use would not be permitted.

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

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

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

PLANNING REVIEW

1. Use

- a. As per Ordinance #20-312Z, the proposed gasoline service station is permitted by conditional use in the ECPOD Expressway Corridor Preservation Overlay District.
- b. As per Ordinance #20-312Z, the General Notes on Drawing C-102 shall be revised demonstrating compliance with the standards and criteria for gasoline filling stations in the ECPOD as follows.
 - Add a new note: "Retail sales in the canopy and kiosk areas shall be limited to gasoline and diesel fuel; there shall be no sales of oil, wiper blades, tobacco products, food, or beverages."
 - Revise the note regarding the prohibition of outdoor sales to include that display of goods for sale is also prohibited.
 - Revise the note regarding the hours of operation to include that closing of the gas filling station shall be limited to one hour after closing of the warehouse club or wholesale club.

2. Existing Conditions and Surrounding Land Uses

- a. The site is currently commercial. The proposed use of the site is commercial.
- b. The site is located in the ECPOD and has frontage along U.S. Route 202. The site is located within a shopping center and is predominantly surrounded by commercial uses. There is residential development to the west of the site and to the south (across Route 202).

3. Consistency with the Comprehensive Plan

- a. As per the 2008 Comprehensive Plan Update, the property is identified as Undeveloped. However, since the adoption of the 2008 Comprehensive Plan, the site has been developed into a commercial use which is consistent with the surrounding area. The Plan states the intended goal of economic development within the Township is to stimulate the growth of businesses by expanding, modernizing and adding new businesses. The proposed development is generally consistent with the Montgomery Township Comprehensive Plan.

4. Traffic and Pedestrian Circulation Patterns

- a. The site is located within a shopping center which has two access drives from U.S. Route 202, as well as one access drive from Upper State Road.
- b. The plans do not propose any new pedestrian walkways. New curb cuts are proposed to connect existing walkways.

LANDSCAPE REVIEW

Zoning Ordinance (Chapter 230)

5. **§230-156.2.C(6)** - Screening of the proposed use from adjacent uses shall be sufficient to prevent the deleterious impact of the uses upon each other, considering the type, dimension and character of the screening. The applicant shall either demonstrate that existing vegetation will be sufficient to meet this requirement, or additional screening shall be provided between the proposed use, the adjacent day care and medical offices, and the residences across Route 202.

Subdivision and Land Development Ordinance (Chapter 205)

6. **§205-49.F** - A note shall be added to the plans specifying the requirement that all plant materials shall be pruned in accordance with ANSI A300 pruning standards.
7. **§205-49.G and H** - The guarantee notes within the Landscape Specifications shall be revised to demonstrate compliance with the guaranty, replacement, and inspection requirements in these sections.

8. §205-51.A – This section requires that setback lines and slopes of greater than 15% are to be shown on the landscape plan.
9. §205-51.A(18) – This section requires the provision of a detailed cost estimate with the final landscape plan submission for the preparation of the land development agreement. Unit costs for plant material shall include costs for labor, materials, and guaranty, and shall be so stated on the estimate.
10. §205-52.B(3)(a) – This section requires the provision of softening buffers around the entire property perimeter, including rights-of-way. Softening buffers are required along the property perimeter adjacent the proposed improvements. The plan shall be revised to demonstrate compliance with the softening buffer requirements, or a waiver would be required.
11. §205-52.D(1)(a) – Table 1 requires the provision of 6 shrubs for every 2 parking spaces around the entire parking lot perimeter. The 9 parking spaces at the southeast end of the proposed parking lot facing the Route 202 corridor are perimeter parking spaces. The plan shall be revised to provide the required shrub buffer for these parking spaces, or a waiver would be required.
12. §205-52.H – This section outlines the landscape requirements for steep slope areas. The plans shall be revised to demonstrate compliance with these ordinance requirements, or a waiver would be required.
13. §205-53.B – This section requires the protection of existing trees with tree protection fencing. Tree protection fencing should be provided for the existing parking lot island tree adjacent the limit of disturbance surrounding the electrical line.
14. §205-53.C – This section outlines tree preservation requirements. The plans shall be revised to demonstrate that the proposed tree removal on the site is in compliance with the ordinance requirements, or a waiver would be required.
15. §205-56.C – This section outlines the requirements for shade trees. The plans shall be revised to include a note demonstrating compliance with the requirements of this section.
16. SLDO Appendix C – This section requires that plant material be shown on the plans in accordance with the standards outlined in this section. Notes should be provided in the landscape plan demonstrating compliance with the requirements of Appendix C.
17. SLDO Appendix C – The tree planting detail should be revised to demonstrate compliance with Figure 2, Tree Planting Detail in this section, with the exception of tree staking requirements.

LIGHTING REVIEW

Street Lighting (Chapter A237)

18. §A237-1 – The following Montgomery Township Street Light Specification requirements shall be addressed:
 - a. Section 1: Lighting Criteria – 1 (Illumination Levels) a:
 - Lighting shall have intensities and uniformity ratios in accordance with current IES recommendations. IES Recommendations for gasoline canopies is 20 to 30 foot-candles. Plans currently depict an average exceeding thirty foot-candles. Applicant shall reduce light levels to align with IES recommendations.
 - b. Section 1: Lighting Criteria – 3 (Control of Nuisance and Disabling Glare) d, e, f, g:
 - Lighting and illuminated signage shall be extinguished or dimmed after 10:00PM. Proposed hours of operation and method of lighting control does not appear to be provided on Lighting Plan – Sheet C-703.
 - c. Section 1: Lighting Criteria – 3 (Control of Nuisance and Disabling Glare) k:
 - Light fixtures shall not exceed a mounting height of 20 feet. Proposed pole mounted fixtures (P3 & P5) are proposed at a mounting height of 25 feet.

Plan Review

19. Sheet C-703 indicates that "existing luminaire modeled for illustrative purposes only". Both existing pole lights and wall mounted lights appear to be utilized in the calculations. The Applicant shall provide information on what type of fixture(s) and mounting heights were utilized for the calculations that are depicted on the plan.
20. Based on catalog numbering provided in the "description" column of the Luminaire Schedule on Sheet C-703, it appears that the proposed pole mounted light fixtures are proposed to be the standard 4000K color temperature. The gas canopy lights do not appear to indicate a color temperature and there is no information provided regarding the type of light source or color temperature of the existing site lights. The color temperature of all site lights shall be coordinated and provided to ensure consistent light color across the site.

TRAFFIC REVIEW

Traffic Impact Assessment Review

21. It is our understanding that the Traffic Impact Study was reviewed by the previous Township Traffic Consultant. The Township previously identified the following safety improvements at the intersection of Upper State Road and Costco Drive. We recommend the Applicant provide these traffic signal upgrades.
 - a. Minor Timing Improvements
 - b. Opticom Emergency Preemption
 - c. Econoline Battery Backup
 - d. Video Detection
 - e. Replace controller cabinet and control equipment

Plan Review

22. Label all of the proposed signs including the accessible parking signs.
23. Provide signage to indicate one-way traffic at the entrance to the gas station pad site.
24. In accordance with the Manual of Uniform Traffic Control Devices (MUTCD) 2009, Section 2b.10, when mounted back-to-back, STOP signs must be larger than the opposing sign so as not to obscure the octagonal shape of the stop sign. The size of the STOP signs must be increased accordingly when mounted on the same post as the DO NOT ENTER signs. Alternately, the signs may be installed on separate posts.
25. Identify the color of the diagonal striping in the loading area.
26. Identify the color of the gore striping at the stop bar at the southeast corner of the Costco Wholesale building.
27. The six elliptical items shown between the underground storage tanks and the fueling stations appear to be traffic control striping (detail 9_12 on C-905). Please identify these objects on the plan. If they are not striping, please provided details.
28. Revise the turning templates as follows:
 - a. Eliminate curb encroachment throughout the site circulation path. In addition, evaluate a more direct truck route in order to avoid so many tight turns. Increase the proposed curb radii to accommodate WB-67 vehicles as needed.
 - b. Verify the WB-67 turning templates provided are continuous. There are various locations that show sharp movements which may not be indicative of non-continuous turning movements.
 - c. Provide additional WB-67 turning templates at the site for trucks that could be entering the site via Upper State Road and Costco Drive via northbound from Route 202.

- d. It appears that the proposed 30,000-gallon underground fuel storage tanks will be filled from the proposed loading zone. It is not clear how the 1,500-gallon UG fuel additive tank will be filled. Provide information on the plans demonstrating that the intended vehicles can access and circulate as needed to service this tank.
 - e. Provide fire truck templates accessing the pad site. Verify with the Fire Marshal adequate access for emergency services is provided.
29. Provide a minimum a 5-foot radius at the exit of the pad site.

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

30. Except as identified elsewhere in this letter or by others; the plans, as currently presented, appear to be consistent with the Township's Zoning Ordinance.

Subdivision and Land Development Ordinance (Chapter 205)

- 31. §205-10.H(7) – Accessible parking. The plans denote there are 88 new parking spaces proposed. One of which is a new accessible space situated near the Costco Wholesale entrance. At least one accessible space shall be provided adjacent to the kiosk with an accessible route to the kiosk's entrance.
- 32. §205-10.H(7) – Accessible parking. The plans shall include a parking space tabulation that includes the Costco Wholesale parking field. The tabulation should include the total number of spaces and the number of accessible spaces. It appears that one additional accessible space is required (16 provided, 17 required). Based on 17 accessible spaces, it appears as though 3 van accessible spaces are required. The van accessible spaces shall be identified on the plans.
- 33. §205-17.A(4) – Commercial, industrial and multifamily driveways carrying mostly cars shall be constructed in accordance with the residential road standard or its alternative. The heavy duty asphalt pavement detail (P-18) on Sheet C-903 does not meet the minimum requirements for the standard or alternative and shall be modified accordingly.
- 34. §205-17.D & Appendix A – Curbs. All concrete curb shall be cured/sealed with Aquaron 2000, or approved equal. The Typical Concrete Curb Detail (P-1) on sheet C-903 shall be modified accordingly.
- 35. §205-18.A(3)(a) – The minimum internal diameter of storm pipes shall be 15 inches and the minimum grade shall be $\frac{1}{2}$ of 1%. The Applicant is requesting a waiver to permit storm pipe less than 15 inches in diameter for canopy roof drains and the oil/water separator.
- 36. §205-18.A(3)(b) – Any closed conduit, when flowing full, shall have a minimum velocity of 3.5 feet per second and a maximum velocity of 15 feet per second. The Applicant is requesting a waiver from the minimum 3.5 feet per second requirement due to site constraints and relatively small drainage areas to 15-inch diameter pipes.
- 37. §205-19.A(1) – Sanitary sewers shall have a minimum inside diameter of eight inches and a minimum grade of 0.5%. The Applicant has requested a waiver to allow a 6-inch diameter PVC lateral to service the kiosk.
- 38. §205-22 & Appendix A – Sidewalks shall be constructed of 4,000 psi concrete with 6% air-entrainment and a minimum of 564 pounds of cement content with a maximum five-inch slump. All concrete shall be cured/sealed with Aquaron 2000, or approved equal. The Concrete Sidewalk Detail (P-21) on sheet C-903 shall be modified accordingly.
- 39. §205-28.D(2) & (3) – The Developer shall provide at least eight inches of topsoil on all proposed landscape areas. Sheet C-702, under note 8.A., denotes the minimum depth as 6 inches or as directed by local ordinance. The language shall be modified accordingly.
- 40. §205-78.B(1), §205-78.B(2), & §205-78.C(1)(f) – The applicant has requested a waiver to not include existing features within 400 feet of the project parcel. The Applicant has provided nearby survey data and an aerial of the site and has requested that this be sufficient.

41. §205-82 – Upon completion of improvement construction a completion certificate will be issued by the Township Secretary and the plan endorsed by the Township Engineer. The Applicant shall provide an as-built plan depicting construction of any and all improvements in sufficient detail to demonstrate conformance with the approved land development plans. The as-built plan shall be certified by a surveyor licensed in Pennsylvania.
42. The proposed shallow swale to the west of the gas filling area, that conveys runoff to the oil/water separator, shall be better defined and identified on the plans to ensure it is constructed as intended.
43. Inlet IN03 is intended to direct lower flows (e.g. the first flush) through the eastern oil/water separator. It is not clear that the lower 8-inch pipe and the elevation difference below the upper 15-inch pipe will accomplish this. Additional details and information regarding this inlet, the 8-inch pipe, and the anticipated stormwater flow shall be provided to demonstrate it functions as intended. It may be beneficial to have flow from IN02 tie into the pipe from IN01, bypassing IN03 and the oil/water separator, as flow from IN02 will not require the oil/water separator.

Stormwater Management Ordinance (Chapter 206)

Development of this pad site was included in the original approval of the General Hancock Partnership development in the late 1990's and more recently in 2014. While the currently proposed configuration of the site is different than the previous site designs; the parameters and conditions of the currently proposed configuration are equal to or are not in exceedance of the previous stormwater management designs.

Based upon review of the current proposal and the existing stormwater facilities and BMPs associated with the overall General Hancock Partnership development, the plans, as currently presented, appear to be consistent with Township Stormwater Management Ordinance. The following stormwater related administrative items shall be addressed.

44. §206-13.B – The proposed earth disturbance is greater than 1 acre. The applicant shall provide documentation to the Township that an active NPDES permit is in place.
45. §206-29.D – An as-built plan of all stormwater BMPs shall be provided following construction.
46. §206-33, 34, 35, & 36 – If it exists, the stormwater operation and maintenance agreement for the site should be reviewed and amended as needed to address this proposed development. If none exists, the applicant shall enter into an agreement. In either event, the agreement shall be to the satisfaction of the Township Solicitor and shall be recorded.

General

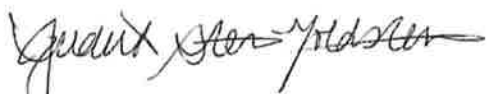
47. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, Montgomery County Conservation District, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
48. 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.
49. The "Land Use Area Plan", prepared for General Hancock Partnership, prepared by Schlosser & Clauss Consulting Engineers, Inc. should be updated to include the proposed development.
50. The proposed retaining wall appears to exceed 30 inches in height. Fall protection is required for walls 30 inches or higher. Retaining wall and fall protection design and details are required to be submitted to the Township for review and approval prior to construction and shall be noted on the plans. A note shall be added to the plans stating these are to be provided prior to construction.
51. Provide 5-scale details for all proposed curb ramps to include dimensions, slopes, and spot elevations for all critical points to verify accessibility.
52. Add inlet number "IN01" to the proposed inlet at NE corner of the site on the Grading Plan.

53. The proposed loading zoning should be identified on the plans. No parking signs should be provided at this area.
54. C-101 - Cover Sheet:
 - a. Add Sheet C-302 to the index.
 - b. Indicate which sheets will be recorded.
 - c. Revise the record plan certification note language per the enclosed guidance.
55. C-905 – Details Sheet: The Painted Stripe detail (Detail 9_12) appears to be missing text.
56. We defer review of all commercial and/or retail signage to the building permit review.
57. Site Accessibility review will be provided under separate cover.

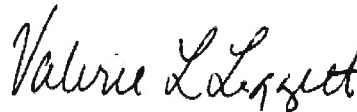
In order to help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please note that revision and/or modification of the plans may require review and additional comment.

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

Sincerely,



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



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



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



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

JSG/VLL/DAD/JPD/sl

Enclosure: Record Plan Information

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
John Paul Andrews – Costco Wholesale Corporation
Robert L. Brant, Esq. – Robert L. Brant & Associates, LLC
Lindsey Breylinger – Bohler Engineering
John R. Harter, P.E. – Atlantic Traffic & Design Engineering, LLC



March 8, 2021

File No. 19-10114-01

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

Reference: Preliminary/Final Subdivision and Land Development Application – LDS#712
COSTCO Wholesale – Gas Filling Station
Tax Map Parcel Number: 46-00-03919-148; Block 13C (Lot 1B), Unit 2
740 Upper State Road

Dear Bruce:

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

I. SUBMISSION

- A. Preliminary/Final Land Development Plans for Costco Wholesale Proposed Gas Station (23 Sheets), prepared by Bohler Engineering, dated December 21, 2020.
- B. Costco Wholesale Fuel Facility Architectural Details (1 sheet) prepared by MG2 dated January 6, 2021.

II. ACCESSIBILITY REVIEW COMMENTS

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

- 1. IBC §1104.2 – At least one accessible route shall connect all accessible elements, including between accessible building entrances and parking spaces. An accessible parking space is proposed south of the main entrance; however, there does not appear to be a curb ramp or curb depression to allow for an accessible route from the parking space to the main entrance. The plan should be revised to comply with the requirements of this section.
- 2. IBC §1106.1 & §1106.5 – Accessible parking spaces should be provided in accordance with the requirements of this section. Based upon 807 total parking spaces, a minimum of 17 accessible parking spaces are required. The plan currently shows 16 accessible parking spaces. In addition, for every six accessible parking spaces, at least one shall be van-accessible. Based upon a total of 17 required accessible spaces, at least three shall be van accessible. The plan should be revised to comply with the requirements of these sections.
- 3. IBC §1111.1 – The proposed accessible parking space signage shall be labeled on the Site Plan, Sheet 5, to confirm the requirements of this section are met.

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4. ICC §403, §405, & §406 – Information shall be provided to confirm that the slopes of all accessible routes comply with the walking surface, ramp, or curb ramp requirements. Additional grading information should be provided for the two proposed curb ramps located along northeastern access drive. This includes spot elevations at the existing grade tie-in points, and any transition areas, as may be applicable.
5. ICC §502.7 – A detail for van-accessible parking signage should be added to the Detail Sheet, Sheet 20. The detail should indicate that the bottom of the van accessible sign will be mounted a minimum of 60 inches above the floor of the parking space.
6. The *Standard Controller Enclosure with Restroom Plan* (Detail 10) located on the architectural drawing is inconsistent with the standard controller enclosure shown on the land development plan. The plans should be revised for consistency to ensure all accessibility requirements regarding access are met.

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

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

Sincerely,



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

VJE/sl

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
John Paul Andrews – Costco Wholesale Corporation
Robert L. Brant, Esq. – Robert L. Brant & Associates, LLC
Lindsey Breylinger – Bohler Engineering
Judith Stern Goldstein, ASLA, R.L.A. – Gilmore & Associates, Inc.
Damon Drummond, P.E., PTOE – Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 5, 2021

File No. 2019-10114-01

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

Reference: Preliminary/Final Land Development Application (LDS712)
Costco Wholesale – Gas Filling Station
Tax Map Parcel Number: 46-00-03919-148; Block 13C (Lot 1B), Unit 2
740 Upper State Road
Traffic Improvements

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the preliminary/final land development application referenced above.

- A. Submission/Waiver Request Letter, prepared by Bohler Engineering, dated December 21, 2020.
- B. Preliminary/Final Land Development Plans for Costco Wholesale Proposed Gas Station (23 Sheets), prepared by Bohler Engineering, dated December 21, 2020.
- C. Traffic Impact Assessment, prepared for Costco Wholesale Corporation, prepared by Atlantic Traffic & Design Engineering, LLC, dated November 4, 2019, last revised December 21, 2020.

The subject 6.79-acre parcel (Tax Parcel #46-00-03919-14-8, Block 13C, Unit 2) is Lot 1B of the General Hancock Partnership Development Site. The overall site is within the Limited Industrial (LI) Zoning District and the Expressway Corridor Preservation Overlay (ECPOD) Zoning District and is developed in accordance with the Township Retail Center Regulations. The subject property is a vacant pad site adjacent to the existing Costco Wholesale located at the intersection of the U.S. Route 202 Parkway and the loop drive through the existing retail shopping center. The site can be accessed from Upper State Road (S.R. 1012) and the U.S. Route 202 Parkway.

As per the March 8, 2021 letter (comment 21), it is our understanding the applicant will be installing the following traffic improvements at the intersection of Upper State Road and Costco Drive.

- a. Minor Timing Improvements
- b. Opticom Emergency Preemption
- c. Econoline Battery Backup
- d. Video Detection
- e. Replace controller cabinet and control equipment

In addition, the applicant's traffic engineer has completed further evaluation at the intersection of Costco Drive and Golf Garden Boulevard. Based on the findings it is our understanding the applicant will be converting the intersection to an all-way stop intersection with the appropriate advance signage to be approved by the

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Township's Traffic Engineer. In addition, the applicant will be installing the ADA accommodations on the northeast corner of the intersection along with crosswalks connecting the pedestrian path from Golf Garden Drive to the US 202 Parkway via Costco Drive.

Based on the documents provided to our office and meetings with the traffic engineer, we concur with the traffic improvements stated above for the two intersections.

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

Sincerely,



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

DAD

Enclosure:

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
John Paul Andrews – Costco Wholesale Corporation
Robert L. Brant, Esq. – Robert L. Brant & Associates, LLC
Lindsey Breylinger – Bohler Engineering
John R. Harter, P.E. – Atlantic Traffic & Design Engineering, LLC
Jim Dougherty, P.E. – Gilmore & Associates, Inc.
Judith Stern Goldstein – Gilmore & Associates, Inc.

**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.

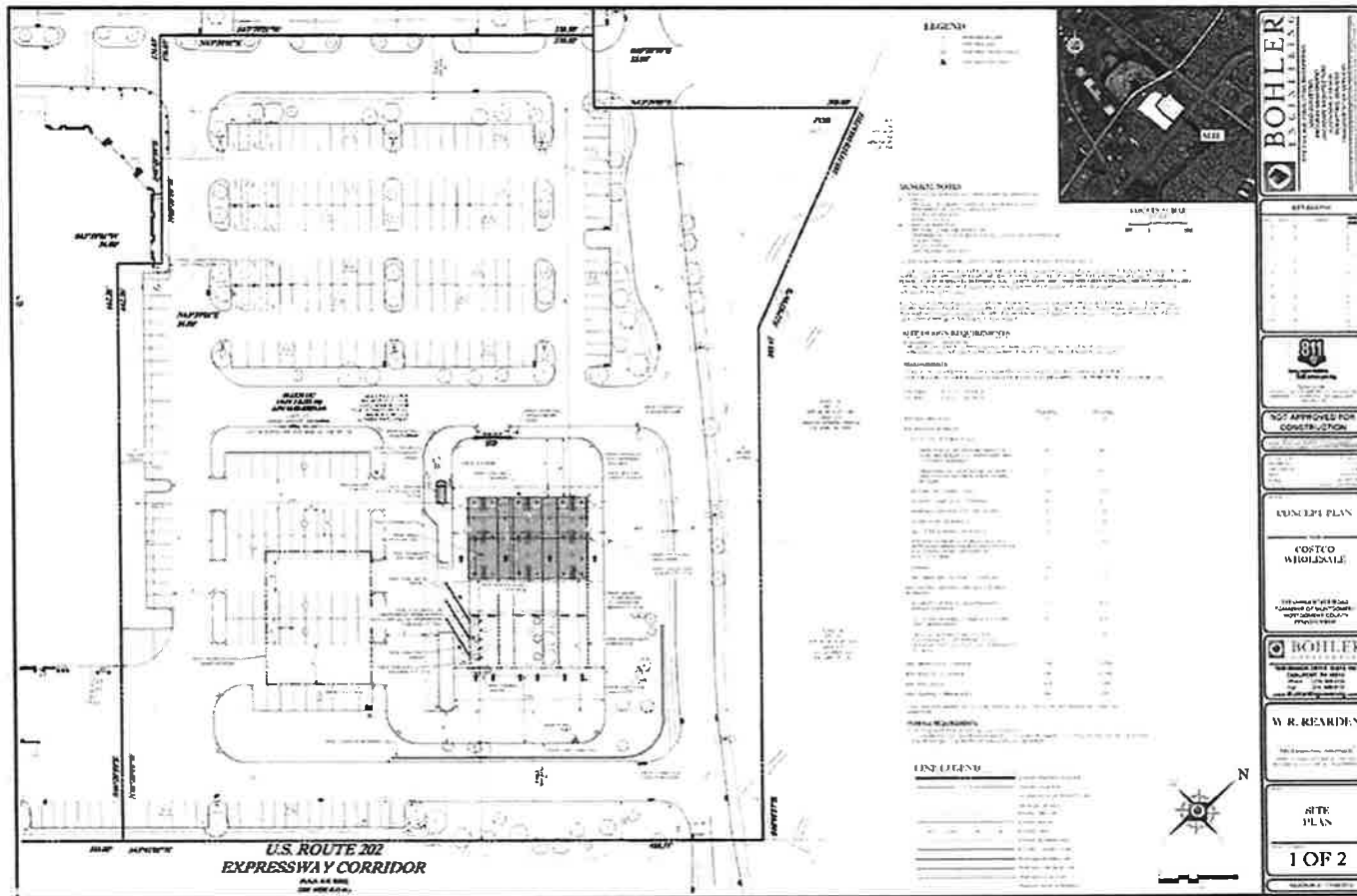
Sincerely,



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

Concept Plan – Proposed Costco Wholesale Gas Service, Montgomery Township

Aerial – Proposed Costco Wholesale Gas Service, Montgomery Township



Costco Gas Service
MCPC #190309002

**Montgomery
County
Planning
Commission**
Montgomery County Courthouse • Planning Commission
1700 State St. • Harrisburg, PA 17104-2071
p: 717.221.7522 • f: 717.221.2247
www.montcopa.org/planning
Aerial photography provided by Township



Planning Commission Meeting Minutes - April 15, 2021

In attendance: Jay Glickman, Jim Rall, Frank Davey, Rutuke Patel, Leon McGuire, Dave Fetzer, and Tom Borghetti. Also in attendance; Candyce Chimera, Board Liaison; Rebecca Geiser, Twp Solicitor; Bruce Shoupe and Marianne McConnell.

Call to Order: 7:30pm

Approval of Minutes: On a motion made by Jay and seconded by Frank, the minutes from the January 2021 meeting were approved as submitted.

Walnut Knoll – Minor Subdivision – Tom Borghetti, applicant's engineer, presented the proposed project to the Planning Commission members. (Mr. Borghetti, as a Planning Commission member, recused himself from this application in regards to making any recommendations). The property is located at 1109 Vilsmeier Road within the R-2 Residential Zoning District. The parcel is .93 acres in size with an existing single family home. The applicant, Caracausa Building and Development, Inc., proposes to demolish the existing home and subdivide the lot into two separate lots. Each lot proposes a single family detached dwelling to be constructed with associated utilities, driveways, utilities, landscaping, and stormwater management. Both lots meet the zoning requirements in regards to lot size, building setbacks, and impervious and building coverages. The placement of the home on lot 2 was laid out to preserve the existing Montgomery Township Legacy Tree, a 36" Black Walnut. The applicant reviewed the waiver requests for the project to be presented to the Board of Supervisors. A concern was raised that not enough storm water management facilities were provided to meet the maximum impervious coverage allowed on the lot.

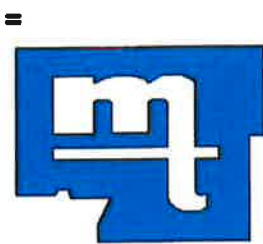
On a motion made by Jay Glickman and seconded by Jim Rall the Planning Commission recommends the Board of Supervisors approve the Subdivision/Land Development application presented subject to compliance with the Township Staff, Consultant Review letters, and updated storm water management improvements to meet the maximum impervious coverage allowed of 30% of the lot.

Costco Wholesale – Land Development – Proposed Gasoline Filling Station - Wendy McKenna, attorney for the applicant, presented a summary of the proposed gasoline filling station to be constructed adjacent to the existing Costco Wholesale establishment. The applicant previously appeared before the Commission for the same project with respect to a Zoning Text Amendment and Conditional Use application which were subsequently approved by the Board of Supervisors.

Only fuel sales would be available to Costco members; no retail/convenience items will be for sale at the gas station. There would be (3) underground 30,000 gallon tanks installed on the site, a canopy, and a small kiosk for the attendant. Full length (12-15 foot) hoses are provided to be able to reach both sides of the vehicle. No cash payments will be received, credit or debit card sales only. The proposed site has one-way traffic design. The hours of operation are 6am to one hour after store/warehouse closing, 7 days a week.

On a motion made by Jay Glickman and seconded by Leon McGuire the Planning Commission recommends the Board of Supervisors approve the Land Development application presented subject to compliance with the Township Staff and Consultant Review letters.

Adjournment: There being no further business to come before the Commission and on a motion made by Jim Rall and seconded by Jay Glickman, the meeting adjourned at 8:15 pm. The next meeting will be held at 7:30 pm on May 20, 2021 at the Montgomery Township Building.



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

William Wiegman
DIRECTOR OF FIRE SERVICES
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR
FIRE MARSHALS OFFICE:
215-393-6936

January 27, 2021

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

Re: Costco Gas Service Land Development

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the: Costco Gas Service Land Development.

Using the 2015 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

1. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). **Comment: Please have noted on plans.**
2. **503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. **Comment: Please have noted on plans.**
3. **C101.1 Scope.** In addition to the requirements of Section 507.5.1 of the *International Fire Code*, fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction. **Comment: Please see attached document for the proper location of a hydrant proposed and shown on the revision.**
4. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*. **Comment: The applicant shall submit a vehicle movement plan showing that our fire apparatus can maneuver through the site.**

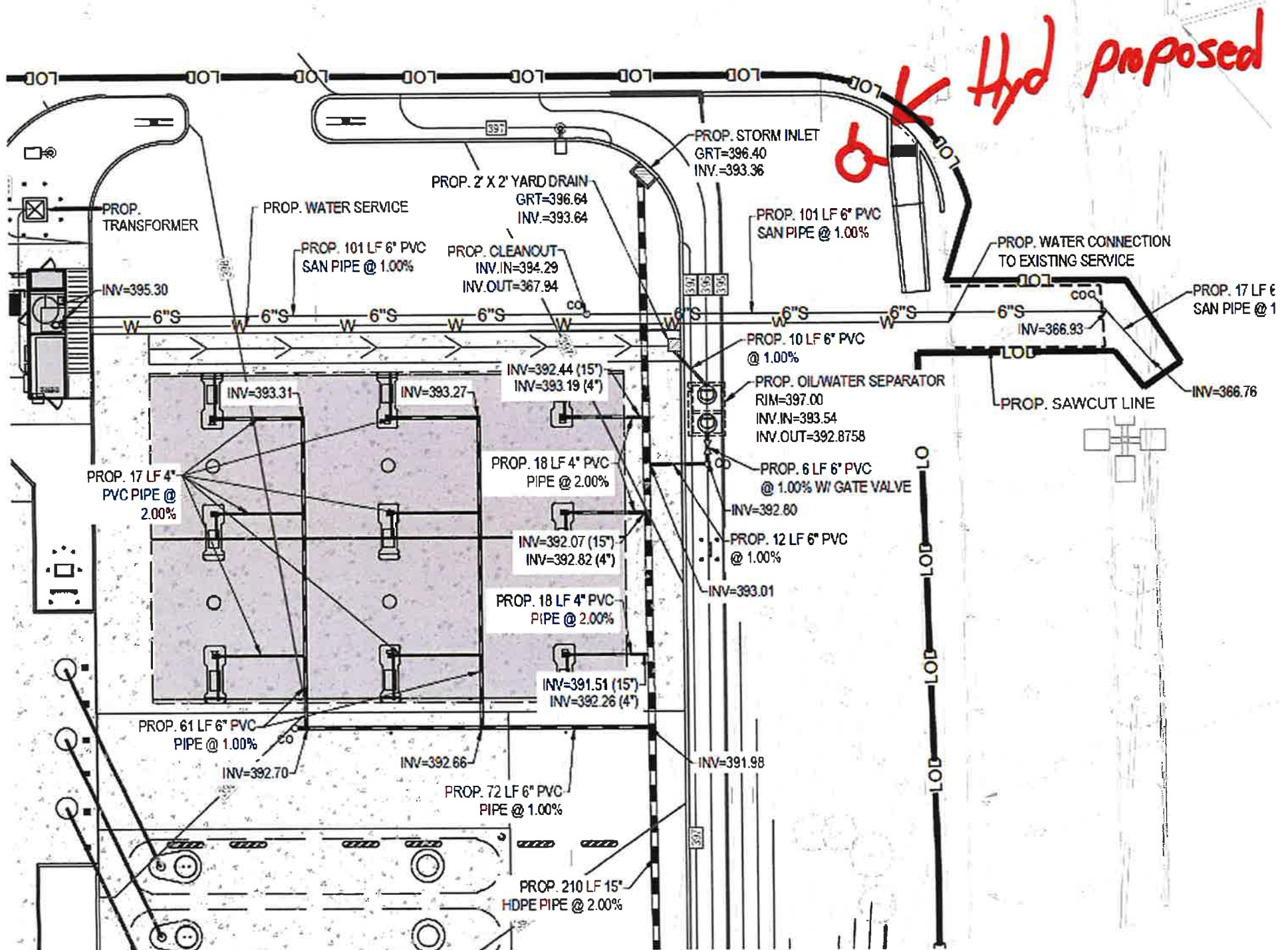
The Fire Marshal's Office recommends that the proposed development be approved as submitted subject to the developer complying with the above referenced items.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jm SA", is written over the word "Sincerely,".

Reviewed by:
Captain/Asst. Fire Marshal John Scheiter





MONTGOMERY TOWNSHIP POLICE DEPARTMENT

J. Scott Bendig
Chief of Police

1001 Stump Road • P.O. Box 68 • Montgomeryville, PA 18936
215-362-2301 • Fax 215-362-6383

To: Bruce S. Shoupe
Director of Planning and Code Enforcement

From: J. Scott Bendig, Chief of Police *JSB*

Date: February 8, 2021

Re: Costco Gas Conditional Use
Upper State Road

A review of the above-referenced conditional use was conducted on this date. There are no areas of concern to the Police Department at this time. Thank you for the opportunity to review this subdivision/land development. Please contact me if you have any issues or concerns.

**ZONING ORDINANCE
PLAN REVIEW
LAND DEVELOPMENT LDS - 712**

DATE: April 12, 2021

PLAN REVIEW – Costco Warehouse - Gasoline Sales

DEVELOPMENT NAME: Costco Warehouse - Gasoline Sales

LOCATION: Upper State Road

LOT NUMBER & SUBDIVISION: Condo Parcel - 1 lot

ZONING DISTRICT: ECPOD Zoning District

PROPOSED USE: Outdoor Retail Sale of Gasoline

ZONING HEARING BOARD APPROVAL REQUIRED? No

CONDITIONAL USE APPROVAL REQUIRED? Yes - Obtained

	Proposed	Required	Approved	Not Approved	N/A
USE	Gasoline Sales	Conditional Use	X		
HEIGHT			X		
LOT SIZE			X		
BUILDING COVERAGE			SEE BELOW		
PARKING			X		
IMPERVIOUS COVERAGE					
LOT WIDTH			X		
SETBACKS					
NORTH			X		
SOUTH			X		
EAST			X		
WEST			X		
GREEN AREA			SEE BELOW		
Other Comments			See Below		

ADDITIONAL COMMENTS

1. Maximum number of 9 pumps (18 fueling positions)
2. Extra length extended houses on pumps, so vehicles can fuel on either side.
3. No retail sales in pump area, i.e.: no oil, wipers blades, tobacco products, soda, etc.
4. Any outdoor display of goods is prohibited.

*** Required impervious coverage, green space, building coverage and percentage of uses permitted un ECPOD Overlay Option #2 is based on plan prepared by Schlosser & Clauss, last revised March 3, 2014, which appears to show plan is in general conformity of the zoning district.
Explain "Existing Non-conformity" and when it occurred.


ZONING OFFICER

4.12.21
DATE



30 Independence Boulevard, Suite 110
Warren, New Jersey 07059
908-769-5588
www.atlantictraffic.com

May 4, 2021
via electronic mail

Costco Wholesale
45940 Horseshoe Drive, Suite 150
Sterling, VA 20166
Attn: Mr. John Paul Andrews
Director of Real Estate Development

**RE: Supplemental Traffic Letter
Costco Wholesale
Proposed Costco Gas Facility
740 Upper State Road
Montgomeryville, Montgomery Township
Montgomery County, Pennsylvania
ATDE Project No. APA19036**

Dear Mr. Andrews:

Atlantic Traffic & Design Engineering, LLC (ATDE) has prepared this **Supplemental Traffic Letter** following attendance of the March 22, 2021 Board of Supervisors (BOS) meeting. The Chairwoman identified a new traffic issue related to existing operations along Costco Drive at the intersection with Garden Golf Boulevard and the Costco freight driveway that provides access behind the Costco warehouse building. (This intersection currently provides STOP control on the 2 side street approaches.) It was agreed that ATDE would subsequently discuss the intersection operations with the Township traffic consultant, Damon Drummond, P.E., PTOE of Gilmore & Associates, Inc. (G&A).

A virtual meeting was held between ATDE and G&A to discuss the subject intersection. US Route 202 was constructed along the east frontage of the subject development approximately 10 years ago. The roadway elevation of Costco Drive increases as vehicles travel west toward the Costco warehouse building. The grass and landscaped area between US Route 202 and the subject Costco freight driveway further slopes upward adjacent to Costco Drive. These existing vertical geometry changes result in constrained sight lines for traffic exiting the Costco freight driveway onto Costco Drive. Although the peak hour volumes approaching the intersection at the driveway are very low (fewer than 15 peak hour trips) and there does not appear to be a history of any traffic incidents, it was identified that this safety concern should be addressed.

Sight distance measurements were taken by ATDE and G&A at the intersection on April 22, 2021. Travel speeds along Costco Drive were assumed to be 25 to 30 miles

Atlantic Traffic & Design Engineering, LLC

per hour. **Table 1** provides a summary of these measurements and demonstrates the existing deficiencies.

Table 1
Costco Dr & Garden Gulf Blvd/Costco Freight Driveway Intersection
Sight Distance Measurements

Intersection Approach	Available Sight Distance (feet)	Desirable PennDOT Sight Distance (feet)
Garden Gulf Blvd NB	161*	250
Costco Freight Driveway SB	121*	250
Costco Drive EB	189**	190

*measured at stop line

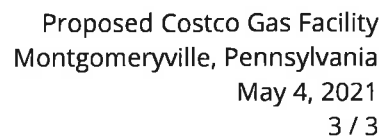
**measured at left turn position

Consideration was given to geometric changes to the intersection including roadway re-profiling, grass/landscape area regrading, retaining wall construction and roundabout installation. However, given the need for the Costco freight driveway to serve large tractor trailers and the significant regrading work that would be necessary to provide increased sight lines at the subject intersection, ATDE considered the implementation of an all-way stop control.

The future Build traffic volumes for the subject intersection, as shown on **Figure 11** of the Traffic Impact Assessment, were analyzed using *Synchro Software*, Version 10 and the HCM 2010, 2010 edition for all-way stop control. As shown in the attached Synchro printouts, the resulting peak hour Levels of Service (A and B) and 95th% vehicle queues (maximum 2-vehicle queue in any lane) for the intersection were determined to be favorable.

ATDE found that the implementation of all-way stop control at the intersection would address the substandard sight distance. Construction of the following improvements were found to provide favorable peak hour traffic operations without extensive reconstruction of the subject intersection:

- 24" wide white stop lines at each intersection approach
- 36" by 36" (R1-1) STOP signs with (R1-3P) ALL WAY 18" by 6" plaques at each intersection approach
- A 30" by 30" (W3-1) STOP AHEAD sign on the eastbound Costco Drive approach located approximately 190' in advance of the stop line
- Continental or "ladder-type" white crosswalks (8' long, 24" wide lines separated by 24") installed across the eastbound Costco Drive and southbound Costco freight driveway approaches




- This proposal is consistent with the Federal Highway Administration's *Manual on Uniform Traffic Control Devices* (MUTCD). Section 2B.07 of the MUTCD identifies multi-way stop control may be implemented "where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop."

Please indicate if there are any questions regarding the above. We look forward to presenting these findings to Montgomery Township.

Sincerely,


JOHN R. HARTER, P.E.
Professional Engineer
P.A. License No. 54052









JERRID M. DINNEN, P.E., PTOE
Professional Engineer
Pa. License No. 90889

encl

cc Bruce Shoupe – Montgomery Township
Damon Drummond – Gilmore & Associates
Jim Dougherty – Gilmore & Associates
Leslie Salisbury – Gilmore & Associates
Robert Brant – Brant Law
Wendy Feiss McKenna – Brant Law
CJ Bock – Bohler
Tung-To Lam – Bohler
Lindsey Breylinger – Bohler

Intersection

Intersection Delay, s/veh	9.3
Intersection LOS	A








Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	125	86	89	146	1	54	2	53	0	2	2
Future Vol, veh/h	1	125	86	89	146	1	54	2	53	0	2	2
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles, %	0	1	0	0	0	0	2	0	2	0	0	0
Mvmt Flow	1	137	95	98	160	1	59	2	58	0	2	2
Number of Lanes	1	1	0	1	1	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	2	2
HCM Control Delay	9.7	9.2	8.9	8.7
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	100%	0%	100%	0%	100%	0%	0%
Vol Thru, %	0%	4%	0%	59%	0%	99%	50%
Vol Right, %	0%	96%	0%	41%	0%	1%	50%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	54	55	1	211	89	147	4
LT Vol	54	0	1	0	89	0	0
Through Vol	0	2	0	125	0	146	2
RT Vol	0	53	0	86	0	1	2
Lane Flow Rate	59	60	1	232	98	162	4
Geometry Grp	7	7	7	7	7	7	6
Degree of Util (X)	0.102	0.084	0.002	0.311	0.151	0.226	0.007
Departure Headway (Hd)	6.206	4.989	5.593	4.821	5.54	5.032	5.548
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	576	716	639	744	647	712	642
Service Time	3.955	2.738	3.331	2.558	3.276	2.769	3.612
HCM Lane V/C Ratio	0.102	0.084	0.002	0.312	0.151	0.228	0.006
HCM Control Delay	9.7	8.2	8.3	9.7	9.3	9.2	8.7
HCM Lane LOS	A	A	A	A	A	A	A
HCM 95th-tile Q	0.3	0.3	0	1.3	0.5	0.9	0

Intersection

Intersection Delay, s/veh 10.3
Intersection LOS B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	166	71	46	201	5	96	1	47	4	2	8
Future Vol, veh/h	2	166	71	46	201	5	96	1	47	4	2	8
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	2	182	78	51	221	5	105	1	52	4	2	9
Number of Lanes	1	1	0	1	1	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	2	2
HCM Control Delay	10.8	10.3	9.8	9
HCM LOS	B	B	A	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	100%	0%	100%	0%	100%	0%	29%
Vol Thru, %	0%	2%	0%	70%	0%	98%	14%
Vol Right, %	0%	98%	0%	30%	0%	2%	57%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	96	48	2	237	46	206	14
LT Vol	96	0	2	0	46	0	4
Through Vol	0	1	0	166	0	201	2
RT Vol	0	47	0	71	0	5	8
Lane Flow Rate	105	53	2	260	51	226	15
Geometry Grp	7	7	7	7	7	7	6
Degree of Util (X)	0.185	0.075	0.004	0.367	0.081	0.329	0.025
Departure Headway (Hd)	6.321	5.126	5.783	5.068	5.749	5.228	5.896
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	563	692	616	706	620	684	611
Service Time	4.104	2.908	3.544	2.829	3.51	2.989	3.896
HCM Lane V/C Ratio	0.187	0.077	0.003	0.368	0.082	0.33	0.025
HCM Control Delay	10.6	8.3	8.6	10.8	9	10.6	9
HCM Lane LOS	B	A	A	B	A	B	A
HCM 95th-tile Q	0.7	0.2	0	1.7	0.3	1.4	0.1

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 9

SUBJECT: Consider Preliminary/Final Approval for Minor 2-Lot Subdivision
Walnut Knoll (LDS 713)
MEETING DATE: May 10, 2021
BOARD LIAISON: Candyce Fluehr Chimera
INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

Attached are the Township and consultant reviews for the consideration of the plan for the Walnut Knoll a minor two lot subdivision at 1109 Vilsmeier Road. The applicant proposes to create two buildable lots for new single family dwellings.

ALTERNATIVES/OPTIONS:

The Board may approve or deny this plan with the conditions as outlined in the attached resolution.

BUDGET IMPACT: None

RECOMMENDATION:

The Board of Supervisors adopt the resolution, granting preliminary/final approval of the 2-lot subdivision.

MOTION/RESOLUTION:

Motion to adopt Resolution #2021-25, granting preliminary/final approval for the Walnut Knoll 2-lot subdivision.

MOTION: _____ **SECOND:** _____

RESOLUTION #2021-25

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF THE
APPLICATION FOR THE MINOR 2-LOT SUBDIVISION LOCATED AT 1109 VILSMEIER ROAD
- WALNUT KNOLL - LDS 713.

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary/final approval of the subdivision land development plan for **Walnut Knoll Minor 2-Lot Subdivision** located at 1109 Vilsmeier Road, as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant prior to the recording of the final plan:

1. Fulfilling all obligations and requirements of the **Gilmore Associates, Inc.** letter dated March 4, 2021; **Montgomery County Planning Commission** comments dated February 19, 2021; **Montgomery Township Planning Commission** recommendation dated April 15, 2021; **Montgomery Township Fire Services** comments dated March 1, 2021; **Montgomery Township Police Department** comments dated February 8, 2021; **Montgomery Township Zoning Officer's** review dated May 14, 2018.
2. At the time of development of the owner/successor or assigned shall enter into a Land Development Agreement with the Township and posting financial security in the amount of 110% of the total cost for all public improvements to the satisfaction of the Township Engineer and Township Solicitor for each lot of this subdivision if required. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks. The record plan shall indicate phasing if required. Public improvements shall require financial security be posted in the amount of 15% of the total public improvement cost, regardless of whether such public improvements are dedicated to the Township, for a period not less than 18 months after Township Engineer approval. If the end of maintenance period for trees and other plantings ends outside the time period specified in 205-49, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the satisfaction of the Township Solicitor

3. Executing, to the satisfaction of the Township Solicitor, the required Storm Water Management Facilities Maintenance and Monitoring Agreement and the required Landscaping Declaration of Covenants and Restrictions, with the Township.
4. Paying all outstanding Township Administrative, Consultant and Solicitors fees related to this project before plans and agreements are executed and recorded.
5. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.
6. The Applicant shall be responsible for payment of all Township Consultant fees related to this project.
7. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
8. The Applicant acknowledges that Section 205-116 of the SALDO provides for the payment of a fee in lieu of the dedication of parkland for park and recreation purposes. The Applicant hereby agrees to accept the provisions of Section 205-116(A) (2) of the SALDO providing for the payment of \$2,000.00 per new dwelling unit in lieu of the dedication of land. This fee must be paid prior to the submission of an application for a building permit.
9. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements if required.
10. A note shall be placed on the plan that details on the new driveways will be provided at building permit application for review and approval.
11. A note shall be placed on the plan that the new lots created will be required to install an on-lot storm water management facilities in accordance with Chapter 206 of the Township Code approved by the Township Engineer, and will require a grading permit be approved prior to issuance of a building permit.
12. A note shall be placed on the plan that each lot shall be responsible for compliance with the Township Landscaping code requirements and Tree Replacement Fee, Section 230-49 through 230-54, as amended (except as waived by Montgomery Township).

13. A note shall be placed on the plan that each lot if developed separately shall require at a minimum a consistency review approval letter from the Montgomery County Conversation District, prior to issuance of a building permit.
14. A note shall be placed on the plan listing any relief granted by the Zoning Hearing Board or waivers granted by the Board of Supervisors.
15. Each lot shall have a minimum of two off street parking spaces at the time of new construction.
16. A note shall be placed on the plan that individual lots when built, will be required to submit grading permits with applicable code items including, but not limited to: grading, storm water management, erosion and sediment controls, buffers, tree replacements, utilities, driveways, curb cuts, trench restorations and other code requirements as deemed necessary.
17. A note shall be placed on the plan that individual lots when built, will be required to submit a foundation as-built upon pouring of foundation and a lot as-built prior to the final inspection of the building and issuance of the U&O.
18. The PADEP Sewage Planning Module approval must be granted prior to recording of plan and agreements.

BE IT RESOLVED that the following waivers have been requested by the applicant and are granted to the extent that they concur with the recommendation of the consultants:

1. SALDO Section 205-17.D – The Applicant is requesting a waiver from providing curb along Vilsmeier Road. There is not currently curb along either side of Vilsmeier Road. Curb along the roadway would obstruct runoff flow from road to the roadside swale. The Consultants have no objection.
2. SALDO Section 205-18.A (1) (a) – The Applicant is requesting a waiver to allow a storm drain pipe less than 15 inches internal diameter. A 12 inch pipe is proposed across for the driveway culvert across Lot 2. The proceeding driveway culvert to remain across Lot 1 and succeeding driveway culvert on the neighboring downstream property are both 12 inches. The proposed pipe will be consistent with adjacent drainage features. The proposed on-lot stormwater facilities will reduce the total and peak runoff to the roadside swale. Additionally, operation and maintenance of the driveway culvert is the responsibility of the property owner. The Consultants have no objections.

3. SALDO Section 205-18.D (3) (e) – The Applicant is requesting a waiver to allow the bottom slope of the detention facility to be less than 2%. The proposed rain gardens are designed with a flat bottom to provide adequate storage volume and surface area for infiltration of the captured stormwater runoff. A soil mix is proposed in the bottom to promote infiltration. Additionally, an underdrain is proposed below the soil surface that can be utilized for dewatering if ponding occurs longer than the required time. The Consultants have no objections.
4. SALDO Section 205-18.D (4) (d) – The Applicant is requesting a waiver to from providing a 4ft high fence around the top of the rain garden. The rain garden is located within the front yard of a private residence. Due to the shallow nature of the rain gardens with minimal ponding capacity, the facility poses minimal hazard to the surrounding public. The Consultants have no objections.
5. SALDO Section 205-22 – The Applicant is requesting a waiver from providing sidewalk along Vilsmeier Road. There is not existing sidewalk adjacent to the property nor in the vicinity of the property along either side of Vilsmeier Road. The addition of sidewalk would not improve safety or convenience for pedestrians along the roadway.
6. SALDO Section 205-87.A(10) – The Applicant is requesting a waiver from providing existing features within 400 feet of the subject lot are to be shown on the plans. The existing features of the subject property, as well as, features bordering the property line and within the adjacent roadway are shown on the plans. This information is adequate to achieve the proposed design. Additional, information can be acquired per request by the township engineer. The Consultants have no objections.

Resolution #
Page 5 of 6

This Resolution for LDS 713 shall become effective on the date upon which all of the above stated conditions are accepted by the Applicant in writing. If, for any reason, the Applicant fails to acknowledge the acceptance of the conditions contained in this Resolution within ten (10) days from the date of this Resolution, then the Preliminary/Final Plan approval granted herein shall become null and void, the waivers requested shall be deemed denied, and the plan shall be denied for failure to comply with Sections of the Township Zoning Ordinance and/or Township Subdivision and Land Development Ordinance for the reasons cited herein or as set forth in the letters referenced herein.

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 10th day of May 2021.

MOTION BY: _____

SECOND BY: _____ VOTE: _____

The above conditions are agreed to by _____ this _____ day of _____, 2021.

Applicant(s)

Applicant(s) Print

EXHIBIT "A"

PLANS-STUDIES

<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED</u>
1. Record Plan	1/27/21	3/15/21
2. Existing Conditions and Demo	1/27/21	3/15/21
3. Site Improvement	1/27/21	3/15/21
4. Site Improvement Details	1/27/21	3/15/21
5. E&S Plan	1/27/21	3/15/21
6. E&S Plan Details	1/27/21	3/15/21



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 4, 2021

File No. 2021-02038

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

Reference: Minor Subdivision Application - LDS#713
1109 Vilsmeier Road – Walnut Knoll Subdivision
Tax Map Parcel Number: 46-00-03988-00-7; Block 6B - Unit 66
1200 Welsh Road (S.R. 0063)

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the minor subdivision application referenced above.

- A. Application for Subdivision and Land Development, dated January 21, 2012.
- B. Minor Subdivision Plans for 1109 Vilsmeier Road, Walnut Knoll Subdivision (6 sheets), prepared by Holmes Cunningham, LLC, dated January 27, 2021.
- C. Stormwater Infiltration Report, prepared by Penn's Trial Environmental, LLC, dated December 29, 2021.

The subject property is located at 1109 Vilsmeier Road in Montgomery Township within the R-2 Residential Zoning District. The existing parcel is a 0.93-acre residential lot with an existing single-family detach dwelling. The Applicant, Caracausa Building and Development, Inc., proposes demolition of all existing structures, a 2-lot subdivision, and construction of two new single-family detached dwellings with associated stormwater management BMPs, utilities, driveways, and landscaping.

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

PLANNING REVIEW

- 1. Use
 - a. As per ZO Section 230-31, the proposed single-family detached dwelling is permitted by right within the R-2 Residential Zoning District.
- 2. Existing Conditions and Surrounding Land Uses
 - a. The site currently consists of one residential dwelling. The plans propose to subdivide the property into two lots each with a single-family detached dwelling.
 - b. The site is located in the R-2 Residential District and has frontage along Vilsmeier Road. The site is surrounded by residential uses.

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

3. Consistency with the Comprehensive Plan

- a. As per the 2008 Comprehensive Plan Update the property is identified as Single-Family Detached. The Vision Plan identifies the property as low density residential. The proposed development is generally consistent with the Montgomery Township Comprehensive Plan.

4. Traffic and Pedestrian Circulation Patterns

- a. Lot 1 will use the existing access driveway off Vilsmeier Road. A new access driveway off Vilsmeier Road is proposed for Lot 2.
- b. The plans do not propose any new pedestrian walkways and/or sidewalks. Sidewalks are not currently provided along Vilsmeier Road.

LANDSCAPE REVIEW

Zoning Ordinance (Chapter 230)

5. §230-33.G – This section requires that all landscaping, screening and buffering shall be installed in accordance with the provisions of the Montgomery Township Subdivision Ordinance, No. 18, Chapter 205, Article VI, as amended. A landscape plan demonstrating compliance with the landscape requirements, preservation and protection of existing trees, and tree replacement requirements shall be provided.

Subdivision and Land Development Ordinance (Chapter 205)

6. §205-49 – General Requirements. The landscape plan shall demonstrate compliance with the general requirements outlined in this section or waivers would be required.
7. §205-51 – Landscape Plan Requirements. The landscape plan shall provide the information outlined in this section, as applicable, or a waiver would be required.
8. §205-52.A(1) – This section requires the provision of street trees for any subdivision or land development where suitable trees do not exist along existing streets. The landscape plan shall demonstrate compliance with the street tree requirements, or a waiver would be required.
9. §205-52.B(2)(a) – This section requires the provision of softening buffers in all zoning districts and for all uses. The landscape plan shall demonstrate compliance with the softening buffer requirements, or a waiver would be required.
10. §205-52.G(1)(b) – This section requires the provision of individual lot landscaping in accordance with Table 1. The landscape plan shall demonstrate compliance with the individual lot landscape requirements, or a waiver would be required.
11. §205-53.A(1) – This section requires that "every effort should be made to preserve any individual tree or trees of significant size or historical value as determined by the Township Shade Tree Commission, Township Landscape Architect, Montgomery Township Historical Society, or Board of Supervisors." A 36" Black Walnut tree aged approximately 213 years is located on the site and is a Montgomery Township Legacy Tree. As currently shown in the plan, the proposed tree protection fencing is not sufficient to protect health of the tree. The plans propose approximately 1-1.5' of cut within approximately 40% of the tree's canopy area, and other construction activities are proposed in the immediate vicinity. Grading within the canopy area shall be reduced to a maximum of 25%, and additional protection measures shall be provided. These protections may include, but are not limited to, root pruning, fertilization, watering prior to and during construction, strategic pruning to prevent damage to tree branches (particularly over the proposed dwelling), and mulching to prevent moisture loss and soil compaction. Consultation with a certified arborist is recommended. The plan shall be revised to provide sufficient protection for the Legacy Tree, or a waiver would be required.

12. §205-53.B(2) – This section requires that existing trees whose root area within the dripline has been encroached upon by more than ¼ of the total canopy area will not be considered to be preserved and must be replaced. All trees on the site proposed to have more than ¼ of their canopy area disturbed must be shown as to be removed and included in the tree replacement calculations required by §205-53.C(1). The plans shall be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.
13. §205-53.C(1) – This section requires the preservation of trees on the site in accordance with the table provided in this section. The plan shall be revised to demonstrate compliance with the tree preservation requirements, or a waiver would be required.
14. §205-53.C(4) – This section requires the provision of replacement trees where tree removal exceeds the limits specified in §205-52.C(1). Should replacement trees be required, the plan shall be revised to demonstrate compliance with the replacement requirements, or a waiver would be required.

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

15. As currently presented, the minor subdivision appears to comply with the Township's Zoning Ordinance.

Subdivision and Land Development Ordinance (Chapter 205)

16. §205-17.D – Curbs shall be placed along all roads whether existing or proposed. It is noted that curb is not present along Vilsmeier Road. Curb is not proposed to be installed by the applicant. A waiver would be required to allow the plan as proposed.
17. §205-18.A(1)(a) – The minimum internal diameter of any storm drain pipe shall be 15 inches with a minimum grade of ½ of 1%. While the slope shown for the proposed driveway culvert for Lot 2 is compliant, the proposed pipe diameter is 12 inches. Therefore, a waiver would be required to accept the smaller diameter or plans revised to include the required pipe diameter. The existing driveway culvert for Lot 1 is 12 inches and is planned to be remain. It should be noted on the plans that ownership and maintenance of the driveway culverts are the responsibility of the property owner.
18. §205-19 & 20 – The Applicant shall provide documentation that public and water and sewer capacity are available and will be provided.
19. §205-22 – Sidewalks shall be required at any location where the Supervisors determine that sidewalks are necessary for public safety or convenience. Sidewalk is not proposed as part of this application. It is noted that sidewalk does not exist along Vilsmeier Road in the vicinity of these lots. The Supervisors should indicate if sidewalk will be required.
20. §205-28.D(1) & (3) – A note shall be added to the plan stating that excess top soil shall not be removed from the site until each lot is graded with a minimum of 8 inches. Topsoil will not be required to be imported if the required depth cannot be provided with on-site soils, but no topsoil would be permitted to be removed from the site.
21. §205-29(2) & §206-13 – The proposed limit of disturbance exceeds 5,000 sf. The Applicant shall submit the erosion and sediment pollution control plan to the County Conservation District for adequacy review.
22. The location and alignment of filter sock and/or silt fence shall be parallel to contours lines so to not promote channeling of runoff. The erosion and sediment pollution control plan shall be revised.
23. §205-85 – It appears that the proposed subdivision meets the criteria of a minor subdivision and has been reviewed as such.
24. §205-87(13) – A highway occupancy or equivalent shall be obtained from the Township for the new driveway (Lot 2) and the connection of new utility services (Lot 1).

25. §205-87.K – Refer to the enclosure regarding the required certifications and signatures required to be on the record plan. The language of the certifications shall be revised as needed.
26. The trench restoration detail on C2.0 "Site Improvement Details" shall include a note stating that depths of wearing, binder, and base courses are minimums. If existing depths are greater, then trench restoration shall be equal to existing depths. Refer to Section 201-2.J(2)(j).

Stormwater Management Ordinance (Chapter 206)

27. §206-6 – The proposed project includes less than 5,000 sf of new impervious surface but more than 5,000 sf of earth disturbance. The volume control, peak rate control, nonstructural project design, and stream bank erosion requirements, inspections, and maintenance responsibilities are applicable. The peak rate control and nonstructural design requirements shall be addressed.
28. §206-11 – It is noted the stormwater BMPs have been designed to include 700 sf of future impervious area on each lot.
29. The proposed seepage BMPs have been designed to accommodate the area of the new impervious cover, including the driveways. However, the area tributary to each BMP is limited to the proposed dwellings. Runoff from the driveways bypass the proposed BMPs. The design should include features to collect as much driveway runoff as possible. Additional areas of the lots may need to be captured by the proposed BMPs in order to collect the required runoff volumes.
30. The impervious cover area used for the SWM BMPs design calculations was equally divided between the two lots. However, the proposed impervious area for Lot 2 is greater than Lot 1. The BMPs shall be designed specifically for each lot.
31. §206-14.B(2) & (3) – These sections require that 1 inch of runoff volume be permanently removed from the site runoff and that infiltration facilities be designed to accommodate 0.5 inches of runoff volume. The required volumes for each lot is calculated be 208 cf and 104 cf. It appears that the perforated discharge pipe for each proposed BMP is set at 0.1 ft above the bottom of the clean stone. At the proposed elevation of the perforated discharge pipe the propose volume removed from the site runoff would be 70 cf. The BMP design shall be revised to provide the required volume removed.
32. §206-14.C(5)(d) – Although the two proposed BMPs are the same size, the infiltration areas used in the release time calculation for each BMP are different (920 sf for Lot 1 and 619 sf for Lot 2). It is not clear why the areas are different. These should be verified and revised as needed.
33. §206-15 – The proposed project includes earth disturbance greater than 5,000 sf. The peak rate control requirements are applicable and shall be addressed in a future submission.
34. §206-16 – The proposed project includes earth disturbance greater than 5,000 sf. The nonstructural design requirements are applicable and shall be addressed in a future submission.
35. §206-29.D - F - As-built plans of all SWM BMPs shall be included in the SWM site plan. The as-built plan shall be provided to the Township along with an explanation of any discrepancies from the plan that was approved by the Township.
36. §206-33.D – The stormwater management BMP operation and maintenance plan shall be recorded as a restrictive deed covenant that runs with the land. The O&M plan shall also be included with the O&M agreement. Drawing No. C2.0 – Site Improvement Plan and Drawing No. C2.1 Site Improvement Details comprise the O&M plan and shall be recorded.
37. §206-34 – The owner shall enter into an operation and maintenance agreement covering all stormwater facilities and BMPs that are privately owned. The O&M agreement shall be transferred with transfer of ownership. The agreement shall be to the satisfaction of the Township Solicitor.

General Review

38. We note that the existing oil tank is to be removed per the notes provided on the Existing Conditions and Demolition Plan, Sheet 2 of 6. Removal shall be in accordance with applicable environmental and health standards, including soil sampling should there be evidence of any spill or leakage.
39. Legal descriptions of the proposed lots shall be provided for review.
40. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, Montgomery County Conservation District, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.

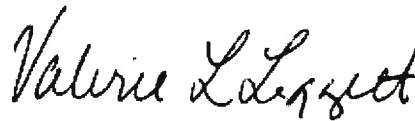
In order to help expedite the review process of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please note that revision and/or modification of the plans may require review and additional comment.

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

Sincerely,



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



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



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

JSG/VLL/JPD/sl

Enclosure: Record Plan Information

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
David J. Caracausa, Caracausa Building and Development, Inc.
Robert Cunningham, P.E. – Holmes Cunningham Engineering

Plan Recording Information

Plan Recording Requirements Checklist

- Montgomery County Planning Commission Approval
- Parcel Sticker from Registry Office in Board of Assessments Office
All Parcel Numbers must be CLEARLY written on document
- Ownership must be noted
- Equitable Owner or Owner of Record must sign off and be acknowledged
 - Ownership Line should be separate from the acknowledgment,
 - Corporations and Limited Partnerships MUST state the Company Name PLUS have the person sign with TITLE on Ownership Line
- Full Notary acknowledgment MUST match the information on the Ownership Line:
 - Person's name if individual, **or**
 - Person's name, title and name of company if corporation or partnership
- MUST have township/borough approval:
 - Within 90 days of date noted, **or**
 - Original 90-day letter, stating past 90 days with approval to record, MUST be attached
- Plans must be SCANNABLE and LEGIBLE throughout and CANNOT be folded
- Plans should be submitted on paper
- Plans must be 24 inches × 36 inches

Montgomery County Planning Commission Review

<https://www.montcopa.org/740/Subdivision-Land-Development-Reviews>

<https://www.montcopa.org/DocumentCenter/View/2152>

To facilitate the stamp and seal process, the plan should contain MCPC File Number (i.e., MCPC 10-056-1). This number is found on all correspondence from MCPC office regarding your plan. The plan may have either MCPC standard signature box (below) printed on it or a blank space that measures 3½" wide by 2½" high located along the right-hand edge of the plan for the commission's stamp and seal.

MCPC No. _____

PROCESSED and REVIEWED. Report prepared by
Montgomery County Planning Commission
In accordance with the Municipalities Planning
Code

Certified on this date _____

For the Director

Montgomery County Planning Commission

Owner, Subdivider, Developer, or Builder Certification

The signature of the owner, subdivider, developer or builder, certifying his adoption of the plan.

OWNER CERTIFICATION

_____, undersigned, has laid out upon his/her/its land situate in Montgomery Township, Montgomery County, Pennsylvania certain lots and street according to the accompanying plan which is intended to be recorded.

By:

Name, Title

Date

Notary Acknowledgements

The notary seal must be in the appropriate format depending upon whether the signatory will be signing as an individual or as a representative/member of a corporation. The appropriate formats are as follows:

For an individual

COMMONWEALTH OF PENNSYLVANIA

) SS:

COUNTY OF _____

On the _____ day of _____, 20____, before me, the undersigned Officer, personally appeared _____ known to me or satisfactorily proven to be the person(s) whose name is/are subscribed to the within Instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

Witness my hand and notarial seal, the day and year aforesaid.

Notary Print Name and Signature: _____

For a corporation

(full name, title, and name of corporation MUST be included:

COMMONWEALTH OF PENNSYLVANIA

) SS:

COUNTY OF _____

On the _____ day of _____, 20____, before me, the undersigned Officer, personally appeared _____, who acknowledged him/herself to be the _____ of _____, a corporation, and that he/she as such _____, being authorized to so do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as _____.

In Witness Whereof, I have hereunto set my hand and Seal.

Notary Print Name and Signature: _____

Other Common Issues

Venue: It is not uncommon for the venue information to be missing completely from the notary acknowledgment. If the plans are mistakenly prepared without the venue, the notary should hand print the venue information where appropriate. Failure to include the venue will result in a rejected filing.

Owner Certification: The full name and title of the signatory must be set forth not only in the notary acknowledgment but also in the owner's certification.

Partnerships: If a corporate entity is a partnership, the signatory must be a partner and both the owner certification and the notary acknowledgment must state that the individual signing is a partner (i.e., not manager, president, etc.)

Same last name: When acknowledging individuals with the same last name, as with a husband and wife, the full name of each individual must be written out completely. For example, if the Notary is acknowledging the signatures of both Mr. and Mrs. Jones, the notarial language should state, "... personally appeared Mr. Robert A. Jones and Mrs. Mary M. Jones..." If, on the other hand, the language states "Mr. Robert A. and Mrs. Mary M. Jones", the filing will be rejected.

Notary Stamp: Notary stamp may not cover the Notary's signature, and the venue information and commission expiration date for the Notary must be clearly legible (not stamped over top of a line or other print). Also, if signature is being acknowledged out of state, be sure venue information for the notarial act is correctly reflected. (The out-of-state notary may cross out the incorrect venue and hand print the correct information.)

Ownership Information: The name of the owner as noted on the Plan must exactly match the name on the deed records. If ownership has changed whereby the original owner is noted on the Plan at the time of printing and the new owner later acknowledges the Plan, then the new owner's name and contact information needs to be handwritten under the previous owner's contact information as the equitable owner. To clarify: there must be a way to "tie in" the owner's acknowledgement with the ownership information provided in the Tax Parcel Information section.

Notary Acknowledgment Separate from Owner Certification: Note that the venue information is part of the notarial act and should, therefore, always immediately precede the paragraph acknowledging the signatory. Plans have occasionally been submitted with the paragraph for the owner's certification/signature falling between the venue information and the notary's acknowledgment – this is incorrect.

Registered Engineer and/or Surveyor Certification

The signature of the registered engineer or surveyor, certifying that the plan represents a survey made by him, that the monuments shown thereon exist as located and that all dimensional and geodetic details are correct.

REGISTERED ENGINEER CERTIFICATION

I, _____, on this date _____, hereby certify that the plan of improvements meets all design standards and criteria of Montgomery Township.

Name

License No. _____

REGISTERED SURVEYOR CERTIFICATION

I hereby certify that this plan represents a survey made by me or under my direction and that all monuments shown thereon exists as located and that all dimensional and geodetic details are correct.

Name

Professional Land Surveyor

License No. _____

Township Secretary

The signature of the Township Secretary, certifying that the Board of Supervisors approved the plan on the date shown.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS APPROVAL

This Plan was approved by the Montgomery Township Board of Supervisors at a duly advertised public meeting held on _____, 20____ subject to certain conditions required to be completed prior to Plan recording and said conditions imposed for such approval have been fully completed and satisfied and the said Plan approval made effective this _____ day of _____, 20____.

Township Secretary

Township Board of Supervisors Chairperson

Township Engineer

The signature of the Township Engineer, certifying review of the plan.

TOWNSHIP ENGINEER REVIEW

Reviewed by the Montgomery Township Engineer:

Township Engineer

Date

Plan Recording

Submit 5 copies of the signed record plans and 2 complete sets of signed plans to the Township. The Township will sign and record the plans.

**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
610-278-9722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 19, 2021

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

Re: MCPC #21-0036-001
Plan Name: Walnut Knoll Minor Subdivision
(2 lots comprising 0.90 acres)
Situates: 1109 Vilsmeier Road, near West Thomas Road
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 5, 2021. We forward this letter as a report of our review.

BACKGROUND

The applicant, Caracausa Building and Development Inc., proposes to subdivide an existing 45,745-square foot parcel with an existing dwelling into 2 parcels. The existing dwelling on the property will be demolished, allowing for new 1,575-square foot dwellings to be constructed on each of the newly created lots. Both resulting parcels will measure greater than the 20,000-square foot minimum for lots in the R-2 Residential zoning district, and the proposed dwelling units on the new lots will meet all requirements for setbacks, building coverage, and height. Stormwater will be managed with underground seepage pits.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery Township's *2008 Comprehensive Plan Update Vision Plan* identifies this parcel as part of the township's Low-Density Residential area. We believe that this project is generally compatible with the township's vision plan.

Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, identifies this area on its Future Land Use map as part of the "Suburban Residential Area". This project is compatible with *Montco 2040*.



RECOMMENDATION/COMMENTS

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without additional comment, as the proposal is consistent with all relevant local and countywide plans.

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 approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#21-0036-001) on any plans submitted for final recording.

Sincerely,



Matthew Popek, AICP
Assistant Section Chief - Transportation Planning
mpopek@montcopa.org - 610-278-3730

c: Caracausa Building and Development Inc., Applicant
Robert Cunningham, P.E., Applicant's Engineer
Lawrence Gegan, Twp. Manager
Jay Glickman, Chrm., Twp. Planning Commission

Attachments: Land Development Plan
Aerial

[illegible]

Aerial – Walnut Knoll, Montgomery Township



Walnut Knoll
MCPC #210036001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
100 West 10th St. • Suite 1000 • Harrisburg, PA 17104-4207
p 717.634.3122 • f 717.634.3123
www.montgomeryplanning.com
Aerial photography provided by EarthMap



Planning Commission Meeting Minutes - April 15, 2021

In attendance: Jay Glickman, Jim Rall, Frank Davey, Rutuke Patel, Leon McGuire, Dave Fetzer, and Tom Borghetti. Also in attendance; Candyce Chimera, Board Liaison; Rebecca Geiser, Twp Solicitor; Bruce Shoupe and Marianne McConnell.

Call to Order: 7:30pm

Approval of Minutes: On a motion made by Jay and seconded by Frank, the minutes from the January 2021 meeting were approved as submitted.

Walnut Knoll – Minor Subdivision – Tom Borghetti, applicant's engineer, presented the proposed project to the Planning Commission members. (Mr. Borghetti, as a Planning Commission member, recused himself from this application in regards to making any recommendations). The property is located at 1109 Vilsmeier Road within the R-2 Residential Zoning District. The parcel is .93 acres in size with an existing single family home. The applicant, Caracausa Building and Development, Inc., proposes to demolish the existing home and subdivide the lot into two separate lots. Each lot proposes a single family detached dwelling to be constructed with associated utilities, driveways, utilities, landscaping, and stormwater management. Both lots meet the zoning requirements in regards to lot size, building setbacks, and impervious and building coverages. The placement of the home on lot 2 was laid out to preserve the existing Montgomery Township Legacy Tree, a 36" Black Walnut. The applicant reviewed the waiver requests for the project to be presented to the Board of Supervisors. A concern was raised that not enough storm water management facilities were provided to meet the maximum impervious coverage allowed on the lot.

On a motion made by Jay Glickman and seconded by Jim Rall the Planning Commission recommends the Board of Supervisors approve the Subdivision/Land Development application presented subject to compliance with the Township Staff, Consultant Review letters, and updated storm water management improvements to meet the maximum impervious coverage allowed of 30% of the lot.

Costco Wholesale – Land Development – Proposed Gasoline Filling Station - Wendy McKenna, attorney for the applicant, presented a summary of the proposed gasoline filling station to be constructed adjacent to the existing Costco Wholesale establishment. The applicant previously appeared before the Commission for the same project with respect to a Zoning Text Amendment and Conditional Use application which were subsequently approved by the Board of Supervisors.

Only fuel sales would be available to Costco members; no retail/convenience items will be for sale at the gas station. There would be (3) underground 30,000 gallon tanks installed on the site, a canopy, and a small kiosk for the attendant. Full length (12-15 foot) hoses are provided to be able to reach both sides of the vehicle. No cash payments will be received, credit or debit card sales only. The proposed site has one-way traffic design. The hours of operation are 6am to one hour after store/warehouse closing, 7 days a week.

On a motion made by Jay Glickman and seconded by Leon McGuire the Planning Commission recommends the Board of Supervisors approve the Land Development application presented subject to compliance with the Township Staff and Consultant Review letters.

Adjournment: There being no further business to come before the Commission and on a motion made by Jim Rall and seconded by Jay Glickman, the meeting adjourned at 8:15 pm. The next meeting will be held at 7:30 pm on May 20, 2021 at the Montgomery Township Building.

=



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

William Wiegman
DIRECTOR OF FIRE SERVICES
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR
FIRE MARSHALS OFFICE:
215-393-6936

March 1, 2021

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

Re: 1109 Vilsmeier Rd

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of: Walnut Knoll.

The Fire Marshal's Office recommends that the proposed development be approved as submitted.

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

Sincerely,

Reviewed by:
Captain/Asst. Fire Marshal John Scheiter




MONTGOMERY TOWNSHIP POLICE DEPARTMENT

J. Scott Bendig
Chief of Police

1001 Stump Road • P.O. Box 68 • Montgomeryville, PA 18936
215-362-2301 • Fax 215-362-6383

To: Bruce S. Shoupe
Director of Planning and Code Enforcement

From: J. Scott Bendig, Chief of Police 

Date: February 8, 2021

Re: Land Development #713
1109 Vilsmeier Road

A review of the above-referenced land development was conducted on this date. There are no areas of concern to the Police Department at this time. Thank you for the opportunity to review this subdivision/land development. Please contact me if you have any issues or concerns.

**ZONING ORDINANCE
PLAN REVIEW
1109 Vilsmeier Road**

DATE: May 4, 2021

PLAN REVIEW – Walnut Knoll – 1109 Vilsmeier Road
LD/S # 713 – Preliminary/Final Approval - Minor 2-Lot Subdivision

DEVELOPMENT NAME: Walnut Knoll

LOCATION: 1109 Vilsmeier Road LOT NUMBER & SUBDIVISION: Proposed 2 new lot

ZONING DISTRICT: R2 - Residential

PROPOSED USE: Residential

ZONING HEARING BOARD APPROVAL REQUIRED? YES

CONDITIONAL USE APPROVAL REQUIRED? NO

	Required	Lot 1 Approved	Lot 2 Approved	WAIVER
USE		X	X	
HEIGHT	Max 35 ft.			
LOT SIZE	20,000+	24,239 sf	20,257 sf	
SETBACKS				
FRONT	50 ft.	67.5 ft.	82.4 ft.	
SIDES	15ft. min	15.3 ft./ 59.9 ft.	17.5 ft./ 61.0 ft.	
REAR	30 ft.	30 ft.	30 ft.	
BUILDING COVERAGE	Max 15%	7.8%	7.8%	
IMPERVIOUS COVERAGE	Max 30%	16.3%	17.8%	
GREEN AREA	Min 25%	X	X	

ADDITIONAL COMMENTS

- PADEP Act 537, Section 750.5(a) and Section 71.51(a) requires an approved sewage facilities planning Plan prior to recording of any subdivision plan.
- Stormwater management system shall be designed and built for maximum 30% impervious Coverage
- Notes shall be placed on the plan as follows:
 - 1) Each lot shall be responsible for compliance with the Township Landscaping Code requirements and tree replacement fee, Section 205-49 through 205-54, as amended.
 - 3) The new lot developed shall require a grading permit and an on-lot storm water Management system approved by the Township Engineer prior to issuance of a building permit.


ZONING OFFICER

5.4.21
DATE

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 10

SUBJECT: Pennsylvania Office of State Fire Commissioner Grant Awards for DFS & FDMT
MEETING DATE: May 10, 2021
BOARD LIAISON: Annette Long
INITIATED BY: William Wiegman, Director of Fire Services

BACKGROUND:

The DFS and FDMT applied for the 2020-2021 PA Office of State Fire Commissioner Grant in January of 2021. This annual fall grant opportunity was delayed due to the COVID-19 pandemic. The DFS and FDMT were notified on April 23, 2021 that both agencies were awarded the full grant amount of \$15,000.00. The DFS will utilize the grant money for technology upgrades in the department's training room at the Battalion 1 firehouse. The FDMT will utilize the grant money to purchase new water rescue equipment including dry suits, life vests, and helmets that will replace the department's aging water rescue equipment.

PREVIOUS BOARD ACTION:

The Board of Supervisors have previously approved this annual grant award as well as the additional OSFC Supplemental Grant Award in 2020 that was awarded to assist the department due to the COVID-19 pandemic.

BUDGET IMPACT:

The grants will have a positive impact on the DFS and FDMT budgets in the amount of \$15,000.00.

1. Department of Fire Services \$15,000.00 for technology upgrades at Battalion 1.
2. Fire Department of Montgomery Township \$15,000.00 for water rescue equipment.

RECOMMENDATION:

It is the recommendation of Staff that the Board of Supervisors approve the Office of State Fire Commissioner Grant awards of \$15,000.00 for the DFS and FDMT.

MOTION/RESOLUTION:

Motion to approve the grant awards of the Office of State Fire Commissioner for the Department of Fire Services and the Fire Department of Montgomery Township.

MOTION BY: _____ SECOND BY: _____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item # 11

SUBJECT: Fire Department of Montgomery Township 2021 Fundraising Efforts
MEETING DATE: May 10, 2021
BOARD LIAISON: Annette M. Long
INITIATED BY: William Wiegman, Director of Fire Services

BACKGROUND:

The Fire Department of Montgomery Township is required to advise the Board of Supervisors on an annual basis in advance of planned fundraising activities per the Fire Services Agreement dated May 2009. Expenditures of monies obtained through fundraising or from non-township tax revenues shall be in accordance with the approved budget or any budgetary amendments made by the FDMT or represent a reasonable expenditure necessary to conduct or provide fire protection services. The FDMT is seeking the Board's approval of its planned fundraising activities for 2021. The proposed fundraising activities are dependent on restrictions due to the ongoing COVID-19 pandemic. The following FDMT fund-raising activities are proposed for 2021.

- Residential fundraising mailer in Winter 2021
- Business fundraising mailer in Spring 2021
- Car washes in Summer 2021
- Coin toss in Fall 2021
- Dine and Donate events throughout 2021

BUDGET IMPACT:

The Township has budgeted \$10,000 to the FDMT to assist fundraising activities for 2021. There would be no additional impact on the Township's budget.

RECOMMENDATION:

Staff recommends the Board of Supervisors approve the 2021 planned fundraising activities for the FDMT.

MOTION/RESOLUTION:

Motion to approve the 2021 planned fundraising activities for the FDMT.

MOTION BY: _____ SECOND BY: _____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item # 12

SUBJECT: Consider Authorization to Advertise Stump Road Sidewalk Installation Bid
MEETING DATE: May 10, 2021
BOARD LIAISON:
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

As a result of a resident's recent and previous concerns regarding pedestrian safety being brought to my attention, I requested Gilmore & Associates evaluate the area of Stump Road between Gwynedd Lea and Newport Lane, and prepare a cost estimate to install sidewalk, ramps and a crosswalk in the area. The details of the area in question are included in your packet, as well as the Opinion of Probable Cost (OPC) of \$70,322.00.

PREVIOUS BOARD ACTION: None

BUDGET IMPACT:

While this particular work was not included in the 2021 capital budget, there are funds available since the curb and sidewalk bid came in under budget.

RECOMMENDATION:

Staff recommends the Board authorize completion of the necessary design and permitting and the advertisement of the bid for this work.

MOTION/RESOLUTION:

Motion to authorize the advertisement of the Stump Road sidewalk installation project between Gwynedd Lea and Newport Lane.

Motion by: _____

Seconded by: _____

\\NB1.gilmore.local\SERVER1\MUNICIPAL\2021\2101016-01_MT-Montgomery Township General Traffic\Stump Rd and Newport Ln Sidewalk\Sketch.dwg Layout: SKETCH



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

DRAWN BY:
LAS

JOB NO.:
21-0101601

DATE:
APRIL, 2021

SCALE:
1"=100'

SKETCH
STUMP ROAD
SIDEWALK

MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PA

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

SUBJECT: Consider Ratification of Real Estate Tax Appeal Settlement
MEETING DATE: May 10, 2021
BOARD LIAISON: Tanya Bamford, Chair
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

North Penn School District and the property owners of 782 Bethlehem Pike reached agreement on the real estate tax assessment appeal which now require action by the Board of Supervisors on behalf of the Township.

In 2019 the School District filed an assessment appeal with the Board of Assessments challenging the property's valuation and later filed an appeal of the "Notice of No Change in Assessment". The parties negotiated a settlement in lieu of pursuing further litigation.

PREVIOUS BOARD ACTION: None

BUDGET IMPACT:

A new assessed valuation of the property will result in a payment to the Township of \$1,118.76 for tax years 2020 and 2021.

RECOMMENDATION:

Staff recommends the Board of Supervisors approve the proposed settlement.

MOTION/RESOLUTION:

Motion to approve the stipulated settlement for 422 Stump Road and authorize the Township Solicitor to execute the settlement stipulations.

Motion by: _____

Seconded by: _____

RUDOLPH CLARKE, LLC

By: Michael L. Barbiero, Esquire

Attorney I.D. #82933

By: Alexander M. Glassman, Esquire

Attorney I.D. #314530

7 Neshaminy Interplex, Suite 200

Trevese PA, 19053

215-633-1890

NORTH PENN SCHOOL DISTRICT

vs.

MONTGOMERY COUNTY BOARD OF
ASSESSMENT APPEALS, et al.

Docket No. 2019-26336

Assessment Appeal

Property Location: 422 Stump Road

Tax Parcel No.: 46-00-03577-01-3

SETTLEMENT STIPULATION

Parties

1. Appellant is the North Penn School District.
2. Appellee is the Montgomery County Board of Assessment Appeals.
3. Intervenors are the Property Owner, AES REC LLC, Montgomery County and Montgomery Township.

Property

4. The Property, which consists of approximately 2 acres is located at 422 Stump Road, within the Township of Montgomery, and is further identified as Tax Parcel No. 46-00-03577-01-3 ("Property").
5. The Property's current assessment is 536,630.

Appeal

6. In 2019, the District filed an assessment appeal with the Board of Assessment Appeals challenging the Property's amount of 536,630 for the taxable year beginning January 1, 2020.
7. On October 10, 2019, after conducting a hearing on the Appeal, the Board issued a "Notice of No Change in Assessment" determination.

8. On November 8, 2019, the District appealed to this Court from the Board's "Notice of No Change in Assessment" determination.

Settlement Terms

9. Based upon the risks and costs of litigation, the parties have decided it is in their best interests to settle this matter based upon the terms and conditions set forth in this Stipulation.
10. Accordingly, the parties, intending to be legally bound, and to bind their respective clients, agree to the following settlement terms:

2020 Assessment: Effective January 1, 2020 for County and Township tax years and July 1, 2020 for the School District tax year, the assessment on the Property shall be increased from its assessment of 536,630 to 912,050. Applying the County's 2020 common level ratio of .493 this assessment results in an indicated market value of \$1,850,000.

2021 Assessment: Effective January 1, 2021 for County and Township tax years and July 1, 2021 for the School District tax year, the assessment on the Property shall be increased from its assessment of 536,630 to 912,050. Applying the County's 2021 common level ratio of .469 this assessment results in an indicated market value of \$1,944,670.

11. The Property's assessment shall remain at 912,050 for each subsequent tax year after 2021, and tax bills will be issued in accordance with this assessment, until a change as otherwise permitted by Pennsylvania law has been made.
12. The parties acknowledge that this agreement does not limit the Montgomery County Board of Assessment Appeals' statutory authority to revise the assessment of the subject parcel as the result of a countywide reassessment, change in the subject property resulting in the issuance of an interim assessment, or otherwise provided by applicable law. If there is any such change in the assessment of the subject property, all parties shall have the right to appeal from that change as provided by law.
13. Based upon the increased assessments established by this Stipulation, all counsel agree that additional amounts are owing to the taxing authorities as follows:

NORTH PENN SCHOOL DISTRICT

Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2020	536,630	912,050	375,420	.0267742	\$10,051.57
				Total	\$10,051.57

MONTGOMERY COUNTY

Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2020	536,630	912,050	375,420	.003459	\$1,298.58
2021	536,630	912,050	375,420	.003632	\$1,363.53
				Total	\$2,662.11

MONTGOMERY COUNTY COMMUNITY COLLEGE (MCCC)

Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2020	536,630	912,050	375,420	.00039	\$146.41
2021	536,630	912,050	375,420	.00039	\$146.41
				Total	\$292.82

MONTGOMERY TOWNSHIP

Tax Year	Old Assessment	New Assessment	Increase	Millage Rate	Amounts Owing
2020	536,630	912,050	375,420	.00149	\$559.38
2021	536,630	912,050	375,420	.00149	\$559.38
				Total	\$1,118.76

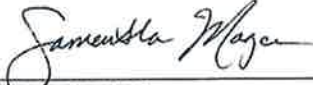
14. These calculations are subject to verification by the tax collector and/or treasurers of each taxing authority and their determinations are final.
15. That based on the increase in assessments established by this Stipulation and Order of Settlement, all counsel agree that the Taxing Authorities are entitled to receive underpayments from the Taxpayer.
16. If taxpayer paid its taxes within the discount period for any of the taxes years at issue in this appeal, then two percent shall be deducted from the amount of the calculated underpayment for that tax year. Conversely, if Taxpayer paid its taxes within the penalty period for any of the tax years at issue in this appeal, then ten percent shall be added to the amount of the calculated underpayment for that tax year.
17. That upon Court approval of this Stipulation and Order of Settlement, the Taxing Authorities shall forward bills to the Taxpayer for the amount of underpayments as set forth in this Stipulation.

18. This Stipulation contains the statement of each and every term and provision agreed to by all parties. No other promises, representations or other inducements, oral or written, have been made to any of the other parties in exchange for this Stipulation.
19. The attorneys entering into this Stipulation represent that they and their clients have full authority to enter into this Stipulation and they have been authorized by their clients to enter into this Stipulation.
20. This Stipulation may be executed in one or more counterparts and by facsimile or electronic mail, each of which shall be deemed an original and all of which when taken together shall constitute a single agreement.
21. Each party shall bear its own costs as incurred.
22. This Stipulation shall be binding upon, and inures to the benefit of the undersigned, their clients, successors, grantees, heirs and assigns.

[Signatures on Next Page]

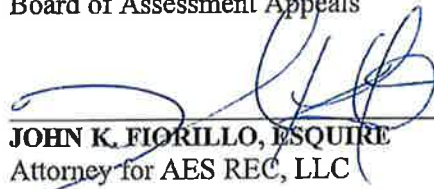
MARTINA STOLL

President of the North Penn School District



SAMANTHA MAGEE, ESQUIRE

Attorney for Montgomery County
Board of Assessment Appeals



JOHN K. FIORILLO, ESQUIRE

Attorney for AES REC, LLC

DANIEL GRIESER, ESQUIRE

Attorney for Montgomery Township

BRIAN O. PHILLIPS, ESQUIRE

Attorney for Montgomery County

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

SUBJECT: Consider Adoption of *Ready for 100* Renewable Energy Resolution
MEETING DATE: May 10, 2021
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY:

BACKGROUND:

Please see attached resolution which was provided by Ms. Staab for your consideration. It has been reviewed by the Solicitor and Township staff.

MOTION/RESOLUTION:

Motion to adopt resolution 2021-26, *Ready for 100* Renewable Energy.

Motion: _____

Second: _____

Montgomery Township Ready for 100 Renewable Energy Resolution
A Vision for a 100% Clean Renewable Energy Future

WHEREAS, Climate change is a global long-term threat to civilization and Earth's living ecosystems;

WHEREAS, More frequent and extreme weather events will become commonplace;

WHEREAS, A major contributor to climate change is the continued use of fossil fuels by individuals, businesses and government agencies;

WHEREAS, The impacts of Climate Change will stress our infrastructure, emergency and social services; threaten our access to food, water and energy supplies; heighten the disruption of services and commerce; and negatively affect the quality of life and human health;

WHEREAS, The 2015 United Nations Climate Change Conference in Paris resulted in a consensus among all 195 countries to limit the increase in global average temperatures to well below 2 degrees celsius, ensure that greenhouse gas emissions will not exceed sinks (total carbon capture) by the second half of this century, and become carbon neutral between 2050 and 2100;

WHEREAS, In January 2019, Governor Tom Wolf has issued an executive order stating, "the Commonwealth will work to achieve a 26 percent reduction of greenhouse gas emissions by 2025 and an 80 percent reduction by 2050".

WHEREAS, The municipalities of Abington, Springfield, Cheltenham, Plymouth, Upper Merion, West Norriton and Whitemarsh Townships, Ambler, Bridgeport, Conshohocken, Hatboro, Narberth and Norristown Boroughs in Montgomery County and Phoenixville, West Chester, Downingtown and others in Bucks County, Chester County and Delaware County have stepped up as regional leaders in setting goals for the transition to renewable energy in their communities;

WHEREAS, Montgomery Township has demonstrated a commitment to reducing its energy usage by implementing energy efficiency improvements in multiple areas, including:

- LED streetlight upgrade throughout the Township, reducing energy usage and energy costs;
- Execution of five-year agreement with electricity supplier for 100% green energy
- Installation of low flow water fixtures in all municipal buildings, reducing water usage
- Installation of touchless water refill station in Township building

WHEREAS, Montgomery Township is committed to be a community characterized by equality, health, safety, livability, prosperity and equity;

WHEREAS, Montgomery Township recognizes that it has a responsibility to future generations to take an active stance to reduce the emission of greenhouse gases within the Township;

WHEREAS, The best strategy for achieving a cost effective, even cost saving, energy source transition is through collaboration with other Montgomery County energy leaders and participation in acquiring aggregated procurement contracts – Power Purchase Agreements (PPAs) for regional wind and solar energy; to this end, Montgomery Township also recognizes the importance of developing a close working relationship with its electric energy supplier(s) to create the most advantageous and mutually beneficial plan for integrating locally generated and renewable power;

WHEREAS, A renewable energy initiative can produce energy cost savings for residents and local

businesses while stimulating new economic activity and local jobs, all while simultaneously mitigating the risks from climate change for everyone;

AND WHEREAS, clean energy addresses not only climate change but also air quality and other public health impacts from our fossil fuel history. Like extreme weather events, recessions, and pandemics., these disproportionately burden poor people and especially low-income people of color in our communities.

BE IT RESOLVED THAT:

- Montgomery Township will join other leading towns and cities in the national Ready for 100 movement, to work towards 100% clean, renewable energy for all, and complete this transition, community-wide, to
 - 100% clean renewable electricity by 2035;
 - 100% clean renewable energy when replacing heating system and transportation equipment by 2050;
 - As vehicles are replaced, priority will also be given to transitioning the Montgomery Township vehicle fleet to 100% renewable energy sources by 2030 where feasible;
- The Montgomery Township Board of Supervisors will provide guidance for commissioning a committee, task force, and/or consultant to draft an energy transition plan for achieving these goals by May, 2022 or sooner, to include interim milestones, financial impacts, equity metrics, potential financing mechanisms and the percentage of renewable energy that is locally produced;
- Renewable energy will be defined as carbon-free and pollution-free energy generated sustainably from renewable sources such as wind, solar, small hydro, tidal, fuel cells and geothermal;
- Locally produced and distributed energy is prioritized whenever feasible for the many advantages it provides to the community;
- Montgomery Township will continue to strategically decrease energy usage by implementing energy efficiency improvements;
- All Montgomery Township stakeholders will have the opportunity and will be encouraged to participate in the planning and implementation process;
- That Montgomery Township sets a goal to generate at least 20% of community-wide electricity from local renewable/solar sources by 2025 and maintain at least this apportion throughout the electrification process. We call on the local electric utility company (PECO) to work with our community as a partner to achieve this local generation goal and set its own similar goals for the region;
- Montgomery Township will call on the Commonwealth of Pennsylvania to set a goal to use 100% renewable energy for all purposes no later than 2050;
- Montgomery Township Board of Supervisors will call on the Commonwealth of Pennsylvania to adopt codes and standards to increase the efficiency of buildings and appliances;
- Montgomery Township will call on the Commonwealth of Pennsylvania to increase the Alternative Energy Portfolio Standards to levels that put us on track to meet 100% renewable energy goals;

- *Montgomery Township will seek to work with other Montgomery County Municipalities and the Montgomery County Planning Commission and/or Delaware Valley Regional Planning Commission to create an energy planner/advocate position. The energy planner/advocate will develop and implement renewable energy strategies for Montgomery County municipalities, residents, businesses, and institutions. Alternatively, an energy planning firm may be contracted to create the energy transition plan or supplement an energy transition plan outlined by a volunteer and staff task force.*

RESOLVED, at the duly convened meeting of the Board of Supervisors of Montgomery Township conducted on this 10th day of May 2021.

Tanya C. Bamford, Chair

Matthew W. Quigg, Vice-Chair

Candyce Fluehr Chimera, Member

Annette M. Long, Member

Beth A. Staab, Member

Attest: Carolyn McCreary, Secretary