

**AGENDA**  
**MONTGOMERY TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**MAY 23, 2022**  
**7:00 P.M.**

[www.montgomerytwp.org](http://www.montgomerytwp.org)

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

Carolyn McCreary  
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Announcements
4. Public Comment
5. Consent Agenda:
  - Minutes of May 9, 2022 Meeting
  - Payment of the May 23, 2022 Bills
  - Escrow Release No. 2 – Montgomery Realty Associates, LLC, 740 Bethlehem Pike

**Introduction:**

6. Park and Recreation Board Volunteer Applicant – Jeremy Dombroski

**Recognitions:**

7. Public Safety Committee Member (Retired) – Dr. Mitch Barrer
8. Township Employee, Lucy Gonzalez
9. Fire Department Promotions & Swearing-In of Firefighter Eoghan Lowry

**Public Safety:**

10. Authorization to Purchase Replacement License Plate Readers

**Planning and Zoning:**

11. Amend Resolution No. 2022-18, Westrum Land Development (Resolution No. 2022-25)
12. Review of Zoning Hearing Board Applications

**Parks and Recreation:**

13. Review of Feasibility Study Proposal for Installation of Turf Fields

**Old Business: None**

**New Business:**

14. Reduce Distribution of Single-Use Plastics (Resolution No. 2022-26)
15. Township Welcome Signs - Shade Tree Commission

Board of Supervisors Agenda  
May 23, 2022  
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16. Department Reports

17. Committee Liaison Reports

18. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #03

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SUBJECT: Announcements  
MEETING DATE: May 23, 2022  
BOARD LIAISON:  
INITIATED BY: Tanya C. Bamford, Chairwoman

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- The Connie Mack baseball field at William F. Maule Park @ Windlestrae was dedicated to Michael J. Okino on Saturday, May 14. A plaque describing his dedication to youth sports in Montgomery Township was installed in his honor at the field. Friends and family were present to pay tribute to Mike.
- Also on Saturday, May 14, officers from Montgomery Township, the Lansdale Borough Police Department, and Upper Gwynedd Township Police were at Costco for a National Police Week Event and to attend the Costco Children's Miracle Network Event. Thank you to all who donated to the Children's Miracle Network.
- The Township's next Blood Drive will be held at the Community and Recreation Center on Sunday, May 29, from 9 am to 2 pm. Thank you to everyone who donated at the very successful emergency drive held on Thursday, May 12.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

Item #04

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SUBJECT: Public Comment  
MEETING DATE: May 23, 2022  
BOARD LIAISON:  
INITIATED BY:

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BACKGROUND:

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

Please come forward to the microphone and state your name and address for the record.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #05

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SUBJECT: Consent Agenda  
MEETING DATE: May 23, 2022  
BOARD LIAISON:  
INITIATED BY:

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BACKGROUND:

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

- Minutes of the May 9, 2022 Board meeting
- Payment of Bills for May 23, 2022
- Escrow Release No. 2 – Montgomery Realty Associates, LLC, 740 Bethlehem Pike

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

**MINUTES OF MEETING  
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
MAY 9, 2022**

**1. Call to Order:** The May 9, 2022, public meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Tanya C. Bamford called the meeting to order at 7:00 p.m.

**IN ATTENDANCE:**

Chair Tanya C. Bamford  
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  
Fire Chief, William Wiegman  
Director of Finance, Brian Shapiro  
Director of Admin & HR, Ann Shade  
Director of Public Works, Greg Reiff  
Director of Planning, Bruce Shoupe  
Director of Information Technology, Rich Grier  
Recording Secretary, Deborah Rivas

**ABSENT:**

Vice Chairwoman, Candyce Fleuhr Chimera  
Supervisor Audrey R. Ware

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

- The Earth Day and Arbor Day events were significant successes on Saturday, April 23. Two hundred twenty-five trees were distributed to residents by the Shade Tree Commission, and 15,795 pounds of electronic waste were recycled at the EAC's Electronic Recycling Event.
- The Montgomery Township Police, Fire, and Public Works Departments coordinated a food drive benefitting the Mattie N. Dixon Community Cupboard on Saturday, April 30, at Giant. Seven hundred sixty-seven pounds of food and essential items were collected during the event.
- The Police Department also participated in the National Drug Take-Back Day on April 30<sup>th</sup>, collecting 106 pounds of medication between the two drop-off locations, Giant and Wegmans.
- Ms. Bamford announced that Ann Shade, Director of Administration and Human Resources, will leave the Township to pursue a new career path. Ms. Shade was recognized for her 21 years of service to the Township.

**4. Public Comment** – There was no public comment.

**5. Consent Agenda:**

**MOTION:** Upon motion by Ms. Long, seconded by Ms. Staab and unanimously carried (3-0), the minutes of the April 11, 2022 meeting, the ratification of the payment of

**bills for April 11 and April 25, 2022, and the payment of bills for May 9, 2022, were approved as presented.**

**Public Safety:**

**6. Recognition of National Police Week:**

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Long, and unanimously carried (3-0), the Board adopted Resolution No. 2022-20, recognizing the week of May 11 through May 17, 2022, as National Police Week, honoring the service and sacrifice of those law enforcement officers killed in the line of duty while protecting our communities, especially Officer David Hancock of the Montgomery Township Police Department who lost his life on December 11, 1976.**

**7. Recognition of Police Officer Commendations:**

**MOTION: Upon motion by Ms. Long, seconded by Ms. Staab, and unanimously carried (3-0), the Board recognized and commended Detective Sergeant Glenn Davis, Detective Todd Walter, Detective Ricardo DeJesus, Officer Joseph Schott, and Officer Scully for their official outstanding police work commendations.**

**8. Swearing-In of New Recruit Police Officers:** Chief Bendig reported that two vacancies would be occurring within the Police Department in 2022 due to retirements. A recruit testing process was initiated with two hundred and fourteen applications. Chief Bendig introduced the top two candidates, Hannah Moran and Sean Orrison, to be considered for appointment to the positions of Recruit Police Officers. Ms. Bamford administered the oath of office to Ms. Moran and Mr. Orrison.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Long and unanimously carried (3-0), the Board appointed Hannah Moran and Sean Orrison to the position of Recruit Police Officer in the Montgomery Township Police Department effective May 10, 2022.**

**Planning and Zoning:**

**9. Subdivision Approval – Pecan Properties, 901 Lansdale Avenue –** Samuel Costanzo, P.E. of Van Cleef Engineering Associates, presented the plan for a 3-lot subdivision at the corner of Lansdale Avenue and Knapp Road. The waivers requested were discussed, and the Board agreed to accept all waivers except for the placement of sidewalks, which will be required, and a requirement for installing a crosswalk across Knapp Road, subject to PennDOT approval.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried (3-0), the Board adopted Resolution No. 2022-21, approving the Pecan Properties residential subdivision, subject to the conditions stated on the record.**

**10. Waiver of Special Event Permit Fee – Mary, Mother of the Redeemer Church:**

**MOTION:** Upon motion by Ms. Bamford, seconded by Ms. Long, and unanimously carried (3-0), the Board approved the waiver of fees (\$169.50) associated with the temporary sign/special event permit and the general electrical work for the Mary, Mother of the Redeemer Summer Festival.

**11. Appointment of Building Code Appeals Alternate Member:**

**MOTION:** Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried (3-0), the Board appointed Christopher Stigler to the Building Code of Appeals Board as an alternate member for a four-year term ending on January 1, 2024.

**Administration and Finance:**

**12. Website Redesign Proposal –** Ms. McCreary reported that staff has been evaluating the current website to be more user-friendly and help promote one of our citizen engagement goals. After reviewing multiple municipal websites with the plan to include an update in the 2023 budget, staff contacted eGov, our current website designer. They advised that they could redesign the website and reorganize our content for \$10,000. Derek Muller, Public Information Coordinator, presented additional information and examples of his vision for the new website.

**MOTION:** Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried (3-0), the Board approved the proposal from eGov Strategies dated April 5, 2022, for \$10,000.00 for the redesign of the Township's website.

**13. Appointment to Police Pension Committee:**

**MOTION:** Upon motion by Ms. Long, seconded by Ms. Staab, and unanimously carried (3-0), the Board appointed Lt. Gerald Dougherty as a member of the Police Pension Board.

**Public Works:**

**14. Advertisement of Bid for Resurfacing of Courts at Whistlestop Park:** Mr. Reiff reported that staff and engineers from Gilmore & Associates met to discuss work recommended on the courts in Whistlestop Park. The work includes stone dust overlay on the hockey and basketball courts, installing two new basketball systems, crack repairs, and new color coating and striping on the tennis courts.

**MOTION:** Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried (3-0), the Board authorized the bid advertisement for the Whistlestop Court Projects.



**Old Business:**

**15. Sale of Ladder 18 (2002 E-One Rear Mount Platform):** Chief Wiegman reported that the department had received a conditional offer of sale from a fire department located in Beaverton, Michigan. They will be requesting approval from their Board of Directors to purchase Ladder 18 for \$110,000.00. They will be meeting on Tuesday, May 10, 2022. Staff is seeking the Board's authorization to continue the utilization of a broker to assist in the sale of Ladder 18. The broker's commission will be 5% of the final sale price of Ladder 18. The department will have to replace the tires on Ladder 18 and make some minor repairs before the sale as a condition of the offer.

**MOTION:** Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried (3-0), the Board approved the sale of Ladder 18 for \$110,000.00 and authorized the Department of Fire Services to accept the offer and execute all documentation required to facilitate the sale and transfer of the title of Ladder 18.

**New Business:**

**16. Resolution Supporting DCED Grant Application – Whistlestop Park:** Ms. McCreary reported that a new round of applications for DCED's Greenways, Trails, and Recreation grant program opened and will close on May 31<sup>st</sup>. Eligible projects include the rehabilitation and development of parks. The staff has confirmed that the recent application for a DCNR grant does not preclude the Township from seeking funding from this program.

**MOTION:** Upon motion by Ms. Long, seconded by Ms. Staab, and unanimously carried (3-0), the Board adopted Resolution No. 2022-22 supporting the grant application to the Department of Community and Economic Development for the Whistlestop Park Improvement Project.

**17. Resolution Recognizing National Public Works Week:**

**MOTION:** Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried (3-0), the Board adopted Resolution No. 2022-23, recognizing the week of May 15 through May 21, 2022, as National Public Works Week.

**18. Resolution Recognizing National Emergency Services Week:**

**MOTION:** Upon motion by Ms. Long, seconded by Ms. Staab and unanimously carried (3-0), the Board adopted Resolution No. 2022-24, recognizing the week of May 15 through May 21, 2022, as National Emergency Medical Services Week.

**19. Discussion on Ordinance Amendment for Medical Marijuana Dispensaries:** Ms. McCreary reported that staff was requested to provide information showing what other municipalities have done regarding the location of medical marijuana dispensaries. Ms. McCreary provided examples of ordinances enacted by surrounding municipalities that require that no dispensary facility be located within 1,000 feet in any direction of the property line of any public, private or

parochial school, day-care center, or family day-care center, as well as not to be within 1,000 feet of another medical marijuana dispensary property. Discussion followed, and the consensus was to prepare a draft ordinance amendment for the Board's future consideration.

**20. Department Reports:** Mr. Reiff reported the impact that delays in ordering supplies and products have had on his department. Many orders for products that the department uses daily are running eight to twelve weeks behind on delivery. Traffic signal equipment and poles are six months behind. Pricing is also affected. A ten-foot conduit section was previously \$2, and now it is \$10-12. The Public Works staff has been stretching out its equipment as long as possible and will continue to do so.

**21. Committee Reports:** Ms. Long reported that the Public Safety Committee activities were part of this evening's meeting, the Police Commendations and new hires, as well as the potential sale of Ladder 18. Ms. Staab reported on the EAC electronic recycling event and the Shade Tree Commission's Arbor Day Tree Give-a-Way event. Ms. Bamford also attended the two events and thanked everyone for attending the Volunteer Appreciation Event at the Pine Crest County Club. Ms. Bamford said that she was looking forward to the survey responses to see how the Township can improve on celebrating its volunteers in the future. Upon prompting by Ms. McCreary, Mr. Muller announced that he would be volunteering tomorrow at the first-ever North Penn Senior Games event held at the Community and Recreation Center, the Corn Hole competition.

**22. Adjournment:** Upon motion by Ms. Bamford and seconded by Ms. Staab, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary

05/19/2022 08:31 AM  
User: msanders  
DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP  
CHECK DATE FROM 05/10/2022 - 05/23/2022

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05/18/2022	01	91539	100001913	TYRONE C TATE	120.00
05/19/2022	01	91540	00000006	ACME UNIFORMS FOR INDUSTRY	492.98
05/19/2022	01	91541	100000892	ADAM ZWISLEWSKI	70.00
05/19/2022	01	91542	00001202	AIRGAS, INC.	295.25
05/19/2022	01	91543	100000876	ALEXANDER J. DEANGELIS	50.00
05/19/2022	01	91544	100001754	ALEXANDER L. AVALLO III	250.00
05/19/2022	01	91545	100000814	AMAZON.COM SERVICES, INC	1,784.41
05/19/2022	01	91546	100001959	ANDREW ALLEN WILBUR	50.00
05/19/2022	01	91547	100000888	ANDREW WEINER	300.00
05/19/2022	01	91548	100001890	ANGEL G. MEJIAS	400.00
05/19/2022	01	91549	100001828	ARAMSCO, INC.	136.18
05/19/2022	01	91550	00000027	ARMOUR & SONS ELECTRIC, INC.	750.00
05/19/2022	01	91551	00000031	AT&T	120.15
05/19/2022	01	91552	00000561	ATLANTIC TACTICAL	385.70
05/19/2022	01	91553	100000915	AUSTIN NEDWICK	50.00
05/19/2022	01	91554	MISC	BASEMENT WATERPROOFING SPECIAL	150.00
05/19/2022	01	91555	00000043	BERGEY'S	235.72
05/19/2022	01	91556	MISC	BRADY FRANCIS J III & KELLY A	74.50
05/19/2022	01	91557	100001244	BRANDI BLUSIEWICZ	50.00
05/19/2022	01	91558	100000979	BRANDON UZDZIENSKI	100.00
05/19/2022	01	91559	100000405	C.E.S.	2,681.55
05/19/2022	01	91560	100000319	CANDORIS	2,552.20
05/19/2022	01	91561	100000878	CARL F. HERR	150.00
05/19/2022	01	91562	MISC	CATALFANO BROTHERS LLC	109.00
05/19/2022	01	91563	00001601	CDW GOVERNMENT, INC.	3,200.00
05/19/2022	01	91564	100000396	CKS ENGINEERS, INC.	446.60
05/19/2022	01	91565	100000221	COLMAR VETERINARY HOSPITAL	924.31
05/19/2022	01	91566	100001842	COLONIAL OIL INDUSTRIES, INC	973.98
05/19/2022	01	91567	100001843	COLONIAL OIL INDUSTRIES, INC	2,881.46
05/19/2022	01	91568	00000363	COMCAST	224.94
05/19/2022	01	91569	00000363	COMCAST	1,038.51
05/19/2022	01	91570	00000363	COMCAST	30.56
05/19/2022	01	91571	00000335	COMCAST CORPORATION	999.95
05/19/2022	01	91572	00000335	COMCAST CORPORATION	469.84
05/19/2022	01	91573	100001955	COMMONWEALTH OF PA	5,202.00
05/19/2022	01	91574	100001209	DALE ALDERFER	30.00
05/19/2022	01	91575	100001968	DARRAH CARNEY	525.00
05/19/2022	01	91576	00000086	DAVID D. DUNLAP	32.83
05/19/2022	01	91577	100000893	DONALD B.TUCKER III	100.00
05/19/2022	01	91578	00000967	DVHT DELAWARE VALLEY HEALTH TRUST	167,691.03
05/19/2022	01	91579	00001520	DVPLT DELAWARE VALLEY PROPERTY &	25.00
05/19/2022	01	91580	00001873	EGOV STRATEGIES LLC	2,434.00
05/19/2022	01	91581	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	4,240.00
05/19/2022	01	91582	00000161	EUREKA STONE QUARRY, INC.	368.22
05/19/2022	01	91583	100001602	FRANK J. BLUSIEWICZ JR	150.00
05/19/2022	01	91584	100001744	FUNDAMENTAL TENNIS	1,660.00
05/19/2022	01	91585	00001852	G.L. SAYRE, INC.	588.84
05/19/2022	01	91586	00000188	GALLS, AN ARAMARK CO., LLC	125.99
05/19/2022	01	91587	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	621.00
05/19/2022	01	91588	00000229	GRAINGER	119.85
05/19/2022	01	91589	00000213	HAJOCA CORPORATION	62.40
05/19/2022	01	91590	00001793	HILLTOWN TOWNSHIP	1,174.94
05/19/2022	01	91591	00000903	HOME DEPOT CREDIT SERVICES	115.88
05/19/2022	01	91592	00441122	HORSHAM CAR WASH	266.00
05/19/2022	01	91593	00001729	INTERNATIONAL BRONZE, LTD	925.00
05/19/2022	01	91594	100001620	J & J AUTO + TRUCK REPAIRS	568.69
05/19/2022	01	91595	100000882	JACOB MILLEVOI	100.00
05/19/2022	01	91596	100000881	JOHN H. MOGENSEN	100.00
05/19/2022	01	91597	03214571	JOHN SCHEITER	8.95
05/19/2022	01	91598	00000740	K.J. DOOR SERVICES INC.	5,236.76
05/19/2022	01	91599	100001564	KAFMO	30.00
05/19/2022	01	91600	100000554	KEITH GRIERSON	50.00
05/19/2022	01	91601	00000264	KENCO HYDRAULICS, INC.	3.20
05/19/2022	01	91602	100001811	KEYSTONE MUNICIPAL SERVICES, INC.	8,475.00
05/19/2022	01	91603	100001254	KILCOYNE & KELM, LLC	1,290.00
05/19/2022	01	91604	100001592	KILKENNY LAW, LLC	10,525.80
05/19/2022	01	91605	MISC	KITCHEN KRAFTERS LLC	154.50
05/19/2022	01	91606	100001815	KRISTIN MAAS	169.00
05/19/2022	01	91607	100001661	KYLE W. STUMP	200.00
05/19/2022	01	91608	100001967	LAURA CISSEL	195.00
05/19/2022	01	91609	00000571	LEE WAGNER	1,542.75
05/19/2022	01	91610	00001706	LOWE'S COMPANIES INC.	103.10
05/19/2022	01	91611	00001915	MARIANNE MCCONNELL	22.00
05/19/2022	01	91612	00000201	MASTERTECH AUTO SERVICE, LLC	46.52
05/19/2022	01	91613	00000744	MCDONALD UNIFORMS	632.23

05/19/2022 08:31 AM  
 User: msanders  
 DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP  
 CHECK DATE FROM 05/10/2022 - 05/23/2022

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05/19/2022	01	91617	100000885	MICHAEL SHEARER	100.00
05/19/2022	01	91618	100001891	MICHAEL STACHOWICZ	100.00
05/19/2022	01	91619	MISC	MOONEY'S HOME IMPROVEMENTS	1,200.00
05/19/2022	01	91620	00001054	NEW BRITAIN TOWNSHIP	416.40
05/19/2022	01	91621	00000356	NORTH WALES WATER AUTHORITY	68.24
05/19/2022	01	91622	00000270	NYCE CRETE AND LANDIS CONCRETE	735.50
05/19/2022	01	91623	00001134	OFFICE DEPOT, INC	104.46
05/19/2022	01	91624	00000311	PA DEPT OF LABOR & INDUSTRY-B	157.96
05/19/2022	01	91625	00000397	PECO ENERGY	13,404.73
05/19/2022	01	91626	00000399	PECO ENERGY	7,025.18
05/19/2022	01	91627	00000726	PENN-HOLO SALES & SERVICES	255.50
05/19/2022	01	91628	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC.	52.70
05/19/2022	01	91629	00000447	PETTY CASH - POLICE	222.55
05/19/2022	01	91630	00001171	PHILA OCCHEALTH/DBA WORKNET OCC	526.56
05/19/2022	01	91631	00000945	PIPERSVILLE GARDEN CENTER, INC.	165.30
05/19/2022	01	91632	100000731	PITNEY BOWES, INC	733.95
05/19/2022	01	91633	100000731	PITNEY BOWES, INC	152.98
05/19/2022	01	91634	100001010	RACHEL GIBSON	300.00
05/19/2022	01	91635	100000886	RACHEL TROUTMAN	50.00
05/19/2022	01	91636	00906102	READY REFRESH	93.87
05/19/2022	01	91637	00001662	RICHARD GRIER	111.30
05/19/2022	01	91638	00000653	SCATTON'S HEATING & COOLING, INC.	112.00
05/19/2022	01	91639	100000874	SEAN ALLISON	100.00
05/19/2022	01	91640	00001939	SERVICE TIRE TRUCK CENTERS	520.20
05/19/2022	01	91641	100001596	SHIH-WEN HSU	185.00
05/19/2022	01	91642	100000790	SHOEN SAFETY & TRAINING	900.00
05/19/2022	01	91643	00000468	SIRCHIE FINGER PRINT	74.05
05/19/2022	01	91644	MISC	SODERMAN & SONS INC., DBA WELLS & S	154.50
05/19/2022	01	91645	100001126	SONALI GUPTA	525.00
05/19/2022	01	91646	00001394	STANDARD INSURANCE COMPANY	8,418.43
05/19/2022	01	91647	100000701	STAPLES BUSINESS CREDIT	57.36
05/19/2022	01	91648	100001970	STEPHANIE CALIENDO	230.00
05/19/2022	01	91649	00661122	TEES WITH A PURPOSE	285.00
05/19/2022	01	91650	MISC	THE NEHER GROUP INC	1,200.00
05/19/2022	01	91651	00000684	THOMAS WARD	3,132.82
05/19/2022	01	91652	00002020	THOMSON REUTERS	265.08
05/19/2022	01	91653	00001771	TIMAC AGRO USA	5,362.50
05/19/2022	01	91654	00000506	TRANS UNION LLC	90.00
05/19/2022	01	91655	100000897	TREVOR DALTON	50.00
05/19/2022	01	91656	00000077	TRISTATE ENVIRONMENTAL	2,484.00
05/19/2022	01	91657	100001962	UNITED RENTALS (NORTH AMERICA) INC	258.75
05/19/2022	01	91658	00000040	VERIZON	289.00
05/19/2022	01	91659	100000854	VINAY P. SETTY	640.00
05/19/2022	01	91660	100000891	VINCENT ZIRPOLI	520.00
05/19/2022	01	91661	00001329	WELDON AUTO PARTS	212.87
05/19/2022	01	91662	00000632	WEST GENERATOR SERVICES INC.	974.98

01 TOTALS:

Total of 127 Disbursements:

292,397.99

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #05

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SUBJECT: Construction Escrow Release No. 2 - Montgomeryville Realty Associates, LLC, 740 Bethlehem Pike (LDS 790)  
MEETING DATE: May 23, 2022  
BOARD LIAISON: Tanya C. Bamford, Chairwoman  
INITIATED BY: Bruce Shoupe, Director of Planning and Zoning

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**BACKGROUND:**

Attached is a construction escrow release requested by Montgomeryville Realty Associates, LLC for 740 Bethlehem Pike.

The original amount of the escrow was \$750,643.58, held as cash. Subsequent to Release No. 1, in the amount of \$15,302.50, the escrow was converted to a Letter of Credit in the amount of \$735,341.08 on February 8, 2022.

This is the second release for this project and is in the amount of \$114,974.00. The new balance of the Letter of Credit would be \$620,367.08.

**BUDGET IMPACT:** None

**RECOMMENDATION:** Authorize the escrow release based on the engineer's review.

**MOTION/RESOLUTION:**

**Motion** to authorize as part of the consent agenda.



May 10, 2022

File No. 2012-10063-01

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

Reference: Montgomeryville Realty Association, LLC - LD/S#701  
740 Bethlehem Pike  
Escrow Release 2

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of **\$114,974.00** have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

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

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

Sincerely,

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

GJA/JPD

Enclosure: Release of Escrow Form & Summary of Improvement Escrow Account (05/10/2022), Applicant's Request (05/02/2022)

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

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

**RELEASE OF ESCROW FORM**

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

Date: 05/02/2022

**Development:** 740 Bethlehem Pike - LDS-701

**G&A Project #:** 2012-10063-01

**Release #:** 2

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$115,098.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

**ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.**

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

Date: 05/10/2022

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$114,974.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

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

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from Montgomeryville Realty Associates, LLC for 740 Bethlehem Pike - LDS-701, in the amount of \$115,098.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$114,974.00; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$114,974.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum contingent upon payment of any and all outstanding bills. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit / CASH with Montgomery Township in total sum of \$750,643.58 pursuant to a signed Land Development Agreement and that \$15,302.50 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$620,367.08 in escrow.

MOTION BY: \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

DATED: \_\_\_\_\_

RELEASED BY: \_\_\_\_\_

Department Director



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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 682,403.25	\$ 114,974.00	\$ 15,302.50	\$ 130,276.50	\$ 552,126.75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 68,240.33	\$ -	\$ -	\$ -	\$ 68,240.33
<b>TOTAL</b>	<b>\$ 750,643.58</b>	<b>\$ 114,974.00</b>	<b>\$ 15,302.50</b>	<b>\$ 130,276.50</b>	<b>\$ 620,367.08</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
<b>A. SOIL EROSION AND SEDIMENT CONTROL</b>												
1. Construction Entrance	EA	1	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -
2. 12 inch Filter Sock	LF	650	\$ 8.50	\$ 5,525.00		\$ -	650.00	\$ 5,525.00	650.00	\$ 5,525.00		\$ -
3. 18 inch Filter Sock	LF	558	\$ 9.50	\$ 5,301.00		\$ -	558.00	\$ 5,301.00	558.00	\$ 5,301.00		\$ -
4. 24 inch Filter Sock	LF	93	\$ 10.50	\$ 976.50		\$ -	93.00	\$ 976.50	93.00	\$ 976.50		\$ -
5. Stone Inlet Protection	EA	1	\$ 850.00	\$ 850.00	1.00	\$ 850.00		\$ -	1.00	\$ 850.00		\$ -
6. Filter Bag Inlet Protection	EA	3	\$ 150.00	\$ 450.00	3.00	\$ 450.00		\$ -	3.00	\$ 450.00		\$ -
7. NAG S75 Erosion Control Matting	SF	4,395	\$ 0.25	\$ 1,098.75		\$ -		\$ -		\$ -	4,395.00	\$ 1,098.75
8. Remove E&S Measures	LS	1	\$ 1,750.00	\$ 1,750.00		\$ -		\$ -		\$ -	1.00	\$ 1,750.00
<b>B. EARTHWORK</b>												
1. Site Grading	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -		\$ -		\$ -	1.00	\$ 5,000.00
2. Retaining Wall (Vilsmeier)	SF	300	\$ 40.00	\$ 12,000.00	300.00	\$ 12,000.00		\$ -	300.00	\$ 12,000.00		\$ -
3. Retaining Wall (side yard)	SF	800	\$ 40.00	\$ 32,000.00		\$ -		\$ -		\$ -	800.00	\$ 32,000.00
4. Fall Protection Guard (side yard)	LF	150	\$ 40.00	\$ 6,000.00		\$ -		\$ -		\$ -	150.00	\$ 6,000.00
<b>C. STORMWATER</b>												
1. 6 in. Perforated PVC	LF	244	\$ 12.00	\$ 2,928.00	244.00	\$ 2,928.00		\$ -	244.00	\$ 2,928.00		\$ -
2. 8 in. PVC	LF	155	\$ 16.00	\$ 2,480.00	155.00	\$ 2,480.00		\$ -	155.00	\$ 2,480.00		\$ -
3. 15 in. HDPE	LF	632	\$ 38.00	\$ 24,016.00	632.00	\$ 24,016.00		\$ -	632.00	\$ 24,016.00		\$ -
4. Type M Inlet	EA	2	\$ 2,000.00	\$ 4,000.00	2.00	\$ 4,000.00		\$ -	2.00	\$ 4,000.00		\$ -
5. Outlet Structure - Type 4 Box w/ M Top (#B1)	EA	1	\$ 3,500.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00		\$ -
6. Outlet Structure - Type 4 Box w/ MH Top (#A3.1)	EA	1	\$ 3,500.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00		\$ -
7. Type C Inlet	EA	2	\$ 2,500.00	\$ 5,000.00	2.00	\$ 5,000.00		\$ -	2.00	\$ 5,000.00		\$ -
8. Storm Manhole	EA	2	\$ 3,500.00	\$ 7,000.00	2.00	\$ 7,000.00		\$ -	2.00	\$ 7,000.00		\$ -
9. Underground Detention Basin	LS	1	\$ 30,000.00	\$ 30,000.00	1.00	\$ 30,000.00		\$ -	1.00	\$ 30,000.00		\$ -
10. Detention Basin	LS	1	\$ 25,000.00	\$ 25,000.00	0.45	\$ 11,250.00		\$ -	0.45	\$ 11,250.00	0.55	\$ 13,750.00
11. Soil Amendments	SY	1,810	\$ 1.50	\$ 2,715.00		\$ -		\$ -		\$ -	1,810.00	\$ 2,715.00
12. Flared End Section	EA	1	\$ 1,500.00	\$ 1,500.00		\$ -		\$ -		\$ -	1.00	\$ 1,500.00
13. Rip Rap	SF	36	\$ 8.00	\$ 288.00		\$ -		\$ -		\$ -	36.00	\$ 288.00
14. Level Spreader	EA	1	\$ 850.00	\$ 850.00		\$ -		\$ -		\$ -	1.00	\$ 850.00
15. Post & Rail Fence	LF	362	\$ 15.00	\$ 5,430.00		\$ -		\$ -		\$ -	362.00	\$ 5,430.00
<b>D. SITE IMPROVEMENTS</b>												
1. Concrete Curb, inc. curb line sealing	LF	1,620	\$ 18.00	\$ 29,160.00		\$ -		\$ -		\$ -	1,620.00	\$ 29,160.00
2. 1.5 in. 9.5mm Wearing Course	SY	5,020	\$ 9.00	\$ 45,180.00		\$ -		\$ -		\$ -	5,020.00	\$ 45,180.00
3. 2.5 in. 25mm Binder Course	SY	5,020	\$ 15.00	\$ 75,300.00		\$ -		\$ -		\$ -	5,020.00	\$ 75,300.00
4. 6 in. 2A Subbase	SY	5,020	\$ 11.25	\$ 56,475.00		\$ -		\$ -		\$ -	5,020.00	\$ 56,475.00
5. Concrete Wheel Stop	EA	24	\$ 200.00	\$ 4,800.00		\$ -		\$ -		\$ -	24.00	\$ 4,800.00
6. Concrete Pad (4,000 psi w/ fiber), inc. 6 inch 2A	SY	179	\$ 100.00	\$ 17,900.00		\$ -		\$ -		\$ -	179.00	\$ 17,900.00
7. Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A	SF	3,343	\$ 9.00	\$ 30,087.00		\$ -		\$ -		\$ -	3,343.00	\$ 30,087.00
8. PennDOT Compliant Ramp, inc. DWS	EA	2	\$ 2,500.00	\$ 5,000.00		\$ -		\$ -		\$ -	2.00	\$ 5,000.00
9. Bollards w/ ADA signs	EA	24	\$ 800.00	\$ 19,200.00		\$ -		\$ -		\$ -	24.00	\$ 19,200.00





**ESCROW RELEASE NO.: 2**  
DATE PREPARED: 10-May-2022

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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 682,403.25	\$ 114,974.00	\$ 15,302.50	\$ 130,276.50	\$ 552,126.75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 68,240.33	\$ -	\$ -	\$ -	\$ 68,240.33
<b>TOTAL</b>	<b>\$ 750,643.58</b>	<b>\$ 114,974.00</b>	<b>\$ 15,302.50</b>	<b>\$ 130,276.50</b>	<b>\$ 620,367.08</b>

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

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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 682,403.25	\$ 114,974.00	\$ 15,302.50	\$ 130,276.50	\$ 552,126.75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 68,240.33	\$ -	\$ -	\$ -	\$ 68,240.33
<b>TOTAL</b>	<b>\$ 750,643.58</b>	<b>\$ 114,974.00</b>	<b>\$ 15,302.50</b>	<b>\$ 130,276.50</b>	<b>\$ 620,367.08</b>

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

**NOTES:**

2020-03-11

Initial construction cost issued for Land Development Agreement.

2021-08-26

Construction cost revised to current unit costs.

2022-02-08

Initial CASH escrow of \$750,643.58 converted to Letter of Credit in the amount of \$735,341.08 following Release # 1 dated 12/1/2021 in the amount of \$15,302.50.

## Developer Request #2

## SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 2-May-2022  
5/2/22+Q3

PROJECT NAME: <b>744 Bethlehem Pike</b>	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	<b>MONTGOMERY TOWNSHIP</b>
DEVELOPER: Montgomeryville Realty Associates, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-701
ESCROW AGENT:		G&A PROJECT NO.: 2012-10063-01
TYPE OF SECURITY:	MAINTENANCE BOND AMOUNT (15%): \$ 102,360.49	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 682,403.25	\$ 115,098.00	\$ 20,302.50	\$ 135,400.50	\$ 547,002.75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 68,240.33	\$ -	\$ -	\$ -	\$ 68,240.33
<b>TOTAL</b>	<b>\$ 750,643.58</b>	<b>\$ 115,098.00</b>	<b>\$ 20,302.50</b>	<b>\$ 135,400.50</b>	<b>\$ 615,243.08</b>

CONSTRUCTION ITEMS					UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)				
									QTY	COST	QTY	COST	QTY	COST	QTY	COST			
<b>A. SOIL EROSION AND SEDIMENT CONTROL</b>																			
1.	Construction Entrance	EA	1	\$	3,500.00	\$	3,500.00		\$	-	1.00	\$	3,500.00	1.00	\$	3,500.00	\$	-	
2.	12 inch Filter Sock	LF	650	\$	8.50	\$	5,525.00		\$	-	650.00	\$	5,525.00	650.00	\$	5,525.00	\$	-	
3.	18 inch Filter Sock	LF	558	\$	9.50	\$	5,301.00		\$	-	558.00	\$	5,301.00	558.00	\$	5,301.00	\$	-	
4.	24 inch Filter Sock	LF	93	\$	10.50	\$	976.50		\$	-	93.00	\$	976.50	93.00	\$	976.50	\$	-	
5.	Stone Inlet Protection	EA	1	\$	850.00	\$	850.00	1.00	\$	850.00		\$	-	1.00	\$	850.00	\$	-	
6.	Filter Bag Inlet Protection	EA	3	\$	150.00	\$	450.00	3.00	\$	450.00		\$	-	3.00	\$	450.00	\$	-	
7.	NAG S75 Erosion Control Matting	SF	4,395	\$	0.25	\$	1,098.75		\$	-		\$	-		\$	-	4,395.00	\$	1,098.75
8.	Remove E&S Measures	LS	1	\$	1,750.00	\$	1,750.00		\$	-		\$	-		\$	-	1.00	\$	1,750.00
<b>B. EARTHWORK</b>																			
1.	Site Grading	LS	1	\$	5,000.00	\$	5,000.00		\$	-	1.00	\$	5,000.00	1.00	\$	5,000.00		\$	-
2.	Retaining Wall (Vilsmeier)	SF	300	\$	40.00	\$	12,000.00	300.00	\$	12,000.00		\$	-	300.00	\$	12,000.00		\$	-
3.	Retaining Wall (side yard)	SF	800	\$	40.00	\$	32,000.00		\$	-		\$	-		\$	-	800.00	\$	32,000.00
4.	Fall Protection Guard (side yard)	LF	150	\$	40.00	\$	6,000.00		\$	-		\$	-		\$	-	150.00	\$	6,000.00
<b>C. STORMWATER</b>																			
1.	6 in. Perforated PVC	LF	244	\$	12.00	\$	2,928.00	244.00	\$	2,928.00		\$	-	244.00	\$	2,928.00		\$	-
2.	8 in. PVC	LF	155	\$	16.00	\$	2,480.00	155.00	\$	2,480.00		\$	-	155.00	\$	2,480.00		\$	-
3.	15 in. HDPE	LF	632	\$	38.00	\$	24,016.00	632.00	\$	24,016.00		\$	-	632.00	\$	24,016.00		\$	-
4.	Type M Inlet	EA	2	\$	2,000.00	\$	4,000.00	2.00	\$	4,000.00		\$	-	2.00	\$	4,000.00		\$	-
5.	Outlet Structure - Type 4 Box w/ M Top (#B1)	EA	1	\$	3,500.00	\$	3,500.00	1.00	\$	3,500.00		\$	-	1.00	\$	3,500.00		\$	-
6.	Outlet Structure - Type 4 Box w/ MH Top (#A3.1)	EA	1	\$	3,500.00	\$	3,500.00	1.00	\$	3,500.00		\$	-	1.00	\$	3,500.00		\$	-
7.	Type C Inlet	EA	2	\$	2,500.00	\$	5,000.00	2.00	\$	5,000.00		\$	-	2.00	\$	5,000.00		\$	-
8.	Storm Manhole	EA	2	\$	3,500.00	\$	7,000.00	2.00	\$	7,000.00		\$	-	2.00	\$	7,000.00		\$	-
9.	Underground Detention Basin	LS	1	\$	30,000.00	\$	30,000.00	1.00	\$	30,000.00		\$	-	1.00	\$	30,000.00		\$	-
10.	Detention Basin	LS	1	\$	25,000.00	\$	25,000.00		\$	11,374.00		\$	-		\$	11,374.00	1.00	\$	13,626.00
11.	Soil Amendments	SY	1,810	\$	1.50	\$	2,715.00		\$	-		\$	-		\$	-	1,810.00	\$	2,715.00
12.	Flared End Section	EA	1	\$	1,500.00	\$	1,500.00		\$	-		\$	-		\$	-	1.00	\$	1,500.00
13.	Rip Rap	SF	36	\$	8.00	\$	288.00		\$	-		\$	-		\$	-	36.00	\$	288.00
14.	Level Spreader	EA	1	\$	850.00	\$	850.00		\$	-		\$	-		\$	-	1.00	\$	850.00
15.	Post & Rail Fence	LF	362	\$	15.00	\$	5,430.00		\$	-		\$	-		\$	-	362.00	\$	5,430.00
<b>D. SITE IMPROVEMENTS</b>																			
1.	Concrete Curb, inc. curb line sealing	LF	1,620	\$	18.00	\$	29,160.00		\$	-		\$	-		\$	-	1,620.00	\$	29,160.00
2.	1.5 in. 9.5mm Wearing Course	SY	5,020	\$	9.00	\$	45,180.00		\$	-		\$	-		\$	-	5,020.00	\$	45,180.00
3.	2.5 in. 25mm Binder Course	SY	5,020	\$	15.00	\$	75,300.00		\$	-		\$	-		\$	-	5,020.00	\$	75,300.00
4.	6 in. 2A Subbase	SY	5,020	\$	11.25	\$	56,475.00		\$	-		\$	-		\$	-	5,020.00	\$	56,475.00
5.	Concrete Wheel Stop	EA	24	\$	200.00	\$	4,800.00		\$	-		\$	-		\$	-	24.00	\$	4,800.00
6.	Concrete Pad (4,000 psi w/ fiber), inc. 6 inch 2A	SY	179	\$	100.00	\$	17,900.00		\$	-		\$	-		\$	-	179.00	\$	17,900.00
7.	Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A	SF	3,343	\$	9.00	\$	30,087.00		\$	-		\$	-		\$	-	3,343.00	\$	30,087.00
8.	PennDOT Compliant Ramp, inc. DWS	EA	2	\$	2,500.00	\$	5,000.00		\$	-		\$	-		\$	-	2.00	\$	5,000.00
9.	Bollards w/ ADA signs	EA	24	\$	800.00	\$	19,200.00		\$	-		\$	-		\$	-	24.00	\$	19,200.00

## Developer Request #2

## SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 2-May-2022  
5/2/22+Q3

PROJECT NAME: <b>744 Bethlehem Pike</b>	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	<b>MONTGOMERY TOWNSHIP</b>
DEVELOPER: Montgomeryville Realty Associates, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-701
ESCROW AGENT:		G&A PROJECT NO.: 2012-10063-01
TYPE OF SECURITY:	MAINTENANCE BOND AMOUNT (15%): \$ 102,360.49	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
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ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 68,240.33	\$ -	\$ -	\$ -	\$ 68,240.33
<b>TOTAL</b>	<b>\$ 750,643.58</b>	<b>\$ 115,098.00</b>	<b>\$ 20,302.50</b>	<b>\$ 135,400.50</b>	<b>\$ 615,243.08</b>

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

## Developer Request #2

## SUMMARY OF ESCROW ACCOUNT

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5/2/22+Q3

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TYPE OF SECURITY:	MAINTENANCE BOND AMOUNT (15%): \$ 102,360.49	AGREEMENT DATE:

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ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 68,240.33	\$ -	\$ -	\$ -	\$ 68,240.33
<b>TOTAL</b>	<b>\$ 750,643.58</b>	<b>\$ 115,098.00</b>	<b>\$ 20,302.50</b>	<b>\$ 135,400.50</b>	<b>\$ 615,243.08</b>

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

### NOTES:

2020-03-11 Initial construction cost issued for Land Development Agreement.  
2021-08-26 Construction cost revised to current unit costs.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06

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SUBJECT:	Introduction: Park and Recreation Board Volunteer Applicant – Jeremy Dombroski
MEETING DATE:	May 23, 2022
BOARD LIAISON:	Candyce Fluehr Chimera, Vice-Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

---

BACKGROUND:

A vacancy on the Park and Recreation Board exists with Al Quasti stepping down from his current term.

Jeremy Dombroski, a resident of Montgomery Township shared his desire to serve on the Park and Recreation Board and has submitted his resume and application to the Township for consideration.

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

MOTION/RESOLUTION:

**Motion** to appoint Jeremy Dombroski to the Park and Recreation Board to fill a current five-year term expiring in January 2026.

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





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

## **VOLUNTEER COMMITTEE APPLICATION**

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

*Thank you for your interest in helping your community!*

### **Applicant Information**

Full Name: Dombrowski Jeremy J.  
First Middle  
Address: \_\_\_\_\_  
Street Address Apartment/Unit #  
Wales Pa  
City State ZIP Code  
Home Phone: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

**PLEASE INCLUDE A CURRENT RESUME WITH THIS FORM.**

### **CHECK ALL OF THOSE OF INTEREST:**

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

# Jeremy J. Dombroski

## Chief Financial Officer

Highly accomplished, results driven senior accounting and finance executive with more than 20 years of progressive experience in finance and accounting management in a variety of industries. Highly motivated and versatile hands on leader that has worked in start-ups to billion-dollar international businesses. Ability to identify process weaknesses and streamline procedures to benefit the operations and results of businesses. Possesses strong leadership, communication and interpersonal skills to establish professional rapport with staff and management.

### Core Qualifications

- Accounting and Finance Management
- Financial Planning and Analysis
- Private Equity
- Strategic Planning and Implementation
- Performance Measurement
- Margin Optimization
- Risk Management
- Mergers and Acquisitions
- Operational Efficiencies

### EXPERIENCE:

#### Fidato Partners, LLC, Berwyn, PA

October 2021 to Present

Management consulting firm helping businesses with various accounting and transformation projects.

#### Director – Accounting Services

- Assist clients with post-acquisition accounting integration
- Develop financial and forecasting models to support financial planning and analysis
- Work with clients to develop best practices for accounting back office functions
- Manage Account Services Center of Excellence
  - Develop Go to Market Strategy
  - Develop group goals to support wider firm initiatives
  - Manage team members to ensure professional growth
- Support business development needs of the firm across various business lines of service

#### Precise Design Group, Allentown, PA (portfolio company of Marcus Lemonis, LLC) June 2016 to September 2021

*Commercial design, fabrication and installation company with nationwide clients.*

#### Chief Financial Officer and General Manager

Finance and operations leader for a design and fabrication business with a wide variety of clients in various industries. Extremely hands-on leader that is active in the day-to-day operations of the business.

- Responsible for all finance, human resources, information technology, marketing, project management and design for the business
- Secured various forms of financing to maintain operations of the entity through COVID-19 related interruptions
- Successfully lead the business through a new ERP implementation in 2019
- Coordinated buyout of two partners and partnered to negotiate final terms of the transaction
- Successfully refinanced all debt with new financial institutions
- Manage and complete all debt covenants and bank requests (cash flow, forecasting, etc..)
- Coordinate all tax compliance and review requests with external firm, BDO
- Oversee all IT related items including software implementation, network structure and hardware maintenance



- Manage team of 20+ individuals in finance and administration, HR, project management and design

**Marcus Lemonis, LLC, Long Grove, IL (based in Blue Bell, PA)**

**June 2016 to July 2019**

*Home office practice with over investments generating over \$150mm in revenue in various industries.*

**VP – Chief Financial Officer**

- Managed a group of Controllers and Accounting Managers to maintain the ledgers of over 50 entities
- Worked with various businesses and concepts to develop and implement growth strategies and reduce operational inefficiencies
- Worked with supply chains within the business to source product from overseas vendors or domestically
- Developed and execute on marketing initiatives to grow and expand business
- Developed and implement various policies, procedures, handbooks and guidelines for the businesses to use to help manage their employees and maintain compliance with all laws and regulations
- Worked closely with outside counsel to properly document all investments and strategically build entity level structure
- Coordinated with insurance broker to ensure proper insurance coverages are maintained for a risk mitigation and legal compliance given complex entity structure

**Pine Hill Group, LLC, Philadelphia, PA**

**November 2013 to May 2016**

*Specialty consulting firm focused on technical accounting, IPO, due diligence and transaction services.*

**Director**

- Assisted clients with accounting for complicated and technical transactions (acquisitions, debt refinance, stock-based compensation, equity transactions, revenue recognition, leases and other). – Accounted for 20 acquisitions, 3 refinances, multiple stock based compensation and equity calculations
- Assisted clients with pre and post transaction services including transitional CFO/Controller responsibilities.
- Prepared monthly, quarterly and annual financial reports in accordance with General Accepted Accounting Principles (GAAP) or client specific reporting requirements.
- Created financial budget and forecast models for clients in various industries.
- Acted as liaison for clients to auditors during year end audits.
- Maintained firm's billing and receivables for clients based on either agreed upon rates or fixed fees.

**SDI, Inc., Bristol, PA (investment of LLR Partners)**

**May 2012 to October 2013**

*Maintenance, repairs and operations (MRO) supply integrator with approximately \$275mm in revenue generated domestically and internationally.*

**Controller**

- Managed all financial month-end close processes for US, Canada and Mexico – reduced close schedule from 10 to 5 days
- Compiled all reporting requirements for the Board of Directors, banks, private equity ownership and senior management
- Conducted financial review during board meetings while the business transitioned to a new CFO
- Maintained and managed relationships with external audit and tax firms along with insurance broker – lowered insurance premiums while increasing coverage through in-depth conversations with agencies, cost analysis and process changes that improved safety.
- Directly managed all billing (65k invoices annually), collections (over 900 accounts managed), accounts payable (140k vendor invoices processed) and payroll functions (implemented new payroll system for 450 employees)
- Team member of strategic planning committee that develop a 5-year plan for SDI. – Outcome was published document that was provided to all employees, clients and vendors.
- Transitioned all general ledger and accounts payable functions from Mexico to Headquarters (Bristol, PA)

**Quench USA, Inc., King of Prussia, PA (investment of Element Partners)**

**November 2010 to May 2012**

*\$63mm distributor of tankless water filtration units primarily used in professional workplaces.*

**Controller**

- Responsibilities included all financial month-end close processes and compiled Board of Director's package that compared actual results to budget – developed standard month-end close schedule and process
- Developed cash forecast, budget template and company calendar to meet reporting guidelines issued for the Board of Directors
- Directly managed all billing (15k invoices), accounts receivable (over 1,500 accounts managed), collections and accounts payable functions
- Transitioned management of inventory from Operations to Finance. Controlled all aspects of inventory which included reporting, cycle count performance, obsolescence reserves and chain of command.
- Managed the external relationship with external audit firms, external tax preparers for federal, state (filed in 48 states), property (property tax filings for over 150k coolers) and sales and use taxes and insurance broker
- Implemented Quench's internal control procedures, documented and identify key controls

**CSS Industries, Inc., Philadelphia, PA**

**February 2009 to October 2010**

*\$360mm manufacture and distributor of seasonal and gift products.*

**Director – Financial Analysis**

- Compiled monthly and quarterly financial analysis to support CFO
- Assisted on due diligence and integration work for successful acquisition – acquired company with \$20 million in revenue
- Performed various financial modeling to support decision making process for “Go to Market” sales plans for excess and obsolete inventory which included cost analysis for repackaging, discount markets and donation.
- Prepared budget and forecast for all back-office functions
- Completed pro forma analysis to validate consolidation of certain functions to a shared back office.

**Airgas, Inc., Radnor, PA**

**January 2007 to January 2009**

*\$5 billion distributor of packaged and bulk gas and related products.*

**Supervisor of Financial Reporting**

- Completed and reviewed SEC regulatory filings (10-Ks, 10-Qs, 11-Ks, 8-Ks, 13-Gs, etc...)
- Oversaw month-end close process for a \$4+ billion company
- Performed monthly analytical review
- Responsible for special projects
  - Developed policy and procedure for initial credit memo reserve analysis
  - Acquisition accounting for multiple transactions
  - Integration of acquired companies
  - Prepared financial analysis and S-1 for 7.125% Senior Notes issued in June 2008

**Public Accounting Experience**

**PricewaterhouseCoopers, LLP, Philadelphia, PA**

**November 2003 to January 2007**

**Senior Associate**

**BDO Seidman, LLP, Philadelphia, PA**

**January 2001 to October 2003**

**Senior Associate**

**Baker Tilly, LLC (formerly ParenteBeard, LLC), Philadelphia, PA**

**June 1998 to December 2000**

**Associate (May 2000 to December 2000)**

**Intern (June 1998 to May 2000)**

**EDUCATION:**

Cabrini College, Radnor, PA. Bachelor of Arts in Accounting, Concentration in Management Information System.  
May 2000

**ADDITIONAL SKILLS:**

Montgomery Township Baseball and Softball Association – Vice President of Administration

Six Sigma – Green Belt Certification and Lean Certification. Proficient in Microsoft Office and various accounting and business-related software.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #07

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SUBJECT: Recognition: Public Safety Committee Member (Retired) – Dr. Mitch Barrer  
MEETING DATE: May 23, 2022  
BOARD LIAISON: Annette M. Long, Supervisor  
INITIATED BY: J. Scott Bendig, Chief of Police

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BACKGROUND:

This evening the Board of Supervisors will present Dr. Mitch Barrer with a plaque commemorating his 40 years of service as a volunteer member of the Montgomery Township Public Safety Committee.

MOTION/RESOLUTION:

**Motion** to recognize and express our gratitude to Dr. Mitch Barrer for his dedication and faithful service of 40 years to the Montgomery Township Public Safety Committee.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #08

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SUBJECT: Recognition of Township Employee, Lucy Gonzalez  
MEETING DATE: May 23, 2022  
BOARD LIAISON: Tanya C. Bamford, Chairwoman  
INITIATED BY: Carolyn McCreary, Township Manager

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**BACKGROUND:**

As you know the Township has received the Award for Outstanding Achievement in Popular Annual Finance Reporting for the preparation and publication of its first Popular Annual Financial Report (PAFR) for the calendar year 2020 from the Government Finance Officers' Association.

Lucy presented the details of this document to the Board at your June 28, 2021, public meeting before it was submitted to GFOA.

Tonight, Finance Director Brian Shapiro would like to explain its significance and thank her publicly.

**MOTION/RESOLUTION: (AFTER PRESENTATION)**

**Motion** to recognize and congratulate Lucy Gonzalez for her efforts in preparing the Montgomery Township Popular Annual Finance Report and commend her for her dedication and commitment to the project.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #09

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SUBJECT:	Fire Department Promotions & Swearing In of Firefighter Eoghan Lowry
MEETING DATE:	May 23, 2022
BOARD LIAISON:	Annette M. Long
INITIATED BY:	William Wiegman, Fire Chief

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**BACKGROUND:**

The Department conducted interviews for the newly created position of Assistant Chief in April of 2022. The interview panel consisted of the Township Manager, Chief of Police, Director of Human Resources, and Fire Chief. Three internal candidates were interviewed for the position. John Scheiter was offered and accepted the position of Assistant Chief, Deputy Fire Marshal, and Emergency Management Coordinator.

John has been with the Department from the very beginning. He has served as a Career Captain and Assistant Fire Marshal for the last several years. John has over 35 years in the fire service and has held several operational ranks including Fire Chief for the Upper Gwynedd Fire Department. John is instrumental in the daily operations of the department and several large projects including the recent purchase and equipping of Tower 18. John has the support and respect of both career and volunteer staffs.

John's promotion afforded the opportunity to promote Andrew Backlund. Captain Backlund has been a member of the Department for the last two years. Andrew has over 20 years of experience as a fire officer. Andrew has had a significant impact on our Department in his short amount of time with the Department.

The promotions have provided us the ability to hire a new fulltime firefighter. The Department conducted interviews to fill this position. Firefighter Eoghan Lowry has accepted the position of Fulltime Firefighter. Eoghan has been a part-time firefighter with our Department for the last two years. He is currently employed as an inspector with Barry Isett & Associates. He is also a volunteer fire lieutenant with Hartsville Volunteer Fire Company in Warminster, PA. Eoghan has a bachelor's degree from Gurteen College, Ireland.

**RECOMMENDATION:**

It is the recommendation of Staff that the Board of Supervisors recognize the promotions of Assistant Chief John Scheiter and Captain Andrew Backlund. It is further recommended that the Board of Supervisors appoint Eoghan Lowry to the position of fulltime firefighter. The promotions and appointment are effective May 23, 2022.

MOTION/RESOLUTION:

- 1) **Motion** to recognize the promotions of Assistant Chief John Scheiter and Captain Andrew Backlund and appoint Eoghan Lowry to the position of full-time firefighter. The promotions and appointment will be effective May 23, 2022.
- 2) Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_
- 3) Chairwoman will call for public comment.
- 4) Chairwoman will call for a vote.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #10

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SUBJECT: Authorization to Purchase Replacement License Plate Readers  
MEETING DATE: May 23, 2022  
BOARD LIAISON: Annette M. Long, Public Safety Committee Liaison  
INITIATED BY: J. Scott Bendig, Chief of Police

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**BACKGROUND:**

In 2022, the Police Department is scheduled to replace two vehicle-mounted license plate readers purchased in 2014 and 2017. These units have reached the end of life, and the manufacturer no longer supports the hardware. At this time, the Police Department is proposing to purchase two replacement units.

Attached is a quote dated August 16, 2021, from Selex ES, an authorized vendor under the Co-Stars Cooperative Purchase Program (Contract PA #4400019316), to provide the requested equipment and installation at a total cost of \$36,604.00. The equipment meets the specifications prepared by the Police Department.

**PREVIOUS BOARD ACTION:** None

**BUDGET IMPACT:**

A total of \$36,650.00 was included in the 2022 Approved Final Budget-Police Department Capital Replacement to purchase two vehicle-mounted license plate readers.

**RECOMMENDATION:**

It is recommended the Board of Supervisors approves the awarding of the contract for the referenced purchases per the 2022 adopted budget.

**MOTION/RESOLUTION:**

**Motion** to award the contract to purchase two vehicle-mounted license plate readers from Selex ES, an authorized vendor under the Co-Stars Cooperative Purchase Program, at a total cost of \$36,604.00 per their quote dated August 16, 2021.

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





Selex ES, Inc  
Elsag ALPR/ANPR Solutions  
4221 Tudor Lane  
Greensboro, NC 27410  
DUNS#: 198749777  
FED TAX ID: 980353098

## QUOTE

Prepared By: Stephanie Pluchino stephanie.pluchino@leonardocompany-us.com

Phone: (845) 490-1381

Please include the quote number on your purchase orders and email them to orders@leonardocompany-us.com for processing

Quote#: 23743

Quote Date: 8/16/2021

Funding Source:

Quote Expiry Date: 11/14/2021

Grant Details:

Requested Delivery Date: 10/31/2021

Payment Method:

Rate Sheet: Base Price

Terms: Net 30 days from date of shipment. If installation is required then Net 30 days from the Installation Date. Elsag agrees not to ship equipment until an Installation Date is agreed upon by the Parties. All orders shipped FOB Greensboro

**Make checks payable to Selex ES, Inc.**

Contracts: PA - Less Lethal and Duty Gear #4400019316

Comments: 2 LPR systems (two cameras each)

Includes first year warranty. Extended warranty is \$1,720 per year 2, 3 and 4 (included in quote).

Computer in car requires minimum 8GB RAM, open ethernet port and open USB port.

Bill To:	Montgomery Township Police Department - PA PO Box 68 1001 Stump Road Montgomeryville, PA 18936 United States	Ship To:	Montgomery Township Police Department - PA PO Box 68 1001 Stump Road Montgomeryville, PA 18936 United States
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Product Qty	Product/Service	Unit Price	Amount
2	140032 - ELSAG Plate Hunter™ M7 – 2 Camera	\$11,500.00	\$23,000.00
2	421920 - M7 Trunk box, 1-2 Cameras	\$0.00	\$0.00
2	410917 - GPS Antenna (Garmin Style)	\$0.00	\$0.00
2	410052 - Ethernet Cable Shielded 25 ft	\$0.00	\$0.00
2	413335 - M7 Trunk box Mounting Bracket - 1 piece	\$0.00	\$0.00
2	421939 - M7 Cam 12mm 740nm	\$0.00	\$0.00
2	421812 - M6 Universal 1 Cam Mount	\$0.00	\$0.00
2	413308-12 - M7 Transportable Camera Cable - 12FT	\$0.00	\$0.00
2	421940 - M7 Cam 16mm 740nm (Left hand)	\$0.00	\$0.00
2	421812 - M6 Universal 1 Cam Mount	\$0.00	\$0.00
2	413308-16 - M7 Transportable Camera Cable - 16FT	\$0.00	\$0.00

Product Qty	Product/Service	Unit Price	Amount
2	413307 - M7 Permanent Power Cable	\$0.00	\$0.00
2	412995 - Packing Foam Insert	\$0.00	\$0.00
1	210020 - Tech Dispatch	\$1,250.00	\$1,250.00
2	510322-5.X - EOC Operation Center License 5.X	\$1,275.00	\$2,550.00
2	510033-CSC - Car System Version 6.X - EOC Connected	\$0.00	\$0.00
	What EOC will the customer be connecting to?: Task Force EOC		
	Vehicle's Model Year: To Be Specified		
	Vehicle's Make/Model: To Be Specified		
	Protocol: TBS		
	Delivery: Hold		
6	520001-MOBILE-2 - 1 Year Standard Hardware & Software Extended Warranty Two Camera System <i>Volume Discount</i> Three year extended warranty for each system (optional).	\$1,720.00	\$10,320.00 (\$516.00)
Subtotals	Goods & Services Sub-total (Pre-tax): Contract Items		\$0.00
	Goods & Services Sub-total (Pre-Tax): Non Contract Items		\$36,604.00
Upfront	Goods & Services Sub-total (Pre-tax):		\$36,604.00
Tax	Tax Exempt		\$0.00
Total	Goods & Services Total:		\$36,604.00



## Quote Offer Terms and Conditions

**This Quote constitutes an Offer from Selex ES Inc. (Selex) to Customer, the terms of which become a binding contract between the Parties upon Customer's submitting a Purchase Order to Selex for the Products/Services and prices as identified herein. This Quote and the Prices stated herein shall be valid through the Expiration Date listed above. Quote Pricing is subject to change for the Customer Purchase Orders issued after Quote Expiration Date.**

Unless the Purchase Order is pursuant to a State or Federal cooperative purchasing agreement, or a separately executed Master Agreement, these Terms and Conditions supersede and replace any prior estimate, offer, quote, agreement, understanding or arrangement whether written or oral between the parties. If there is a discrepancy, please contact your account manager for correction.

These Terms and Conditions may not be changed or modified unless in writing and signed by an authorized representative of (Senior Vice President or above) of Selex. Selex will not be bound by any terms of Customer's purchase order unless expressly agreed to in writing and signed by an authorized representative (Senior Vice President or above) of Selex.

**Shipment and Delivery.** All orders shipped FOB Greensboro.

For purchases of Products that require installation: Unless otherwise agreed to by the Parties, Selex ES agrees not to ship Product until an Installation date is scheduled.

**Title.** Ownership of and Title to the Products shall transfer to the Customer upon shipment. All intellectual property rights, including without limitation, patents and /or the relevant applications, in or relating to the Products, to the Documentation and to the Software are and shall remain the property of Selex ES or its licensors. **Refer to the Selex Software License Agreement documentation provided with the shipment.**

**Payment Terms.** Selex shall invoice Customer no later than sixty (60) calendar days after shipment of the Products and/or performance of any Work or Services. Payment is due Net 30 days.

**Taxes** may not be reflected in this Quote. However, taxes may be added to the amount in the payment invoice(s) sent to Customer, unless Customer provides a certificate confirming tax exempt status.

**Cancellation or Delay.** Orders accepted by Selex are subject to cancellation by Customer only upon the express written consent of Selex. Upon such cancellation and consent, Selex shall cease all work pertaining to the Customer's order, and Customer shall pay Selex for all work and materials that have been committed to and/or identified in Customer's order plus a cancellation charge as prescribed by Selex.

**Warranty. EXCEPT AS SET FORTH IN THIS AGREEMENT AND IN THE SELEX WARRANTY COVERAGE DOCUMENTATION, SELEX INC. MAKES NO OTHER WARRANTIES EXPRESS OR IMPLIED RELATING TO THE PRODUCTS OR SERVICES.**

**Applicable Law.** The terms of this Quote, their interpretation, performance or any breach thereof, shall be construed in accordance with, and all questions with respect thereto shall be determined by, the laws of the state of North Carolina applicable to contracts entered into and wholly to be performed within said state. Any legal proceeding brought by either party pursuant to this Agreement shall be brought in a County or District Court located in Guilford County, North Carolina and the parties irrevocably consent to the jurisdiction of such courts.

**FORCE MAJEURE.** Either Party shall be excused for delays in delivery or in performance where such delay is directly due to act of God, acts of civil or military authority, fires, strikes, floods, epidemics, war, riot, or other similar causes beyond such Party's reasonable control. Such Party shall promptly give written notice to the other Party specifying the nature and probable extent of such delay. The Parties shall then immediately attempt to determine what fair and reasonable extension of schedules may be necessary. The parties agree to use their best efforts to mitigate the effects of the delay.

**COMPLIANCE WITH LAWS.** Customer shall comply with all federal, state, local, and territorial laws, including without limitation any export control, employment, tax, anti-corruption, anti-bribery, privacy and data protection, immigration and anti-discrimination laws, and shall indemnify Selex for any liability incurred by Selex as a result of breach of any such obligation.

**EXPORT COMPLIANCE.** This sale is subject to all laws, rules, regulations and public policies of the United States, particularly those relating to the exportation of goods from the United States and the transmission of technical data or other information outside the United States. By this purchase, Customer agrees to comply with all applicable U.S. laws and regulations which prohibit the export of technical data that originates in the U.S., or any product directly based on such data, without prior written authorization from appropriate U.S. agencies. Such compliance obligates Customer not to export Selex's confidential information or make it available to aliens or any unauthorized personnel, and to indemnify Selex for any liability incurred as a result of breach of such obligation.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #11

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SUBJECT: Amend Resolution No. 2022-18, Westrum Land Development Project  
MEETING DATE: May 23, 2022  
BOARD LIAISON: Tanya C. Bamford, Chairwoman  
INITIATED BY: Bruce S. Shoupe, Director of Planning and Zoning

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**BACKGROUND:**

At the Board of Supervisors meeting on March 28<sup>th</sup>, the applicant stated the plan would be for 224 units instead of the 225 originally proposed. The resolution was adopted and subsequently, the applicant's representative contacted the Township and advised he had misspoken, and the 225 units depicted on the land development plan are accurate. The Solicitor recommended the Board formally amend the resolution as opposed to changing the information on Resolution 2022-18.

**ZONING, SUBDIVISION/LAND DEVELOPMENT IMPACT:**

The Township Planning Commission recommended this project, subject to the Consultants' and staff reviews noting it was for 225 units.

**MOTION/RESOLUTION:**

**MOTION** to adopt Resolution No. 2022-25, amending Resolution No. 2022-18 to increase the number of residential apartments from 224 to 225 as presented on the approved plan.

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

**RESOLUTION #2022- 25**

**MONTGOMERY TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**

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

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

B. The Applicant, Commerce Pursuit Capitol, which is an affiliate of Westrum Development Company has submitted a Land Development/Subdivision Application for the property at located at 13-17 Bethlehem Pike, Tax Map Parcel No. 46-00-00124-00-1. The Applicant proposes construction of a 225-unit lifestyle apartment building with associated parking and appurtenances. The existing 439,306 square-foot (10.08 acre) lot is within the LI Limited Industrial and HLI Highway Limited Industrial Overlay Zoning Districts and is currently vacant. The plan is hereinafter referred to as the “**Project**”.

C. On March 17, 2022, the Montgomery Township Planning Commission recommended preliminary and final land development plan approval of the Plan.

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

1. Compliance with the Plans for “Final Subdivision & Land Development Plans Westrum Montgomeryville,” dated December 22, 2021, and last revised February 22, 2022 and as may be further revised to comply with the Municipal Engineer’s review/comment as prepared by Gilmore and Associates, Inc., of New Britain, Pennsylvania; compliance with Montgomery Township Fire Services comments dated March 11, 2022; Montgomery Township Police Department comments dated March 3, 2022, Montgomery County Planning Commission comments dated March 23, 2022 and Montgomery Township Zoning Officer’s review dated March 17, 2022;
2. At the time of development, the Developer/successor or assigned shall enter into a Land Development Agreement with the Township and posting financial security in the amount of 110% of the total cost for all public improvements to the

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

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

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

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

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

7. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
8. Obtaining all other Regulatory Authority Permits having jurisdiction over this Project. Building permits cannot be issued until PADEP Sewage Planning Module has been issued and MTMSA has issued a connection permit.
9. Building permits will not be accepted for review until all conditions of approval have been complied with and plans and agreements have been recorded. Building permits shall not be issued until the roadways are paved with all-weather pavement and operable fire hydrant(s) have been installed and approved by the Director of Fire Services.
10. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements if required.
11. A note shall be placed on the plan listing any relief granted by the Zoning Hearing Board and waivers granted by the Board of Supervisors.
12. The PADEP Sewage Planning Module approval must be granted prior to recording of plan and agreements if required.
13. The Applicant must comply with the Decision and Order dated November 22, 2021 from the Conditional Use hearing held before the Board of Supervisors that granted conditional use for lifestyle apartments.
14. Please See Section 205-22 of the Montgomery Township Code, where required. Sidewalks shall be required at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience.
15. Waivers are hereby granted from the following Sections of the Montgomery Township Subdivision and Land Development Ordinance:
  - A. §205-10H(7)(b) to permit accessible parking spaces less than the required 12 feet wide by 20 feet long in accordance with Federal ADA parking standards;

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

☐ Granted                      ☐ Denied

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

**The Township consultants have no objection to this waiver.**

☐ Granted ☐ Denied

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

**The Township consultants have no objection to this waiver.**

☐ Granted ☐ Denied

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

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

☐ Granted ☐ Denied

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

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

☐ Granted ☐ Denied

- F. §205-81 and §205-82 to allow simultaneous preliminary and final application submission.

☐ Granted ☐ Denied



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

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

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

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

***ADOPTED***, as a Resolution by the Montgomery Township Board of Supervisors this 23rd day of May 2022.

**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

Attest: \_\_\_\_\_  
Carolyn McCreary, Manager

By: \_\_\_\_\_  
Tanya Bamford, Chairwoman

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

**COMMERCE PURSUIT CAPITOL**

By: \_\_\_\_\_  
Sign

\_\_\_\_\_  
Print

**EXHIBIT "A"**  
**Plan List**

DESCRIPTION

C-000 Cover Sheet 1 of 31  
C-050 Existing Conditions/Demolition Plan 2 of 31  
C-100 Overall Site Plan Sheet 3 of 31  
C-101 Site Plan Sheet 4 of 31  
C-120 Turn Truck Plan  
C-150 Site Detail Sheet 6 of 31  
C-151 Site Detail 7 of 31  
C-200 Grading Plan Sheet 8 of 31  
C-201 ADA Grading Plan Sheet 9 of 31  
C-300 Drainage Plan, Sheet 10 of 31  
C-310 Drainage Profiles 1, Sheet 11 of 31  
C-311 Drainage Profiles 2, Sheet 12 of 31  
C-350 Drainage Details 1, Sheet 13 of 31  
C-351 Drainage Details 2, Sheet 14 of 31  
C-400 Utility Plan, Sheet 15 of 31  
C-401 Utility Plan, Sheet 16 of 31  
C-410 Utility Profiles, Sheet 17 of 31  
C-450 Utility Details, Sheet 18 of 31  
C-451 Utility Details, 19 of 31  
C-500 E&S Control Plan – Stage 1, Sheet 20 of 31  
C-510 E&S Control Plan – Stage 2, Sheet 21 of 31  
C-550 E&S Control Notes and Details, Sheet 22 of 31  
C-551 E&S Control Notes and Details, Sheet 23 of 31  
C-600 PCSM Plan, Sheet 24 of 31  
C-650 PCSM Notes and Details, Sheet 25 of 31  
C-651 PCSM Details, Sheet 26 of 31  
C-652 PCSM Details, Sheet 27 of 31  
L-100 Landscape Plan, Sheet 28 of 31  
L-101 Landscape Plan, Sheet 29 of 31  
L-150 Landscape Notes and Details, Sheet 30 of 31  
L-200 Lighting Plan, Sheet 31 of 31

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**

Item #12

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SUBJECT:	New Zoning Hearing Board Applications
MEETING DATE:	May 23, 2022
BOARD LIAISON	Tanya C. Bamford, Chairwoman
INITIATED BY:	Bruce Shoupe, Director of Planning and Zoning

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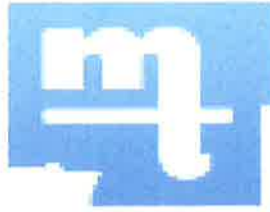
**BACKGROUND:**

Included in your packet is a summary of the applications which will be before the Zoning Hearing Board at their June 1st meeting.

**Potential Action of the Board:**

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

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



## Montgomery Township Zoning Hearing Board

**Meeting Date: June 1, 2022 – 6:30 pm**

*The agenda for the scheduled hearing is as follows:*

1. **Application #22050001 – PEMV Partners, LP dba Pete's Express Car Wash / 1274 Welsh Road** – The applicant owns and operates an express car wash located at 1274 Welsh Road. The property is improved with a 4,594 sq ft building, vacuum and parking spaces, and associated drive aisles. The applicant applied for and received permits to install two wall signs totaling 76.53 square feet. The maximum wall signage allowed for this site is 76.8 square feet. Additional wall signage was added to the building noting "Free Vacuums". The applicant has submitted an application requesting a variance from the provisions of Section 230-127 of the Code of Montgomery Township in order to allow the additional wall signage to remain. The size of these signs and total square footage is unknown at this time.
2. **Application #22050002 – Richard & Laura Gavaghan / 203 Drake Lane** – The applicants own and reside in a single-family dwelling located at 203 Drake Lane. The property is currently improved with a single-family residence, shed, and deck and sits within the R-2 Cluster District. The applicants propose to construct an in-ground swimming pool 10 feet from the rear property line where a minimum of 15 feet is required. The applicants request a variance from the provisions of Section 230-149B(1)(c) of the Code of Montgomery Township.
3. **Application #22030001 - Pinecrest Golf Club, Inc. c/o Klein Realty / 101 Country Club Drive** – **CONTINUED TO JULY 6, 2022** - The applicant owns and operates the Golf Course located within the Pinecrest Golf Club Residential Community. The applicant received a notice of violation with regards to storm water management and the failure to maintain and make repairs to retention basins/ponds #3, #4, and #5 within the golf course property. Klein Realty has filed an application to the Zoning Hearing Board Appealing the Determination of the Zoning Officer. The applicant appeals any and all alleged violations of the recorded Subdivision Plan and/or Chapter 206-33 as set forth in the notice dated February 16, 2022.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #13

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SUBJECT: Approval of Turf Fields Feasibility Study  
MEETING DATE: May 23, 2022  
BOARD LIAISON: Tanya C. Bamford, Chairwoman  
INITIATED BY: Carolyn McCreary, Township Manager

---

BACKGROUND:

Enclosed in the packet is a quote from D'Huy Engineering, Inc. to provide engineering services to conduct a feasibility study for converting the existing grass soccer fields into synthetic turf fields.

Staff contacted two firms to obtain a proposal for the feasibility study. The second firm, Apex Engineering and Design Group, has not responded to the Township's request.

BUDGET IMPACT:

The 2022 adopted budget includes \$10,000 for a feasibility study.

RECOMMENDATION:

If it is the Board's desire to consider the installation of turf fields, we recommend you approve the proposal so the study can be completed and presented to you at a future public meeting.

MOTION/RESOLUTION:

**Motion** to approve the proposal from D'Huy Engineering, Inc. dated May 3, 2022, in the amount of \$11,500.00 to conduct a feasibility study for the installation of turf fields at Windlestrae Park

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

**Motion** to approve an additional \$6,500.00 for a site ground-penetrating radar scan if needed.

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



May 3<sup>rd</sup>, 2022

Carolyn McCreary, ICMA-CM  
Township Manager  
Montgomery Township  
(215)-393-6900

Reference: Feasibility Study for Synthetic Turf project

Dear Ms. McCreary,

D'Huy Engineering, Inc. (DEI) is pleased to submit this proposal to provide engineering services to conduct a Feasibility Study for Athletic Facilities and Field Upgrades for Montgomery Township, Montgomery County, PA at Windlestrae Park.

Per our meeting on April 26<sup>th</sup>, 2022, it is our understanding that you would like to upgrade your existing natural grass field areas to synthetic turf and examine other changes and additions to the existing site amenities. The facilities to be studied include:

- Field venue
  - Performance field upgrades with options for synthetic turf on up to two fields
  - Consideration of the options for field lights
  - Portable bleacher pads, goals, fencing, future scoreboard options and walkways.

**SCOPE OF THE STUDY**

- DEI will meet with Township Officials to discuss their needs and priorities for developing synthetic turf and will make layout and product recommendations.
- DEI will meet with Township Officials to develop the accessory needs on the site including parking, stormwater, fencing, restrooms, and similar facilities.
- DEI will perform a visual inspection of the existing facilities and report on their condition including:
  - Assessment of the existing field and feasibility for conversion to synthetic turf including safety, meeting NFHS and PIAA requirements, potential for playing surface planarity (quality of grading), drainage, adequacy of field run-out areas around the field, adequacy of spacing between fields, etc.
  - Assessment of possible existing or future hardscape improvements including walkways, fencing, goals, scoreboards, bleacher pads, etc.
  - Assessment of utilities servicing the athletic facilities, including water, electric, storm sewer.
  - Assessment of storm sewer facilities in the area of the fields and required upgrades.
- DEI will assess ADA accessibility, general accessibility, and parking.
- Based on the above analysis, DEI will create an Athletics Facilities Master Plan specific to these locations, giving recommendations for improvements, and prioritization of improvements including color sketch plans and cost estimates.

DEI will utilize its extensive experience in Sports Facility Design to work with the Township to develop and refine the Township's program and to make recommendations for the athletic field improvements noted above.



**When is a sports field more than a sports field?** The philosophy we have implemented in sports/athletic facility design is to begin with the end in mind. A well-designed facility:

- a. Provides a safe and high functioning environment for the student athlete playing in their chosen sport as well as for the casual student who may just want the joy of participating in a game with friends.
- b. Can be inviting to those who may just want to come to watch.
- c. With the proper layout, an athletic facility can become a point of pride to a campus, a healthy venue for social gathering, a focal point for students, and a place where the community and the campus come together.

The stakeholder's input and understanding are the key to designing a facility that provides the final outcome desired by the client. DEI has a proven track record of conceptualizing and completing projects just like yours. We will engage the stakeholders and listen to develop the most effective design solutions. **Mr. James Lynch**, Principal of the firm, will oversee and support the work performed by Mr. Babyak and the rest of the DEI team, including Estimators, Architects and Engineers, based on the needs of the project. **Mr. Rick J. B. Babyak, AIA** of DEI will lead the design and project management for this project. He has over 35 years of professional experience with specific expertise in Site Planning and Sports Facility Design. He has a personal passion for athletics, (He has been a high school soccer coach for the past 23 years), and prides himself on understanding how an athletic facility works – for the school, for the athlete, for coaches and game officials, for spectators, for maintenance, for safety – and he conveys this in his designs. We are prepared to *meet* and *exceed* your expectations when providing a Feasibility Study for Athletic Facility Improvements for Montgomery Township.

#### **SCOPE OF PROFESSIONAL SERVICES**

1. Review existing site plan information of the proposed areas of work for property boundary, utility, storm water and contour information. Identify supplemental information needed to develop feasibility study. The proposal includes the option for an underground utility scan as existing utility drawings for the site may be incomplete/dated.
2. Attend a Kick-off meeting at the Township to review site conditions and gather input from the project stakeholders.
  - a. Review existing and proposed project data in preparation for the kick-off meeting.
  - b. Conduct a site walk through to familiarize our team with the site.
  - c. Collect input from project stakeholders.
  - d. Prepare and distribute meeting minutes.
3. Review pertinent zoning, land development, and environmental regulations to determine the design permitting and approval requirements for the Township site.
  - a. Review and summarize local municipal Zoning and Subdivision & Land Development Ordinance (SALDO) requirements that pertain to the proposed athletic fields. Determine if waivers or zoning variances are required.
  - b. Determine what additional studies may be required by the Township or other regulatory agencies. (i.e., infiltration testing, environmental impact).
  - c. Prepare a summary of the ordinance review highlighting items that significantly impact the project.
4. Review existing geotechnical information that is available relative to the proposed areas of work. Identify any new or supplemental geotechnical work that would support any future design.

5. Integrate all the above information and prepare sketch plan/preliminary concept to document the proposed improvements to the athletic facilities.
  - a. The sketch plan/layout will be based on your existing survey data, input from the kick-off meeting, and ordinance review.
  - b. Concept to include synthetic athletic field as well as ancillary permanent features to support the athletic facilities including fencing, walkways, bleachers, scoreboards, and sports field lighting adjustments.
  - c. Identify options and information for synthetic turf and infill materials and options for a shock pad.
  - d. Assess impacts of site development on storm water and outline preliminary location for storm water detention and infiltration requirements.
  - e. Field layout to meet NFHS and PIAA requirements for competition.
  - f. Preliminary layout sketches will be reviewed with the Township stakeholders.
6. Assess preliminary site utility requirements.
  - a. Determine if water and sewer service is available and if relocations may be required. Identify potential water service connection and distribution point(s).
  - b. Determine available power, telecommunications service and needs for the subject site.
7. Prepare a design and construction cost estimate for the proposed sketch plan.
8. Meet with Township representatives to present the information outlined above.
  - a. Prepare and distribute meeting minutes.
  - b. Revise and update the feasibility study based on any specific input as appropriate.
9. Prepare final feasibility study with budgets and timelines for implementation and present the plan to the Township at a public Board meeting.

In addition to the kick-off meeting and the report presentation meeting, we include additional meetings as requested by the client.



**ITEMS NOT INCLUDED**

The following items are not included as part of this proposal: application fees, miscellaneous reimbursable expenses, boundary and topographic survey, municipal submissions or approvals, wetland delineation, DEP permits, environmental or wetland permitting, geotechnical investigation and infiltration testing, storm water design, and erosion and sediment control design. When the scope of these services is clear, we can solicit proposals for the Township.

**SCHEDULE**

We are prepared to start work upon receipt of your written authorization to proceed. After receiving authorization, we will schedule the kick-off meeting as soon as the project stakeholders are available to meet. We anticipate approximately 4-6 weeks will be required to prepare preliminary sketch plans. After the preliminary presentation, up to 3 weeks will be required to prepare the report and the construction cost estimate. Please advise us if you have a specific preferred timeline for this effort.

**PROPOSED FEES**

We will perform the services described above for the following Lump Sum fees.

- |                                                                        |          |
|------------------------------------------------------------------------|----------|
| 1. All Professional services listed above to prepare feasibility study | \$11,500 |
| 2. Option for a site ground penetrating radar utility scan             | \$ 6,500 |

These fees include all anticipated reimbursable expenses.

Billing will be submitted monthly, based on the percent of the project completed plus direct expenses. All invoices are due upon receipt.

*If you are in agreement with this proposal and the attached terms and conditions, kindly counter sign where indicated and return.*

---

 Printed Name

---

 Signature

---

 Date

Sincerely,



James P. Lynch  
Principal  
[jpl@dhuy.com](mailto:jpl@dhuy.com)

Attachments: Terms and Conditions  
Presentation from April 26, 2022 Zoom Meeting

## Northampton Area School District



Spotlight Project: Northampton Area School District AI Erdosy Field

**\$56M**

PART OF NEW MIDDLE SCHOOL PROJECT 2014

### PROJECT SCOPE:

- New synthetic turf multi-sport field, new track and field facilities at Northampton Stadium AI Erdosy Field
- New bleachers
- New entry
- Fencing
- Utilities
- Walkways



## Bethlehem Area School District



Spotlight Project: Freedom High School Turf & Track

**\$3.2M**

FINAL CONSTRUCTION COST 2002

Spotlight Project: Liberty High School Synthetic Turf Field & Track

**\$782,000**

FINAL CONSTRUCTION COST 2014



## Catasauqua Area School District



Spotlight Project: High School Stadium, Synthetic Turf Field & Bleachers

**\$7M**

FINAL CONSTRUCTION COST 2021

### PROJECT SCOPE:

- New Synthetic Turf
- New Synthetic Track
- New Home Side Press box
- New Visitor Bleachers
- New Scoreboard Field House Renovations



## Easton Area School District



Spotlight Project: Cottingham Stadium

**\$13.6M**

FINAL CONSTRUCTION COST 2021

Spotlight Project: High School Synthetic Turf Field

**\$818,000**

FINAL CONSTRUCTION COST 2012



## Pocono Mountain School District



Spotlight Project: New Multi-Sport Synthetic Turf Field at East and West High School

**\$940,000**

FINAL CONSTRUCTION COST 2016

**\$2.2M**

FINAL CONSTRUCTION COST 2016



## Nazareth Area School District



Spotlight Project: Andrew S. Leh Stadium Synthetic Turf Multi-Sport Field

**\$872,000**

FINAL CONSTRUCTION COST 2017

### PROJECT SCOPE:

- Synthetic turf field installation for soccer, football, field hockey & lacrosse
- New ticket booth, hardscape & fencing
- Bleacher repairs
- Video Scoreboard





## Upper Dublin School District



**Spotlight Project: Synthetic Turf Multi-Sport Field and Stadium Improvements at Cardinal Stadium**

**\$1.7M** FINAL  
CONSTRUCTION  
COST 2018

**PROJECT SCOPE:**

- New synthetic turf field
- Resurface track
- Walkway improvements
- Bleacher upgrades
- Utility and drainage improvements



## East Penn School District



**Spotlight Project: Emmaus High School Stadium Improvements, Synthetic Turf Field**

**\$2M** FINAL  
CONSTRUCTION  
COST 2020

**PROJECT SCOPE:**

- New Synthetic Turf Field
- Resurfaced 6 Lane Track
- New Natural Turf Practice Field
- New Throwing Venues



## Council Rock School District



**Spotlight Project: High School North Stadium Improvements, Synthetic Turf Field**

**\$1.7M**

FINAL CONSTRUCTION COST 2021

**Spotlight Project: High School South Stadium Improvements, Synthetic Turf Field**

**\$883,000**

FINAL CONSTRUCTION COST 2021



## Penn State University



**Spotlight Project: Penn State Berks New Synthetic Multi-sport Field and Small Stadium**

**\$2.5M** CONSTRUCTION  
COST 2014

**PROJECT SCOPE:**

- New synthetic turf sports field for soccer, rugby and intramural sports
- New sports field lighting
- New walkways and fencing
- New 365 seat bleachers and filming platform
- New storage building
- Utility and drainage improvements



## Hatboro-Horsham School District



**Spotlight Project: Hatboro-Horsham High School New Multi-Use Synthetic Turf Sports Field**

**\$1.5M** CONSTRUCTION  
COST 2021

**PROJECT SCOPE:**

- New Multi-Sport Synthetic Field
- Bleacher for 150
- New Scoreboard
- Fencing and Ball Netting Conduit for Future Field Lights



## Pennridge School District



**Spotlight Project: Pennridge High School Helman Field Stadium Improvements**

**\$2.9M** FINAL  
CONSTRUCTION  
COST

**PROJECT SCOPE:**

- Stadium Upgrade - 2015
- New Bleachers - 2014
- Press box - 2015
- Concession Building - 2015
- Ticket Booth - 2015
- Scoreboard - 2015
- Additional Veteran Parking - 2015
- Turf Replacement - 2018















DATE: 5-3-22  
REV:  
**SK-1**  
**PRELIMINARY**

MULTIPURPOSE SYNTHETIC TURF FIELDS  
WILLIAM F. MAULE PARK @ WINDLESTRAE  
MONTGOMERY TOWNSHIP  
MONTGOMERY COUNTY PENNSYLVANIA

D'HUY Engineering, Inc.  
CONSULTING ENGINEERS Project Management Facilities Engineering  
Structural Design & Analysis Forensic Engineering



One East Broad Street, Bethlehem, PA, 18018  
610.326.5100 • 26105 Stetson Drive • 18033 dhueng.com





PRELIMINARY  
**SK-2**  
 DATE: 5-3-22  
 REV:

MULTIPURPOSE SYNTHETIC TURF FIELDS  
 WILLIAM F. MAULE PARK @ WINDLESTRAE  
 MONTGOMERY TOWNSHIP  
 MONTGOMERY COUNTY PENNSYLVANIA

D'HUY Engineering, Inc.  
 CONSULTING ENGINEERS: Project Management | Facilities Engineering  
 Structural Design & Analysis | Forensic Engineering



One East Broad Street, Bethlehem, PA 18018  
 610.363.3000 • 610.363.3000 • www.dhuy.com

# Land Development

- Design agreement
- Topographic survey/infrared utility scan of the ball fields and to update existing data – **Spring 2022 (Will get proposals)**
- Geotechnical investigation/test pits in fields (locate rock), the site and the existing detention basin – **Summer 2022 (Will get proposals)**
- Obtain the latest stormwater report from prior projects and perform stormwater analysis for the new construction- **Spring/Summer 2022**
- Identify modifications to the existing stormwater features – **Spring/Summer 2022**
- Perform civil design, initiate Montgomery Township land development process and prepare for Montgomery Township NPDES submission – **Summer 2022**



# Design and Construction

- Montgomery Twp issues design contract – **May 2022**
- Architectural and Civil Design – **May to December 2022**
  - 30% Design/Budget – June 2022
  - 60% Design/Budget – September 2022
  - 100% Design/Budget – December 2022 (firm fixed price)
- Montgomery Twp NPDES process – **July to December 2022**
- Montgomery Twp Land Development – **June to December 2022**
- Montgomery Township Building Code Review – **November 2022 to January 2023**
- Execute construction contract/commence purchasing – **January 2023**
- Athletic Field construction commences – **June 13**
- Completion dates – **TBD based on phasing**



**JAMES P. LYNCH**  
CCM, AVS  
**SENIOR PROJECT MANAGER  
AND PRINCIPAL**

## PROFILE

With over 25 years of dedicated experience in scheduling, project controls and project management, Mr. Lynch is an expert in the implementation and oversight of large scale project control systems for capital improvement programs, as well as an expert in the oversight and management of private and public projects. His experience includes designer selection and design contract oversight, value engineering studies, constructability reviews, bid phase oversight, front end specification preparation, regulatory and municipal approvals and construction phase management in the field.

## EDUCATION / TRAINING

### **Bachelor of Science in Civil Engineering**

Lehigh University - 1991

### **Bachelor of Architecture**

Lehigh University - 1990

## REGISTRATION & CERTIFICATION

### **Certified Construction Manager (CCM)**

**Associate Value Specialist (SAVE)**



**D'HUY Engineering, Inc.**  
A TRADITION OF EXCELLENCE

## REPRESENTATIVE PROJECT LIST

### **Capital Improvement Planning & Implementation**

Colonial School District, Plymouth Meeting, PA

### **Capital Improvement Planning & Implementation**

Quakertown Community School District, Quakertown, PA

### **Capital Improvement Planning & Implementation**

Hatboro-Horsham School District, Horsham, PA

### **New Colonial Middle School**

Colonial School District, Plymouth Meeting, PA

### **Emmaus High School Synthetic Turf Field & Track Resurfacing**

East Penn School District, Emmaus, PA

### **Neidig Elementary School Additions & Renovations**

Quakertown Community School District, Quakertown, PA

### **New Crooked Billet Elementary School**

Hatboro-Horsham School District, Horsham, PA

### **New Hallowell Elementary School**

Hatboro-Horsham School District, Horsham, PA

### **Catasauqua Area School District**

Field House Renovations & Synthetic Turf Field, Catasauqua, PA

### **Upper Moreland High School Additions & Renovations**

Upper Moreland School District, Willow Grove, PA

### **Upper Moreland Stadium Renovation and Synthetic Fields**

Upper Moreland School District, Willow Grove, PA

### **Upper Moreland Middle School Renovations**

Upper Moreland School District, Willow Grove, PA

### **Pennwood Middle School Additions & Renovations**

Pennsbury School District, Fallsington, PA

### **New Upper Dublin Fire Station Value Engineering Study**

Upper Dublin Township, PA

### **New Nitschmann Middle School Value Engineering Study**

Bethlehem Area School District, Bethlehem, PA

### **New Municipal Campus Value Engineering Study**

Springfield Township, Wyndmoor, PA

### **Wilson Intermediate School Renov. & Value Engineering Study**

Wilson Area School District, Easton, PA

### **Holland Middle School Renovations & Value Engineering Study**

Council Rock School District, Newtown, PA

### **New Newtown Middle School Value Engineering Study**

Council Rock School District, Newtown, PA

### **Upper Dublin Township Building Renovations**

Upper Dublin Township, PA

### **New Middle School**

Nazareth Area School District, Nazareth, PA

## PROFESSIONAL EXPERIENCE

### **D'Huy Engineering, Inc. - Principal**

2015 - Present

### **D'Huy Engineering, Inc. - Senior Project Manager**

2004 - Present

### **Construction Dynamics Group, Inc.**

1993 - 2004

### **Conti Construction**

1990 - 1993



**RICK J.B. BABYAK**  
**AIA**  
**ATHLETIC FIELD DESIGNER**

## PROFILE

A Registered Architect with more than 35 years of experience in the fields of architecture, surveying, site planning and sports facility design, Mr. Babyak has been a project manager, architect, and design team member on numerous projects in Pennsylvania. He specializes in site and campus planning, assessment, and evaluation. He prides himself on his experience in sports field and athletic facility design with particular expertise in synthetic turf fields. He also has extensive experience in computer graphics and model building.

## EDUCATION / TRAINING

### Master of Architecture

New Jersey Institute of Technology School of Architecture—1994

### Bachelors of Architect in Community Development, Urban Planning

Rutgers University—1981

## LICENSES & CERTIFICATIONS

Licensed Architect (AIA) Pennsylvania, RA403725

Advanced National Soccer Coaching License National Soccer Goalkeeper Coaching License

## PROJECT LIST

### Emmaus High School Stadium Improvements, Synthetic Turf Field & Track

East Penn School District, Emmaus, PA

### Freedom High School New Synthetic Turf Multi-use Field & Track

Bethlehem Area School District, Bethlehem, PA

### Andrew S. Leh Stadium Improvements, Synthetic Turf Field & Field House

Nazareth Area School District, Nazareth, PA

### Nazareth Area Middle School New Multi-use Synthetic Turf Field & Track and 300 seat Bleachers

Nazareth Area School District, Nazareth, PA

### Al Erdosy Stadium Improvements, Synthetic Turf Field & Track

Northampton Area School District, Northampton, PA

### Northampton Middle School New Multi-use Synthetic Turf Sports Field

Northampton Area School District, Northampton, PA

### Cottingham Stadium Improvements, Synthetic Turf Field

Easton Area School District, Easton, PA

### Easton High School Multi-Use Synthetic Turf Sports Field & Track and 300 seat Bleachers and a Concessions, Toilet Room & Storage Building

Easton Area School District, Easton, PA

### Council Rock High School North Stadium Improvements, Synthetic Turf Field & Track

Council Rock School District, Newtown, PA

### Council Rock High School South New Multi-use Synthetic Turf Sports Field

Council Rock School District, Holland, PA

### Hatboro-Horsham High School New Multi-use Synthetic Turf Sports Field

Hatboro-Horsham School District, Horsham, PA

### Pennridge High School Helman Field Stadium Improvements, Synthetic Turf Field & Track, Bleachers and Field House

Pennridge School District, Perkasi, PA

### Penn State Berks New Multi-use Synthetic Turf Sports Field and 300 seat Bleachers

Pennsylvania State University - Berks Campus, Reading, PA

## WORK EXPERIENCE

### D'Huy Engineering, Inc.

2000 - Present

### Salisbury Twp School District

Head Girls Soccer Coach (2012 - Present)

Assistant Boys & Girls Soccer Coach (1996-2011)

### The Architectural Studio

1996 - 2000

### Environmental Design & Engineering

1985 - 1996

### Strothers Associates Surveyors & Engineering

1982 - 1984



**D'HUY Engineering, Inc.**  
A TRADITION OF EXCELLENCE

# Terms and Conditions

D'Huy Engineering, Inc. (DEI) shall perform the services outlined in this Agreement for the stated fee agreement.

## Access to Site

Unless otherwise stated, DEI will have access to the site for activities necessary for the performance of the services. DEI will take precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage.

## Fee

The total fee, except stated not to exceed or lump sum, shall be understood to be an estimate, based upon Scope of Services, and shall not be exceeded without written approval of the Client. Where the fee arrangement is to be on an hourly basis, the rates shall be those listed in the attached Fee Schedule.

## Billings/Payments

Invoices shall be submitted monthly for services and reimbursable expenses and are due when rendered. Invoices shall be considered PAST DUE if not paid within 30 days after the invoice date and DEI may without waiving any claim or right against Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice. In the event any portion or all of an account remains unpaid 90 days after billing, the Client shall pay cost of collection, including reasonable attorneys' fees.

## Indemnifications

The client shall indemnify and hold harmless DEI and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorneys' fees) arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense is caused in whole or in part by the negligent act of omission, and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except DEI), or anyone for whose acts any of them may be liable.

## Contractor Responsibility

ENGINEER shall not, as a result of performance of services, or site visits, or as a result of such observations of Contractor(s)' work in progress, supervise, direct or have control over Contractor(s)' work nor shall ENGINEER have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor(s), for safety precautions and programs incidental to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor(s) furnishing and performing their work. ENGINEER will not be responsible for any Contractor or other personnel safety or security operations or practices. Any safety or security program issues shall not create any liability for ENGINEER.

## Hidden Conditions

A structural condition is hidden if concealed by existing finishes or is not capable of investigation by reasonable visual observation. If DEI has reason to believe that such a condition may exist, the Client shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all costs necessary to correct said condition. If (1) the Client fails to authorize such investigation or correction after due notification, or (2) DEI has no reason to believe that such a condition exists, the Client is responsible for all risks associated with this condition, and DEI shall not be responsible for the existing condition nor any resulting damages to persons or property.

## Risk Allocations

In recognition of the relative risks, rewards and benefits of the project to both the Client and DEI, the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, DEI's total liability to the Client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Agreement, from any cause or causes, shall not exceed the total amount of \$5,000, the amount of DEI's fee (whichever is greater) or other amount agreed upon when added under special conditions. Such causes include, but are not limited to DEI's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

## Termination of Services

This Agreement may be terminated upon 10 days written notice by either party should the other fail to perform his obligations hereunder. In the event of a termination, the Client shall pay DEI for all services rendered to the date of termination and all reimbursable expenses, and reimbursable termination expenses.

## Ownership of Documents

All documents produced by DEI under this Agreement shall remain the property of DEI and may not be used by this Client for any other endeavor without the written consent of DEI.

## Applicable Law

Unless otherwise specified, this Agreement shall be governed by the laws of the principal place of business of DEI.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #14

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SUBJECT: Reduce Distribution of Single-Use Plastics (Resolution 2022-26)  
MEETING DATE: May 23, 2022  
BOARD LIAISON: Beth A. Staab, EAC Liaison  
INITIATED BY: Carolyn McCreary, Township Manager

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BACKGROUND:

At a recent EAC meeting, one of the members inquired about the possibility of prohibiting the use of single-use plastic bags.

Plastic bags were banned in Philadelphia last year with full enforcement starting last month. They have recently been banned in New Jersey, with Pittsburgh slated to begin prohibiting them in 2023.

In May 2020 the state legislature passed a budget bill that included language blocking municipalities from banning single-use plastics.

Last year Lower Merion, Narberth, and West Chester sued the Commonwealth over a law prohibiting them from enacting or enforcing bans on plastic bags.

The staff did some limited research to see if any other municipalities in this area are considering this option pending a positive outcome of the court case. Finding none, we looked at a broader area and discovered a township in neighboring Bucks County that recently adopted a resolution encouraging the reduction of single-use plastic bags.

RECOMMENDATION:

Staff recommends the Board consider adopting a resolution to encourage the reduction of single-use plastics and continue education initiatives through the EAC.

MOTION/RESOLUTION:

**Motion** to adopt Resolution 2022-26, encouraging our businesses, residents, and visitors to voluntarily participate in reducing the distribution of single-use plastic bags, straws, and containers.

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





**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MONTGOMERY TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA TO ENCOURAGE THE  
REDUCTION OF SINGLE-USE PLASTICS**

**RESOLUTION 2022-26**

**WHEREAS**, Article 1, Section 27 of the Pennsylvania Constitution provides that people have the right to clean air, pure water, and the preservation of the natural, scenic, historic, and aesthetic values of the environment; that Pennsylvania's public natural resources are the common property of all the people, including generations yet to come, and that as a trustee of these resources, the Commonwealth shall conserve and maintain them for the benefit of all the people; and

**WHEREAS**, Pennsylvania Second Class Township Boards of Supervisors are charged with the responsibility to ensure the sound health, safety, and welfare of the citizens of the township. (Article VI, Section 602, Act of May 1, 1933, P.L. 103, No. 69, Second Class Township Code); and

**WHEREAS**, single-use plastic bags, plastic straws, and polystyrene food containers have the potential to pollute the environment, harm wildlife and natural landscapes in the Township, clog storm drains and drainage systems, and enter the waters of the Commonwealth creating further damage to aquatic life and ecosystems; and

**WHEREAS**, the plastic film from single-use plastic bags binds and clogs sorting equipment and becomes an operational and financial burden on recycling facilities and polystyrene containers do not biodegrade; and

**WHEREAS**, reusable bags and containers and straws made from environmentally friendly materials are readily available alternatives to single-use plastic bags, polystyrene food containers, and plastic straws and are both cost-effective and help to preserve the natural environment; and

**WHEREAS**, it is in the public interest of the residents of Montgomery Township to reduce the use of single-use plastic bags, plastic straws, and polystyrene food containers to protect the public health and natural environment of the surrounding area.

**NOW, THEREFORE, BE IT RESOLVED**, that the Montgomery Township Board of Supervisors encourages businesses, residents, and visitors to voluntarily participate in reducing the distribution of single-use plastic bags, straws, and polystyrene containers.

**BE IT FURTHER RESOLVED** that the Montgomery Township Board of Supervisors encourages the Montgomery Township Environmental Advisory Committee and other volunteers to educate and inform Township businesses, residents, and visitors about the need for voluntary single-use plastic reduction.

**RESOLVED**, at the duly convened meeting of the Board of Supervisors of Montgomery Township conducted on this 23rd day of May 2022.

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Tanya C. Bamford, Chairwoman

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Candyce Fluehr Chimera, Vice-Chairwoman

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Annette M. Long, Member

---

Beth A. Staab, Member

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Audrey R. Ware, Member

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Attest: Carolyn McCreary, Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD INFORMATION SUMMARY  
Item #15

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SUBJECT:	Welcome to Montgomery Township - Monument Signs
MEETING DATE:	May 23, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Marianne McConnell, Deputy Zoning Officer

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**BACKGROUND:**

The Shade Tree Commission began discussions mid-year 2021 in regards to the need to update the welcome signs located at three intersections as you enter the Township (existing signs #1,#2, and #4).

During these discussions, it was recognized that additional signage could also be considered at key entry points into the Township. The Commission discussed several design options, sizes, sizes of locations, and potential costs. Aluminum posts with a sign panel that can be removed and replaced over time were considered to be the most cost-effective and would require minimal maintenance.

Gilmore Associates has completed some initial research for this project (see attached).

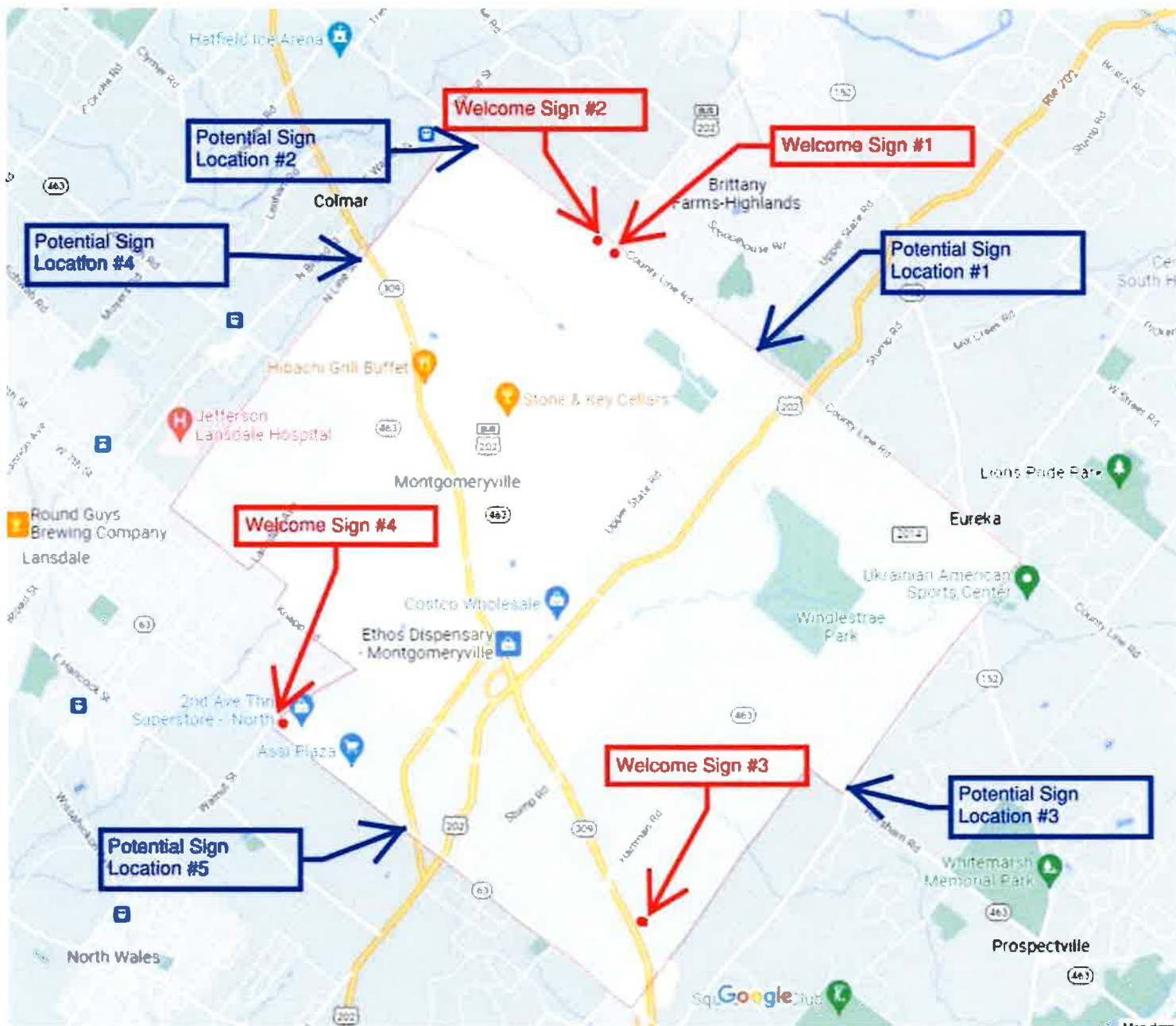
**PREVIOUS BOARD ACTION:** None

**BUDGET IMPACT:**

\$7,000 has been budgeted for the research and design for 2022.

**RECOMMENDATION:** Please provide staff direction.





## Welcome Sign #1—Existing

**Location:** County Line and Doylestown Road (Dunkin Donuts/Global Gas Station). This sign does not appear to be within the 60' right-of-way, and is approximately 21' from the curb line.

**Composition:** Cinder block with brick facing and cinder block capstone, river rock in front.

**Size:** 2.5' height x 8' width, sign is slightly curved.

**Condition:** Cap is stained/spalling and breaking down; brick needs to be power washed.

**Landscaping:** small shrubs to the rear of the sign.

**Other Considerations:** This sign is appropriately landscaped for its size and location and is located and sized so as not to interfere with sight distances.



## Welcome Sign #2—Existing

**Location:** County Line and Doylestown Road (CVS). This sign does not appear to be within the 60' right-of-way and is approximately 20' from the curb line.

**Composition:** Cinder block with brick facing, concrete base surrounded by mulch.

**Size:** 2.5' height x 8' width, sign is slightly curved.

**Condition:** Sign needs to be power washed, cinder blocks are spalling and breaking down.

**Landscaping:** Small shrubs surrounding sign.

**Other Considerations:** Existing landscaping blocks views to the sign. The sign is located and sized so as not to interfere with sight distances.





## Welcome Sign #3—Existing

**Location:** Northbound lane Bethlehem Pike and Enclave Blvd. This sign does not appear to be located within the 80' right of way, and is approximately 24' from the edge of the roadway.

**Composition:** Stone with stone caps and pillars; black iron fencing on either side.

**Size:** Body of the sign is 6' in height, pillars are 7'. Sign length is 14', 26' total including fencing.

**Condition:** Sign appears to be in good condition.

**Landscaping:** Arborvitae trees to the rear and small flowering trees and large shrubs surround the sign.

**Other Considerations:** Existing landscaping partially blocks views to the sign and is overgrown. The sign is located so as not to interfere with sight distances.



## Welcome Sign #4—Existing

**Location:** North Wales Road and Welsh Road (Advance Auto Parts). Rights-of-way are 60' and 80' at this intersection; this sign appears to be located within the right-of-way and is approximately 4' from the curb line.

**Composition:** Cinderblock with brick facing and cap.

**Size:** 2.5' height x 8' width, sign is not curved.

**Condition:** This sign appears to be in good condition.

**Landscaping:** Some groundcover to the rear of the sign.

**Other Considerations:** Sign directly abuts the adjacent sidewalk. The sign is located and sized so as not to interfere with sight distances.



### **Potential Sign Location #1**

**Upper State Road and County Line Road**



### **Potential Sign Location #2**

**County Line Road south of Walnut Street**





### Potential Sign Location #3

Lower State Rd and Horsham Rd



### Potential Sign Location #4

Bethlehem Pike and Line Street



**Potential Sign Location #5**  
**DeKalb Pike and Welsh Rd**





## Sign Design Styles











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

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SUBJECT: New Business – Department Reports  
MEETING DATE: May 23, 2022  
BOARD LIAISON:  
INITIATED BY: Tanya C. Bamford, Chairwoman

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**BACKGROUND:**

The Township staff has prepared reports for the month of April. If there are any questions, the Department Directors will be available to answer them at the public meeting.

Additionally, this is an opportunity for staff to bring items or issues to the Board of Supervisors of interest or for which they need input or direction.

This month Floyd Shaffer will provide an update on the Community and Recreation Center operations.

## **ADMINISTRATION REPORT**

### **April 2022**

#### **Administrative Matters (Township Manager)**

- Held staff meeting to review potential additional development of the Village commercial property.
- Met with the owner of the Village property to discuss sketch plan of potential changes.
- Participated in conference calls with DVRPC regarding the construction of the Powerline Trail.
- Met with Dept. Heads individually to discuss operations and outstanding issues.
- Met with Public Information Coordinator to discuss projects and website upgrade.
- Held staff meeting to discuss the Okino field dedication and Volunteer Appreciation event.
- Met with the MTMSA and Staff to discuss internal procedures related to land development.
- Held virtual meeting with staff, Township professionals and representatives for Penn Medicine.
- Attended Sunshine Law training via a virtual meeting for committee members.
- Attended DVHT Executive Committee meeting.
- Attended Autumn Festival, BDP, Finance, and Ready for 100 committee meetings.
- Attended Korean War Memorial-Peace Park meeting to discuss June 25<sup>th</sup> event and Phase II.
- Participated in virtual Wissahickon Partnership Management Committee meeting.
- Participated in employees' virtual meeting with Empower Retirement.
- Met with HR Director and consultant to discuss transition plan prior to her retirement.
- Met with Township's Planning Consultant to discuss DCED grant application for Whistlestop Park.
- Met with Public Information Coordinator and Recreation Program Coordinator for a recap of their attendance at the PRPS conference.
- Participated in County's virtual Hazard Mitigation Plan meeting.
- Held virtual meeting with a consultant regarding turf fields feasibility study.
- Attended site meeting at the Zehr tract with Public Works Director and Township professionals.
- Participated in third Continuity of Operations Planning (COOP) meeting with Department Heads.
- Held agenda preparation meetings with Department Heads.
- Held separate monthly meetings with Engineer, Traffic Engineer, Solicitor, and staff.
- Attended the ICMA Northeast Regional Conference: Build Your Resilience
- Webinars – (1) Women's Leadership Summit, (2) Empowering Women in the Public Sector: Navigating New Realities, (3) Economic Development Through Sports Tourism

#### **Human Resources**

- Coordinated onboarding for new employees in recreation, public works, and admin- four (4) total
- Coordinated announcements about written fire testing to 23 candidates for part-time firefighter opening.
- Sent out E-Blast announcements to employees about new employees, Jen Ames, GIS Analyst, Kayla Hill, Communication Specialist, Josh Gotwals, Laborer and Larry Nadzan, Laborer, as well as E-Blast announcements regarding the internal posting of open positions. Also coordinated meet-and-greet for Ms. Ames.
- Participated in emergency exercise meetings with department heads.
- Coordinated all-employee training through DVT on the topic of Stress and Uncertainty; 53 employees in attendance across two days.

- Participated in scheduling and conducting interviews for assistant fire chief candidates and the Fire Services management team.
- Met with members of the police hiring team to discuss recruiting strategy for communications specialist.
- Coordination of occupational and non-occupational absences with the employee(s) and FMLA, DVWCT, DVMMA, and SWIF, as applicable.
- Coordinated interviews for the GIS Analyst opening.
- Conducted ten (10) phone screens for the Communication Specialist position
- Conducted five (5) in-person interviews for the Communication Specialist position
- Met with members of the recreation department for discussion on the summer hiring process of returning and newly hired employees
- Met with new police and recreation employees for onboarding and participation in the new 2022 onboarding system which is allowing the HR department to run smoothly and efficiently while staying organized.
- Attended monthly HR Consortium meeting
- Participated in a monthly safety committee meeting
- Met with Fire management to discuss recruiting process for part-time firefighters.
- Attended Penn State University leadership fundamentals class.
- Provided coordination of background checks, physicals, and drug and alcohol screenings for potential employees.
- Coordinated and completed recruiting efforts through posting and advertising of communication specialist, PT Firefighters, and program instructors.
- Coordinated and partnered with department heads in scheduling an all-employee, onsite Delaware Valley Trust training held at the CRC on stress and life-work balance.
- Prepared exit paperwork and met with Ginny Solis for an exit interview

#### **Public Information**

- See attached report.

## Public Information Coordinator

### April 2022 Monthly Report

For this month's report, I am sharing data about our social media activity and engagement during the first quarter of 2022. Below you will find our current number of followers/subscribers for each channel that is considered an official Township social media outlet. You will also find a number reflecting the "reach" of each channel, which is defined as the number of unique individuals who see our content.

Below each channel is a link to a Sharepoint folder with detailed reports on each channel, generated through our social media management platform Sociality.io. We began using this tool at the end of January 2022, and the data displayed only accounts for activity beginning at that time. Future reports will show more accurate comparison figures so that we can track our growth and progress through data.

Thank you to Adrianna Ciliberto for primarily managing our Police Department's Facebook page.

-Derek Muller, Public Information Coordinator

Organization	Social Media Platform	Followers/Subscribers	Individual Profiles Reached
Montgomery Township, PA	Facebook	2,651	145,322
Montgomery Township, PA	Instagram	1,148	25,687
Montgomery Township, PA	Twitter	1,577	N/A
Montgomery Township, PA	LinkedIn	49	N/A
Montgomery Township, PA	YouTube	49	N/A
Montgomery Township Community & Recreation Center	Facebook	4,366	178,754
Montgomery Township Police Department	Facebook	4,553	251,604

[Click Here To View Detailed Reports](#)





# **Community and Recreation Center Report**

## **April 2022**

Activity and utilization of the Montgomery Township Community Recreation Center (CRC) continued on an upward spiral the month of April 2022.

*A recap of our April 2022 programming and facility activity follows:*

- Spring Arena Flag Football conducted began its season on Monday, April 4<sup>th</sup>. Over 75 children are currently involved in the program.
- Outdoor preschool/elementary soccer is being played in our front yard on Thursdays, Saturdays and Sundays.
- The following canvas painting events were conducted in April:
  - 1) A Family paint party – *Six Palms* was conducted April 22<sup>nd</sup>.
  - 2) Children's paint party – *Happy Dolphin* took place April 24<sup>th</sup>.
- Volleyball skills and drills clinics were conducted on Wednesdays during April. The players were between 8 and 13 years old.
- The Adult basketball league continued play in April. The 8 team league plays on Wednesday evenings.
- A Community Coffee with a Cop occurred on April 6<sup>th</sup>.
- Pickle ball participation continues to rise. Instructional lessons have been very popular throughout all of April. The number of people entering the sport boarders on the "amazing".
- The Ikebana Sogetsu (Floral Art arranging classes) group conducted three classes during April.

- Tee Ball skill and drills took center stage in the Gymnasium on Thursdays in April.
- Corn hole has become a regular event as 8 or more people played each Thursday during April.
- 18 different groups/organizations utilized the CRC during April.
- Fundamental Tennis began outdoor classes on April 1<sup>st</sup>.
- Registration for our Summer Day Camp (Kids **University**) exceeded all expectations. The large 8 week program is currently has a significant waiting list. Nearly every available slot in the program was filled within the first hour of open registration. The program begins Monday June 20<sup>th</sup>.

### **Physical Facility Updates**

- The splash pad and accessible playground have been prepared for summer 2022. The anticipated opening of the water features is Saturday May 28<sup>th</sup>.

The CRC staff has enjoyed a busy and productive first four months of 2022. Our summer season is just around the corner. Sustaining and increasing the positivity that is apparent throughout the CRC on a daily basis will be our goal for the remainder of 2022.

Floyd S. Shaffer, Community Recreation Center Director



## **Montgomery Township Inter-Office Memo**

**To:** Carolyn McCreary, Township Manager  
**From:** Brian Shapiro, Director of Finance  
**Date:** 05/16/2022  
**Subject:** April Finance Committee Report

Attached is a revenue and expenditure report as of 04/30/22 for the Montgomery Township 2022 budget. The numbers presented have not been audited and year-end accruals still need to be entered. The final numbers will change based on those entries.

### **2022 Budget Summary – as of 04/30/22:**

The General Fund total revenues are \$5,879,761 or 42.95% of the total budget. Major revenue sources (Act 511 Taxes) comprise \$5,039,498 of the total revenues. In May the Township received April's Real Estate Taxes in the amount of \$3,508,448. Total Real Estate Taxes collection for the year 92%, which is expected for this time in the year.

Mercantile Tax collections is at 110.03%, or \$1,980,505. This tax was due on March 15<sup>th</sup> and is trending like 2019 collections.

Total expenditures are \$4,102,314 or 29.44% of total budget.

### **Capital Investment Plan**

Attached is a listing of approved capital investments for 2022.

### **2021 Audit**

The 2021 audit was performed during the week of March 14<sup>th</sup> and continued till March 25<sup>th</sup>. Staff has received a draft audit and is working on completing the annual final report.

### **Municipal Software**

In the 2023 Capital Investment Plan the township budgeted for new municipal software. The township released an RFP which was due on April 15<sup>th</sup>. There were three (3) submissions. Staff has reviewed the RFPs and has scheduled demos for the month of May.

<b>BOS</b>			<b>Approved</b>	<b>CIP</b>	<b>Purchase</b>
<b><u>Approval</u></b>	<b><u>Description</u></b>	<b><u>Quantity</u></b>	<b><u>Cost</u></b>	<b><u>Amount</u></b>	<b><u>Method</u></b>
01/24/22	2022 Police Interceptor Utility AWD base (K8A)	3	149,180.05	180,000.00	COSTARS
02/14/22	Mounting and Installation of Equipment on 18	1	21,495.10	35,000.00	3 Quotes
02/14/22	Toro Z Master 7500D Series Mower	1	23,576.35	29,000.00	COSTARS
02/14/22	Case 590SN T4 Backhoe	1	152,243.00	150,000.00	COSTARS
02/14/22	Vibratory Roller	1	65,643.00	65,000.00	COSTARS
02/28/22	2021 Police Interceptor Utility AWD - Fire	1	54,269.87	90,000.00	COSTARS
02/28/22	Fire Gym Equipment	1	9,341.29	10,000.00	3 Quotes
03/14/22	2022 Road Program	1	877,559.80	993,979.00	Bid
03/14/22	2022 Peterbilt Dump	1	257,461.00	231,000.00	COSTARS
03/14/22	Graco GrindLazer	1	7,176.00	7,400.00	
03/14/22	Route 463 & Kenas Road Traffic Signal Intersection	1	64,097.00	90,000.00	Exempt
03/14/22	Route 463 & Hartman Road Traffic Signal Intersection	1	51,843.00	75,000.00	Exempt
03/14/22	Route 63 & Bell Run Blvd. Traffic Signal Intersection	1	64,797.00	62,000.00	Exempt
03/28/22	Sassafras Stormwater Pipe Replacement Project	1	387,730.00	340,000.00	Bid
03/28/22	2022 Curb and Curb Ramp Project	1	115,664.00	65,046.00	Bid
03/28/22	2 Canines and Training	2	29,230.04	30,000.00	Exempt
03/28/22	Emergency Radio Communications & Equipment	1	58,472.28	-	Bid
04/11/22	Wi-Fi Upgrades	1	13,490.00	20,000.00	3 Quotes
05/09/22	Website Redesign	1	10,000.00	-	
			2,413,268.78	2,473,425.00	

**DEPARTMENT of FIRE SERVICES**  
**APRIL 2022**  
**MONTHLY ACTIVITY REPORT**

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

**EMERGENCY RESPONSES**

**April 2022**

Staffing	Number of Calls	Average Turnout	Interior Qualified FF
All Staff	66	8	6
Combo Hours	28	7	6
Stipend Hours	11	7	6
Volunteer Only	27	11	8

**SIGNIFICANT FIRE INCIDENTS**

- 04-19-2022 255 Rabbit Run, Montgomery-Dwelling Fire
- 04-22-2022 103 Deerpath Lane, Montgomery-Dwelling Fire
- 04-25-2022 1380 Welsh Road, Complete Packaging, Montgomery-Building Fire
- 04-30-2022 8106 Avenel Blvd, Montgomery-Vehicle into Building
- 04-30-2022 506 Stump Road, Penn Manufacturing, Montgomery-Building Fire

**ADMINISTRATIVE**

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

- DFS Staff Meetings & individual meetings with Staff
- Department Heads meetings with Township Manager
- Meetings with Township Staff
- Township Board of Supervisors Meetings
- Meetings with local County Fire Marshals, Fire Chiefs, and Fire Officers
- Meetings with officers and members of the FDMT
- Montgomery County Emergency Management Meeting
- Plan Review Meetings
- Meetings with Public Works, Finance, and Code Enforcement
- Meeting with Montgomery Mall Management Team
- Public Safety Committee Meeting
- Truck Committee Meetings Spartan & Pierce
- Meeting with Department Heads for COOP Planning
- FDMT SWIFT Safety Committee Meeting
- Meetings with various vendors including 9-11 Safety & Power DMS
- Meetings with the Leadership of Local 4890
- Homeowner Association Meeting at Neshaminy Falls
- Meeting with the Chief of VMSC
- Meeting with Montgomery County Code Enforcement Official
- Meeting with Morgan Stanley at the Leadership of FDMT
- Meeting with Township GIS Team
- Guest speaking engagement at Immaculate University

## **COMMUNITY RELATIONS**

Activities were conducted for Fire Prevention and Other Special Events

- April 09, 2022, MTBA Opening Day
- April 19, 2022 Neshaminy Falls Safety Presentation
- April 26, 2022, 6 ABC Smoke Alarm Distribution Event
- April 30, 2022, Giant Touch a Truck Event & Drug Take Back

## **FIRE MARSHAL'S OFFICE**

### **Inspections:**

- April 2022
  - Life Safety Fire Inspections/Re-inspections - 6
  - Closed Out Life Safety Inspections – 1
  - Fire Marshal Follow Ups - 7
  - Knox Boxes - 1
  - Smoke Alarm Distribution/Installation – 3

### **Plans Review Update:**

- Westrum Review
- Village Plan Review

### **Tours of Facilities & Fire Safety Walk Throughs:**

- Hudson Estates
- Alexanderwerk

### **Fire Investigations:**

- 225 Rabbit Run, Dwelling- FM Wiegman
- 103 Deerpath Lane, Dwelling- FM Wiegman
- 8106 Avenel Blvd, Apartment- AFM Backlund & FM Wiegman
- 506 Stump Road, Building- AFA Backlund & FM Wiegman

## **DEPARTMENTAL TRAINING**

The following training occurred during the month of April for the Department:

15 Classes for 427 Staff Hours

- Department Hosted Trainings
  - Fire Police Training
  - Driver and Pump Operations Training
  - Water Rescue for the First Responder
  - EMT with Jefferson Health
  - Vehicle Rescue Operations
  - Hose Line Operations
  - Forcible Entry Refresher
- Department Attended Trainings
  - EMT
  - Fire Officer 2
  - STICO
  - Firefighter 1
  - Autism Awareness for the 1<sup>st</sup> Responder
  - Stress Management and EAPs

### **DEPARTMENTAL OPERATIONS**

- ESO transition continuing to occur within the Department's Record Management System
- FDMT SWIFT Safety Committee meeting to address member NFPA physicals, safety concerns and issues, certification of the Safety Team, and required trainings.
- Part-Time Firefighter Written Test was held with Upper Moreland Township Fire Department on 4/29/2022 at Willow Grove Fire Department and facilitated through the Bucks County Public Safety Training Center.
- Interviews were held for the DFS Assistant Fire Chief and Full-Time Firefighter Positions.
- Truck Committee attended a two-day factory tour at Pierce in Appleton, Wisconsin.
- Passport Accountability System discussion for the Department.
- Fire Police Unit assisted at the Trooper LODD Funeral Detail.
- FDMT Promotions
  - Captain 18 Rachel Gibson
  - Lieutenant 18-2 Mike Kunzig
  - Lieutenant 18-3 Jacob Millevoi

### **OFFICE OF EMERGENCY MANAGEMENT & COMMUNITY RISK REDUCTION**

- COOP Table-Top Exercise with Department Heads was held at Battalion 1 on 4/28/2022
- Montgomery Township Employee Fire Safety Presentation and Fire Extinguisher Training was held on April 19, 2022.
- Smoke Alarm Installation Campaign will launch in the Orchards Neighborhood on 5/15/2022.

## April 2022 Fire Incident Report

Call Type	MONTGOMERY	AWAY
Fire Alarms	20	1
CO Detectors	1	0
Appliances	1	0
Dwelling Fires	2	2
Building Fires	2	2
Fire Officer Investigations	2	0
Building Investigations	1	1
Vehicle Fires	1	0
Vehicle Rescue	0	2
Vehicle Accident Standby	5	0
Fire Police Only	1	0
Rescues (Other)	0	0
Dumpsters	0	0
Trash/Brush/Rubbish	7	0
Electrical Fire Outside	0	0
Gas Odor Outside	0	0
Gas Odor Inside	1	0
Hazardous Materials Incident	0	0
Helicopter Landings	0	0
EMS/Medical Assist	11	1
Police Assist	2	0
Rapid Intervention Team	0	0
Good Intent	0	0
Cover Assignments	0	0
Mont Calls	57	
Away Calls		9
Total Calls		66





Custom ▾ Apr 1, 2022 - Apr 30, 2022 ▾

80%

FIRE

Percentage of Total  
Incidents

20%

EMS

Percentage of Total  
Incidents

66

INCIDENTS

In Selected Time Slice

30

DAYS

In Selected Time Slice

8

6

4

2

0

Apr 2

Apr 4

Apr 6

Apr 8

Apr 10

Apr 12

Apr 14

Apr 16

Apr 18

Apr 20

Apr 22

Apr 24

Apr 26

Apr 28

Apr 30

Dec '21

Jan '22

Feb '22

Mar '22

May '22

Counts

% Rows

% Columns

% All

Week Ending	4/3/22	4/10/22	4/17/22	4/24/22	5/1/22	5/8/22	5/15/22	5/22/22	5/29/22	6/5/22	6/12/22	6/19/22	6/26/22	Total
(11) Structure Fire		1		2	1									4
(13) Mobile property (vehicle) fire			1											1
(14) Natural vegetation fire					7									7
(30) Rescue, emergency medical call (EMS), other			2											2
(31) Medical assist	2	2		3	2									9
(32) Emergency medical service (EMS) incident				1	1									2
(41) Combustible/f.. spills & leaks				1										1
(44) Electrical wiring/equipm. problem		1												1
(46) Accident, potential accident	1			2										3
(52) Water problem				1										1
(54) Animal problem or rescue				1										1
(55) Public service assistance					2									2
(56) Unauthorized burning					1									1
(61) Dispatched and canceled en route		1	1	2	1									5
(65) Steam, other gas mistaken for smoke				1	4									5

Week Ending	4/3/22	4/10/22	4/17/22	4/24/22	5/1/22	5/8/22	5/15/22	5/22/22	5/29/22	6/5/22	6/12/22	6/19/22	6/26/22	Total
(70) False alarm and false call, other		1		1										2
(73) System or detector malfunction				2										2
(74) Unintentional system/detect operation (no fire)	3	1	4	4	5									17
Total	6	7	8	21	24									66



## Montgomery Township Inter-Office Memo

**To:** Carolyn McCreary, Township Manager  
**From:** Richard Grier, Director of IT  
**Date:** May 19, 2022  
**Subject:** April 2022 Information Technology activities

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

- Completed upgrade of GASBOY software for public works gas pumps
- Setup new PC, laptop, and tablet computers for new GIS Analyst
- Upgraded Public Works building wiring CAT-6 wiring to support new Wi-Fi and eliminate wiring closet
- Completed DVPLT cyber security renewal application and attended security workshop webinar
- Completed purchase of Ruckus Wi-Fi access points and cloud software
- Attended and processed April 11<sup>th</sup> BOS meeting for broadcast.
- Resolved issue with login breach for planning staff member
- Completed rollout of Multi-Factor Authentication for Finance and Planning
- Resolved issue with our phone number not loading correctly on our website when selected from smartphones
- Setup 365 Frontline Worker licenses for all part-time Firefighters
- Met with Omega, Arraya, and New Era to discuss moving to a managed services for all Township networking devices (Switches, firewalls, and circuits)
- Responded to emergency generator issue at Battalion 1. A power surge caused the loss of the backup battery unit for all IT equipment. New unit ordered.
- Ran through all Rec Center Community technology to ensure everything was in working order for an event

### **Scheduled Projects for May 2022**

- Complete Public Works 2022 IT projects (Garage wall phone, PC rollouts and laptop upgrades)
- Complete Multi-Factor Authentication for remaining staff
- Upgrade storage for PIC to handle the large number of multimedia files that are accumulating on his PC
- Resolve issue with Rec Center wireless bridge

# DEPARTMENT OF PLANNING & ZONING

## April 2022

**Permits Submitted – 111** *(April 2021 – 161)*  
**YTD Permits Submitted – 406** *(2021 YTD – 462)*  
**Permit Fees Collected - \$ 38,293** *(April 2021 – \$ 60,577)*  
**2022 YTD Permit Fees - \$ 136,639** *(YTD 2021 - \$ 231,225)*

**Violations / Complaints Investigated – 10**

**Permits Issued – 97**

**Zoning Hearing Board Applications heard: 1**

**Businesses issued Certificate of Occupancy: 7**

**Active Land Development Projects:**

PROJECT NAME	LDS#	LOCATION	APP. DATE	MTPC	STATUS	
510 Bethlehem Pike – King	688	Bethlehem Pike	4/22/16	5/16/19	REVISED PLANS SUBMITTED	Approved On Hold by Developer
Higher Rock – Phase 1 & 2	694	Bethlehem Pike			Phase 1 Completed Phase 2 Under Construction	Design Center and Office Building under construction
Montgomery Realty Assoc. - 744 Bethlehem Pike	701	740 Bethlehem Pike	10/29/18		Building Permits Issued	Project Under Construction
Villages at Windsor	704	Horsham and North Wales – Vacant Lot			Under Review	
Bharatiya Temple – phase 2	707	County Line Road			Approved with conditions Jan 2022	Pending Resubmission
Fahy – 276 Stump Road – 2 Lot Subdivision	708	Stump Road			Conditional Approval 6.14.21	Awaiting Bldg Plans
Redners Gasoline Filling Station	709	1200 Welsh Road			Conditional Use & LD Approval Granted	Project on hold by Applicant
Shake Shack	712	804 Bethlehem Pike			Approved with Conditions 1.28.22	Under Review
Walnut Knoll	713	1109-1107 Vilsmeier Road			Conditional Approval 2-Lot Subd. 5.21.21	Solicitor Recording Plans and Agreements
Krispy Kreme	714	Montgomery Square Shopping Center			Approved with Conditions 9.9.21	Pending Resubmission
Westrum Lifestyle Apartments	717	13-17 Bethlehem Pk behind Roadway Inn			BOS Approval 3.28.22	Pending Resubmission
Caliber Carwash	C-76	739 Bethlehem Pike			Conditional Use Approval 2.28.21	Pending Submission of LD
Pecan Properties	719	901 Lansdale Ave			LD Cond. Approval Granted	Pending Resubmission

Non-Residential Certificates of Occupancies Issued		
Lakeside Educational Network	1350 Welsh Road	Administration – expanded into Suite 300
Paper & Leaf	766-768 Bethlehem Pike	Retail Sales
American Dental Solutions	1200 Welsh Rd Ste D	Dental & Oral Maxillofacial Practice
Celebree School	411 Doylestown Road	Childhood Education & Daycare Center
Groundworks	106 Park Drive	Warehouse & Office – Basement Waterproofing Co.
Harbor Freight	978 Bethlehem Pike	Retail Sales
Wyn Fitness	1200 Welsh Road	Fitness Center



# MONTGOMERY TOWNSHIP POLICE DEPARTMENT



## Monthly Activity Report for April 2022

<b>Crime Data:</b>	Total Calls for Service:	2,593
	Total Part I Crimes:	28
	Total Part II Crimes:	110
	Total Criminal Arrests:	63
<b>Crash Data:</b>	Total Crashes:	85
	Reportable Crashes:	28
	Non Reportable Crashes:	57
	Injuries:	16
<b>Traffic Enforcement Activities:</b>	Traffic Stops:	699
	Traffic Citations:	423
	Warning Notices:	6
	Field Contact Cards:	441
	Traffic Complaints Received:	39
	Selective Enforcements:	150
<b>Other Police Activities:</b>	Assist Fire Department:	38
	Building Alarms:	130
	Direct Patrols:	390
	Lockouts:	16
	Medical Assistance:	125
	School Walk-Through:	10
	Vacant Home Checks:	20
	Training Hours:	374.5
<b>Specialty Unit Usage:</b>	Canine Unit:	30
	Mobile Incident Response Team:	0
	Montgomery County SWAT-CR:	2
<b>Personnel Overtime:</b>	Court Overtime:	10
	Regular Overtime:	115
	Reimbursed Highway Grant Overtime:	41.5
	Reimbursed Special Duty Overtime:	4
	Non-Sworn Overtime:	115
	Sworn Comp Time:	21
	Non-Sworn Comp Time:	24



**Montgomery Township Police Department**  
**Monthly Activity Report**  
**April 2022**

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**COMMENDATIONS:**

On April 4, 2022, a call was received from Township resident Linda Scott commending Officers McGuigan and Shearer for their professionalism during a recent call for service.

On April 15, 2022, a note was received from a juvenile Township resident thanking Officers Beebe and Dobson for their professionalism during a recent curfew violation interaction.

On April 16, 2022, a card was received from Mary Walther commending Sergeant Wagner for his compassion and professionalism during a recent crash investigation.

**EDUCATION:**

During April, officers received roll call training on Mental Health Response from Montgomery County Mobile Crisis.

From April 4 to April 8, 2022, Sergeant Benner and Sergeant Wagner attended the Supervisor Leadership Institute training in Coatesville, PA. This training is part one of the three-step leadership series that makes up the FBI-LEEDA Trilogy training.

On April 5, 2022, Officer Byrne attended Traffic Signs Basics virtual training.

On April 6, 2022, Sergeant Hart, Officer Woch, and Officer Schreiber attended Canine In-Service training in Montgomery Township, PA.

On April 6, 2022, Chief Bendig and Lieutenant Peoples attended Municipal Police Department Supervision and Oversight training in Dresher, PA

On April 6 and April 7, 2022, Officer Rushin attended SWAT-CR training at the Montgomery County Public Safety Training Campus.

On April 7, 2022, Chief Bendig, Lieutenant Peoples, and Lieutenant Dougherty attended the Southeastern Pennsylvania Law Enforcement Conference in Blue Bell, PA.

On April 15, 2022, Officer Rardin attended Drug Recognition Training in Harrisburg, PA.

On April 19, 2022, Officer English attended Baton Instructor Certification training in Abington, PA.

**Montgomery Township Police Department**  
**Monthly Activity Report**  
**April 2022**

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On April 20, 2022, Officer English attended Handcuffing Instructor Certification training in Abington, PA.

On April 21, 2022, Officer English attended Pepper Spray Instructor Certification training in Abington, PA.

On April 19 and April 20, 2022, Officer Bouch and Officer Dobson attended Enforcement of PA Vehicle Inspection Regulations training at the Bucks County Public Safety Training Center.

On April 26, 2022, Chief Bendig, Lieutenant Peoples, Lieutenant Dougherty, and Sergeant Ward attended a Marjory Stoneman Douglas High School Shooting presentation at the Upper Dublin High School.

On April 27, 2022, Sergeant Hart, Officer Woch, and Officer Schreiber attended Canine In-Service training in Montgomery Township, PA.

**NOTED INCIDENTS:**

On April 2, 2022, officers responded to a single-vehicle accident on Limekiln Pike and Lower State Road. Upon arrival, officers approached the car and spoke with the 17-year-old driver and a passenger. Officers noted that there were beer bottles scattered in the area of the car. When officers confronted them about the alcohol containers, the passenger fled on foot, but the driver remained. Officers requested the driver conduct field sobriety testing, which showed signs of impairment. The driver was subsequently arrested for driving under the influence. Based on the damage to the interior windshield, it was believed that the passenger that fled might have been injured during the crash. The passenger could not be located, and the driver was uncooperative in identifying him or providing contact information to verify that he was not injured. After his arrest, the driver still refused to identify the passenger; however, officers were later able to confirm that the passenger had made it home safely.

On April 7, 2022, officers conducted a traffic stop on Bethlehem Pike of a black Jeep for careless driving. Officers approached the vehicle and spoke with the driver. Officers noted he was visibly intoxicated, and the driver admitted to having been drinking before operating the vehicle. Officers asked the driver if he was carrying any weapons, to which the driver said that he had a concealed handgun. The gun was on his right hip and was loaded with a live round in the chamber. After securing the handgun, officers conducted field sobriety tests which showed signs of impairment. The driver was arrested for driving under the influence. The driver possessed a

**Montgomery Township Police Department**  
**Monthly Activity Report**  
**April 2022**

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valid concealed carry permit at the time of this incident; however, the firearm was temporarily seized and secured in evidence for safekeeping due to his level of intoxication.

On April 8, 2022, officers responded to the Giant Food Store on Knapp Road for a retail theft. After the initial investigation, the subject was taken into custody for retail theft. While searching the subject incident to the arrest, officers located over 700 new and unused Pennsylvania State Instant Lottery tickets. Officers began checking area stores for overnight burglaries and also contacted the Pennsylvania Gaming Commission. Serial numbers on the lottery tickets indicated that the tickets were allotted to Lindinger's Deli on Stump Road. Officers responded to Lindinger's Deli and found the front employee door had been damaged and pried open. Employees checked their lottery ticket inventory, noting that a large stack of tickets was missing from behind the cash register. On April 9, 2022, officers responded to Imperatore Italian Restaurant on Stump Road and spoke with the owner, who advised that a burglary had occurred on April 8, 2022. The owner provided video surveillance showing a subject entering the business by an unsecured side door. The subject walks behind the bar area, stealing various bottles of alcohol. The subject in the video is the same individual that committed the theft at Giant and burglarized Lindinger's Deli. The subject was charged with two counts of burglary, criminal trespass, retail theft, and related charges.

On April 14, 2022, officers conducted a traffic stop on a silver Ford on Bethlehem Pike in front of JL Freed Honda for a motor vehicle violation. Officers approached the vehicle and made contact with the driver and front-seat passenger. While speaking with the vehicle's occupants, officers noted their nervous behavior and inconsistent statements. Officers requested the passenger exit the vehicle to speak with them. While exiting the vehicle, the passenger concealed something under his seat. Based on this observation, officers requested consent to search the vehicle from the driver, which was granted. A search of the vehicle revealed 148 bags of heroin, 20 crack cocaine vials, and paraphernalia. Both occupants were arrested for violations of the Drug Act.

On April 15, 2022, officers responded to the Route 202 Parkway near Horsham Road for a vehicle accident. A resident on Matthew Drive reported hearing a vehicle going off the roadway and crashing. Responding officers found tire skid marks indicating that a vehicle had left the roadway, traveling down an embankment and into a wooded area. From the roadway, no vehicle was visible. Officers followed the tire marks into the woods and found a black Pontiac approximately 200 feet off the roadway that had collided with a tree. Outside of the vehicle, officers located the driver, who related he was not injured and had just crashed his car. The driver stated he crashed because he was driving too fast and lost control. Officers noted the driver had a strong odor of alcohol on his breath and had bloodshot and glassy eyes. The driver

**Montgomery Township Police Department**  
**Monthly Activity Report**  
**April 2022**

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denied being injured, but he had a wide range of fresh scrapes and cuts on his body. The driver was evaluated by paramedics and transported to Grandview Hospital. The driver was subsequently arrested for driving under the influence.

On April 18, 2022, officers conducted a traffic stop on a white Dodge in the parking lot of Giant Food Store for a motor vehicle violation. Officers made contact with the driver and two passengers. While speaking to the occupants, officers noted their nervous behavior and inconsistent stories. Additionally, officers found a cut straw with white powder residue inside the straw. Based on these observations, officers requested consent to search the vehicle from the driver, which was granted. A search of the vehicle revealed 31 bags of heroin and drug paraphernalia under the driver's seat. In the rear passenger seat, officers found additional drug paraphernalia. The driver and the rear passenger were taken into custody for violations of the Drug Act. A thorough search of the rear seat passenger at the station revealed a bundle of heroin concealed on his person. The driver met the qualifications and entered the Law Enforcement Treatment Initiative (LETI) Program.

On April 19, 2022, a Lansdale resident was charged with theft and related offenses in connection with a vehicle theft in Montgomery Township on January 29, 2022. On that date, officers responded to Tropiano Transportation on Welsh Road for a stolen vehicle. Upon arrival, officers spoke with the victim, who reported that the vehicle had been left in the rear of the business. Officers were able to locate the vehicle in Hatfield Township, unoccupied. The vehicle was impounded and secured. An inventory search of the vehicle was conducted where numerous items suspected to be stolen, including power and hand tools, scrap metal, and cell phones, were seized. While conducting the inventory search, officers located a dashcam mounted to the vehicle's front windshield. This camera had both forward and rear-facing recording features. A check of the removable storage media from the camera was examined. Located on the storage media were 22 separate video files from February 2022 showing the suspect operating this stolen vehicle.

On April 20, 2022, officers responded to the Quality Inn on Bethlehem Pike for a domestic assault in progress. Arriving officers encountered a subject walking to the front of the lobby. The subject confirmed that an argument occurred between him and his girlfriend. He stated he was currently trying to leave the hotel. Officers contacted the victim, who stated she contacted police due to her boyfriend's intoxicated state and unwanted advances he was making toward her. After rebuffing his advances, the boyfriend attacked her and began to strangle her. The victim was unable to breathe during this time but was able to push her boyfriend off of her. She immediately contacted the police. Officers noted injuries to the victim consistent with a recent assault. The victim noted that her boyfriend had abused her in the past and had been arrested for assault.

**Montgomery Township Police Department**  
**Monthly Activity Report**  
**April 2022**

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Laurel House and Domestic Abuse Resistance Team (DART) advocate were contacted to speak with the victim. The suspect was taken into custody for strangulation and other related offenses.

**ITEMS OF INTEREST:**

On April 6, 2022, officers conducted a Coffee with a Cop event at the Montgomery Township-CRC.

On April 8, 2022, Hannah Morah was extended a conditional offer of employment for the position of recruit police officer.

On April 12, 2022, Officer Woch and Officer Haber were selected to become the Department's next two canine handlers. The officers will begin training in September 2022.

On April 20, 2022, Sean Orrison was extended a conditional offer of employment for the position of recruit police officer.

On April 23, 2022, officers attended the International Spring Festival at the North Penn High School.

On April 30, 2022, officers attended Drug Take-Back and Food Drive events at Wegmans and Giant Food Stores. Over 264 pounds of unwanted medication were turned over for destruction. Seven hundred and sixty-seven pounds of food was collected for the Mattie Dixon Community Cupboard.

**UPCOMING EVENTS:**

May 2, 2022: Mary, Mother of the Redeemer DARE Graduation

May 14, 2022: Police Week Celebration at Costco

May 21, 2022: Coffee with a Cop Neshaminy Falls

May 24, 2022: Citizen Police Academy Graduation



# Montgomery Township Public Works Department

## Monthly Report – April 2022

### PARKS/OPEN SPACE:

- The entire crew performed routine maintenance & repairs, mowing & trimming, trash removal, playground inspection and equipment maintenance.
- Larry, Scott D., Scott Y. & Chris put up the awnings for the tot-lot at Friendship Park.
- Larry & Scott D. (with the assistance of Officer Dunlap) cut back the Yew shrubs along Stump Road (between Orchard Drive & Rt. 463) to correct the sight distance issue.
- The entire crew finished winterizing the snow fighting equipment and hauling it to the Zehr property for summer storage.
- Scott Y. took the Core exam for his Pesticide License on 4/11/22 and passed.
- Larry & Scott D. slit-seeded the athletic fields at William F. Maule Park at Windlestrae, Windlestrae Park – Rose Twig, Fellowship Park and Whistlestop Park.
- Darren continued to work on readying the mowers in preparation for the spring mowing season as well as assisting Kevin with vehicle maintenance and inspections.
- The entire crew took down five (5) dead trees and cleaned up downed trees at various locations throughout the Township.
- Took delivery of the trees and Larry, Chris & Josh worked the Arbor Day Tree Give-A-Way.
- The entire crew continued performing the annual maintenance to the baseball fields at William F. Maule Park at Windlestrae and Windlestrae Park – Rose Twig.

### ROADS:

- Bill, Bryan & Joe began street sweeping as part of our MS4 Stormwater program.
- Joe, Bill, Bryan & Steve performed several days' worth of drainage inspections and clearing from all the heavy rain.
- Scott S., Bill, Bryan & Steve repaired a damaged storm sewer pipe at 102 Pioneer Drive.
- Steve & Joe fabricated and rebuilt a portion of truck #10's body understructure for the state safety inspection.
- Steve, Scott S., Joe, Bill, Bryan & Josh began rebuilding the storm sewer inlets in preparation for the annual paving.
- Bill, Bryan & Joe used the street sweeper to remove debris from storm sewer inlets as part of the MS4 requirements.
- Kevin performed routine maintenance and inspections on several Township vehicles and trailers.

### FACILITIES:

- Todd, Dave & Don assisted with the cleaning and restocking of the Administration & Police building.
- Todd & Dave replaced the hot water heater at the Public Works Garage.
- Don, Dave & Larry finished replacing lighting fixtures with LED fixtures at the Stump Road Firehouse.
- Don replaced the emergency lights at the Route 202 Firehouse.
- Don, Dave, Todd & Larry repaired a wiring issue for the three (3) bollard lights along the CRC walkway.
- West Generator performed the annual maintenance at the Public Works Garage, Stump Road & Route 202 Firehouses, CRC and the Police Department.
- Don, Dave, Larry & Todd continued performing the semi-annual traffic signal inspections.
- K J Doors installed two (2) new man doors at the Public Works Garage.

- Don, Dave & Larry secured the windows that were broken into on the Zehr Property.
- 4/6/22 – County Line Road & Rt. 202 Parkway – Pedestrian Pole Struck – Contracted Armour & Sons.
- 4/10/22 – Route 309 & LA Fitness – Not Cycling – Checked Cameras – Unable to Locate Problem.
- 4/25/22 – 202 Tree Line Drive – Street Light Struck – Disconnected Power & Removed Pole – Needs Further Attention.
- Dave, Don & Larry responded to a total of 282 PA One Calls throughout the month.
- Dave worked with Gilmore, Rhythm Engineering and Tony Still to address ongoing traffic signal issues.

# Montgomery Township

TOTAL ZONE CALLS

146

TOTAL VMSC CALLS

900

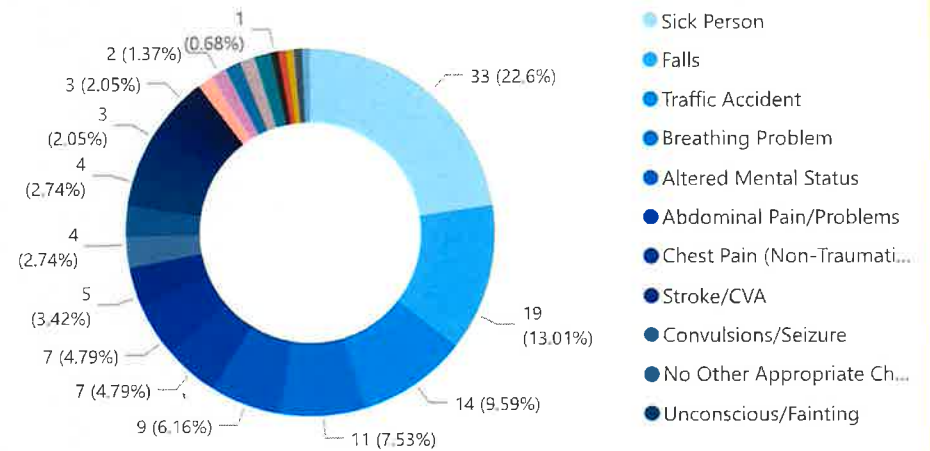


**VMSC**  
Emergency Medical Services

## EMD Complaint

EMD Complaint	Count of EMD Complaint
Sick Person	33
Falls	19
Traffic Accident	14
Breathing Problem	11
Altered Mental Status	9
Abdominal Pain/Problems	7
Chest Pain (Non-Traumatic)	7
Stroke/CVA	5
Convulsions/Seizure	4
No Other Appropriate Choice	4
Unconscious/Fainting	4
Assault	3
Cardiac Arrest/Death	3
Heart Problems/AICD	3
Psychiatric Problem/Abnormal Behavior/Suicide Attempt	3
<b>Total</b>	<b>146</b>

## Dispatch Complaint Type

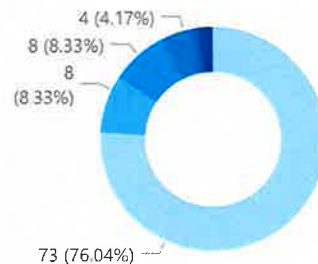


Disposition	Count of Disposition
Transported No Lights/Siren	66
Transported Lights/Siren	30
Refusal	21
Cancelled	14
Public Assist	8
Patient Treated, Released	5
Patient Dead On Scene	1
Standby - Fire	1
<b>Total</b>	<b>146</b>

## Destination Hospital

### Hospitals

- Abington Health ..
- Doylestown Hosp...
- Grand View Hosp...
- Abington Memor...
- Albert Einstein M...
- Children's Hospit...



90.13

Average of En Route Time  
in second

7

Average of On Scene  
Time in minutes

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #17

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<b>SUBJECT:</b>	New Business – Committee Board Liaison Reports
<b>MEETING DATE:</b>	May 23, 2022
<b>BOARD LIAISON:</b>	
<b>INITIATED BY:</b>	Tanya C. Bamford, Chairwoman

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**BACKGROUND:**

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