AGENDA

MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
SEPTEMBER 12, 2022
7:00 P.M.

www.montgomerytwp.org

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

Carolyn McCreary
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Announcements
4. Public Comment
5. Announcement of Executive Session
6. Consent Agenda:
    - Minutes of August 22, 2022 Meeting
    - Payment of the September 12, 2022 Bills
    - Montgomery Realty Association – Escrow Release No. 6
    - FedEx Ground – Escrow Release No. 2 and End of Maintenance Period

Recognition:

7. Retirement of Sergeant Robert Hart

Introductions:

8. Moira Giordano, Parks & Recreation Board Candidate
9. Kristine Willard, Human Resources Administrator

Public Hearings:

10. Amendment to Township Zoning Ordinance – Addition of Ambulatory Health Care Center
11. Amendment to Township Zoning Ordinance – Medical Marijuana, Smoking Lounges, Vape Shops
12. Amendment to Township Stormwater Ordinance

Planning and Zoning:

13. Consider Minor Subdivision/Lot Line Adjustment, 1139 and 1145 Kenas Road (LDS 723)
14. Presentation of the Township's Comprehensive Plan Update

Public Safety:

15. Police Traffic Safety Grant Application

Public Works:

16. Purchase of Replacement HVAC System for Township Building Basement IT Room

Parks and Recreation:

17. Recommendation of Bid Award for Installation of Bocce Courts

Administration and Finance:

18. Ratification of Real Estate Tax Appeal Settlement – 430 and 436 Stump Road

19. Approval of Funds Transfer to Capital Reserves

20. North Wales Area Library Request for Donation

Old Business:

New Business:

21. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #03

SUBJECT: Announcements
MEETING DATE: September 12, 2022
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chairwoman

- **Grant Award for Whistlestop Park Improvement Project** – the Pennsylvania Department of Conservation and Natural Resources has awarded Montgomery Township a grant in the amount of $250,000 for improvements to Whistlestop Park. Work to be done includes renovation of pedestrian walkways and softball field; construction of internal loop trail, pickleball courts, and stormwater management measures; installation of play equipment with required safety surfacing; ADA access, landscaping, project sign, and other related site improvements.

- **Emergency Services Night at Wegmans** - We are happy to announce that the Fire Department is once again partnering with Wegmans of Montgomeryville for our annual Emergency Services Night. The event kicks off Fire Prevention Month and several area departments will be in attendance. This year's event will feature displays, fire safety education, and give aways. Please join us at the Wegmans Store at Montgomery Mall on Monday October 10th from 5:30 pm to 8:30 pm.

- **Autumn Festival -** Autumn Festival is back with a BANG this year! Please join us for this FREE family community event at William F. Maule Park @ Windlestrae on October 15th from 12:00 pm-5:00 pm, with fireworks following at approximately 7:00 pm. A non-perishable food donation for Manna On Main is suggested and will be collected at the entrances. Activities will include Amusements, Beer & Wine Garden, Business & Craft Vendors, Emergency Services Displays, Food Vendors, Live Music, Petting Zoo & Pony Rides, Pumpkin Distribution & Decorating (While Supplies Last), Scarecrow Making (While Supplies Last) and much more! It is an event not to be missed!

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #04

SUBJECT: Public Comment
MEETING DATE: September 12, 2022
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #05

SUBJECT:	Announcement of Executive Session
MEETING DATE:	September 12, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Sean Kilkenny, Esq.

BACKGROUND:

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

The Board of Supervisors met in Executive Session (virtually) at 4:30 PM on Tuesday, September 6 via TEAMS and tonight at 6:30 PM in person at the Township building to discuss litigation matters.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06

SUBJECT: Consent Agenda
MEETING DATE: September 12, 2022
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the August 22, 2022 Board meeting
- Payment of Bills for September 12, 2022
- Montgomery Realty Associates – Escrow Release No. 6
- FedEx Ground – Escrow Release No. 2 and End of Maintenance

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

DRAFT

MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
AUGUST 22, 2022

1. Call to Order: The August 22, 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 7:02 p.m.

IN ATTENDANCE:
Chair Tanya C. Bamford
Vice Chairwoman Candyce Fleuhr Chimera
Supervisor Annette M. Long
Supervisor Beth A. Staab
Supervisor Audrey R. Ware
Township Manager Carolyn McCreary
Township Solicitor Sean Kilkenny, Esq.

ALSO, IN ATTENDANCE:
Police Chief, J. Scott Bendig
Fire Chief, William F. Wiegman
Director of Planning, Bruce Shoupe
Director of Public Works, Greg Reiff
Director of Comm. Ctr & Recreation Floyd Shaffer
Public Information Coordinator Derek Muller
Recording Secretary, Deborah Rivas

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

- The Battle of the Badges Blood Drive will be held tomorrow from 9:00 a.m. to 7:00 p.m. at the Community and Recreation Center. Our Fire and Police Departments will face off in a friendly competition to save lives. Donors can cast their votes for their favorite team to determine the winner. Some appointments are still available. Free giveaways and T-Shirts will be available.

4. Public Comment – Ben Hartranft of 105 Bellows Way announced that there will be a fundraiser in support of the Philadelphia Eagles Autism Challenge Give Back Night at Miller's Ale House in Montgomeryville on Wednesday, August 24th from 11am to 11pm. Ben also announced that his mother recently published a book about raising an autistic child called "Swinging from the Chandelier". Ben stated that he was very proud of his mother and her new book.

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

6. Consent Agenda:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried (5-0), the minutes of the July 25, 2022 meeting, the ratification of payment of bills for August 8, 2022, the payment of bills for August 22, 2022, End of Maintenance

DRAFT

Period for 309 Automall Properties, L.P. – Montgomeryville Nissan, and Escrow Release #5 ($34,175.00) for Montgomery Realty Associates LLC for 740 Bethlehem Pike were approved as presented.

Recognition:

7. Promotion of Officer Joseph Schott to Sergeant: Chief J. Scott Bendig announced that Sergeant Robert Hart will retire on September 1, 2022. As a result, a supervisory vacancy will exist within the Department. In October of 2021, a multiple-phase promotional process was initiated. The process included both a written examination and an oral review board. After this highly competitive process, Officer Joseph Schott was ranked the top candidate and is recommended for promotion to the rank of Sergeant.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Long and unanimously carried (5-0), the Board promoted Officer Joseph Schott to the rank of Sergeant for the Montgomery Township Police Department effective September 1, 2022.

Swearing In:

8. Appointment and Swearing in of New FDMT Fire Police Officers:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Long, and unanimously carried (5-0), the Board appointed Robin Robinett, Annie Robinett, and Lorena Rosario-Mejias to the position of Special Fire Police Officers, effective August 22, 2022, and welcome them to Montgomery Township.

Planning and Zoning:

9. Advertisement of Amendment to Stormwater Ordinance (22-330): Mr. Shoupe reported that the Township must update its Stormwater Management Ordinance to comply with the PA Department of Environmental Protection's (PADEP) new MS4 Stormwater requirements. It has been recommended that the Township repeal the existing Ordinance #15-291 and replace it with a new ordinance which complies with the new standards.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab and unanimously carried (5-0), the Board authorized the advertisement of Ordinance #22-330 for consideration at the Board of Supervisors' regularly scheduled meeting on September 12, 2022.

10. Advertisement of Amendment to Zoning Code – Medical Marijuana, Smoking Lounges, Vape Shops: Mr. Shoupe reported that the Township wishes to update the Zoning Code to provide definitions and word usage for Medical Marijuana Dispensaries / Grower / Processors / Smoking Lounges / Vape Stores, subject to certain criteria requirements and locations. Ms Bamford inquired if the current stores would be subject to the new ordinance and Mr. Shoupe

explained that any existing stores would be grandfathered in. If an existing store closed and remained vacant for one year, a new store selling these products would then be subject to the new ordinance.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried (5-0), the Board authorized the advertisement of Ordinance #22-329Z for consideration at the Board of Supervisors' regularly scheduled meeting on September 12, 2022.

11. Advertisement of Amendment to Zoning Code – Ambulatory Health Care Center: Mr. Shoupe reported that the Township wishes to update the Zoning Code to allow Ambulatory Health Care Center in the C-Commercial zoning district by Conditional Use.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford and unanimously carried (5-0), the Board authorized the advertisement of Ordinance #22-331Z for consideration at the Board of Supervisors' regularly scheduled meeting on September 12, 2022.

Public Works:

12. Ratification of Change Order for Road Paving Project: Mr. Reiff reported that earlier this month, as the paving project was underway for 2022, it was determined that the Township Engineer inadvertently excluded part of Domorah Drive in the contract. The Township Manager was notified of this oversight and the resulting incomplete paving of Domorah Drive. She verbally approved the additional paving, noting it would be brought before the Board of Supervisors at their August 22nd public meeting. Ms. McCreary is requesting the Board of Supervisors ratify her approval of the change order from James D. Morrissey, Inc. in the amount of $18,983.20 as recommended by Gilmore & Associates, Township Engineer.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Ware and unanimously carried (5-0), the Board approved the change order from James D. Morrissey, Inc. in the amount of $18,983.00 as recommended by Gilmore & Associates, Township Engineer.

13. Award of Bid for Traffic Signal Modernization: Mr. Reiff reported that the Township received bids utilizing PennBid on August 9, 2022 for the Traffic Signal Modernization on Bethlehem Pike (SR 0309) and the Montgomery Mall Access Drives project. Gilmore & Associates, Township Engineer, reviewed the four (4) bids ranging from $1,264,205.80 to $1,614,159.20. Township Engineers prepared a cost estimate of $1,046,115.00 which was included in the 2022 approved final Budget. Gilmore & Associates is recommending that the bid be awarded to the lowest responsible bidder, Marino Corporation at a cost of $1,264.205.80. Ms. McCreary reminded the Board that a $400,206.00 grant was received from the Greenlight Go program and those funds will be used towards this project.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried (5-0), the Board awarded the bid for the traffic signal modernization at Bethlehem Pike (SR 0309) and the Montgomery Mall Access Drive North and the Montgomery Mall Access Drive South to Marino Corporation, the lowest responsible bidder, in the amount of $1,264,205.80 per the recommendation of Gilmore & Associates, Township Engineer.

14. Montgomery County Consortium Fuel Bid Participation: Mr. Reiff reported that the Township has the opportunity to purchase petroleum products through the Montgomery County Consortium Fuel Contract. The contract has been awarded to Petroleum Traders Corporation and is for one year running from September 1, 2022 to August 31, 2023.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab and unanimously carried (5-0), the Board approved the Township's participation in the Montgomery County Consortium Fuel Contract awarded to Petroleum Traders Corporation for the purchase of petroleum products for a period of one year ending on August 31, 2023.

Parks and Recreation:

15. Approval of Fall 2022 Recreation Programs and Fee Schedule: Mr. Shaffer presented the proposed Fall 2022 Recreation Programs and Fees.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long and unanimously carried, the Board approved the 2022 Fall Recreation Program and Fee Schedule amendment submitted.

16. Appoint John Jastrzembski to Park and Recreation Board: Ms. McCreary reported that with the resignation of Scott Fontaine, there is a vacancy on the Park and Recreation Board. At the last Park and Recreation Board meeting, it was suggested that a member of the Senior Committee would be an ideal member to join the Park Board. John (Jess) Jastrzembski expressed an interest and had noted both committees on his original application.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the Board appointed John Jastrzembski to the Park & Recreation Board for the remainder of the term which expires on January 1, 2025.

Administration:

17. Amendment to VMSC Lease Agreement: Ms. McCreary reported that when the Township building was constructed in 1995, the project also included the building to house the Volunteer Medical Service Corps (VMSC). At that time, the Township and VMSC executed a 10-year lease agreement which subsequently has been extended. Under the agreement, VMSC is required to perform all maintenance on the building. They are also responsible for the payment of utility bills. At the time of the original lease, the Township requested VMSC establish an escrow which

they held to ensure capital repairs were made to the building as needed. With the building now being 27 years old, Ms. McCreary is recommending the Township eliminate this requirement so the funds may be drawn down to make improvements deemed desirable by the VMSC Chief and the Board of Directors. The VMSC will continue to be responsible for any capital improvements to the building.

> **MOTION: Upon motion by Ms. Long, seconded by Ms. Chimera and unanimously carried, the Board amended the lease agreement between Montgomery Township and the Volunteer Medical Service Corp., removing the requirement for a separate escrow for capital improvements, and authorize the Solicitor to prepare the necessary amendment and the Township Manager to execute it on behalf of the Township.**

New Business:

18. Department Reports – Chief Wiegman reported that the Fire Department hosted a Junior Firefighter Camp which was well attended. They added an additional session with each session having 30 children. The camp was held at the Community and Recreation Center and Chief Wiegman thanked Mr. Shaffer and his staff for their assistance. Additionally, the Fire Department hosted another Junior Firefighter camp at Spring Valley Park with 40+ children in attendance. In September the Fire Department staff will be participating in training, including first aid and CPR training. In October, which is Fire Prevention Month, staff will be at schools, daycare centers, and nursing homes presenting fire safety programs. The annual emergency services night will be at Wegmans again and will be held on October 10, 2022.

Chief Bendig reported that National Night Out was held on August 2, 2022 at the William F. Maule Park at Windlestrae. Everyone was happy with the weather, the turnout and the participating organizations who joined us. It was a group effort and the Public Works Department stole the show with their giveaway safety vests and hats, as well as pools of sand and child sized equipment to move the sand around. Costco provided the hot dogs and cooking as well as drinks and water for the crowd. The helicopter landing is always a hit and this year we had princesses too. Much of the credit for organizing the event goes to Officer Rob Johnson. Lt. Peoples and Administrative Assistant Nicole Conicelli were involved and instrumental in assisting Officer Johnson in getting the event off the ground. It is always a great community event every year.

19. Committee Reports: Ms. Chimera reported that the Planning Commission discussed the presentation from Penn Medicine regarding a proposed Ambulatory Health Care Center and zoning text amendment. The Park Board did not have meeting. Ms. Staab and Ms. Long's committees/boards did not have meetings. Ms. Ware reported that the Senior Committee did meet and they discussed the upcoming Autumn Festival event and what they want to have at their table. Ms. Ware also reached out to Rep. Stephens' office on behalf of the Senior Committee to discuss his assistance in providing a mailing to senior residents of the Township. The committee will also have a table at Rep. Stephens' Senior Expo on September 29, 2022 from 10:00 a.m. to 12:00 p.m. at the Community and Recreation Center. The committee also discussed the proposed bocce ball courts and pickleball courts.

Under Old Business, Ms. Bamford stated that she wanted to have another discussion about turf fields. She wanted to include Ms. Long in the discussion as she was not present for the meeting where the engineering firm had reduced their proposal to $10,000.00 for a turf field feasibility study, the amount which was budgeted. The motion had failed with a 2 – 2 vote. Ms. Bamford stated that she wanted to bring the issue back up for discussion to see if there was any interest in looking at a feasibility study for turf fields in another location or if there is no interest whatsoever in pursuing turf fields anywhere in the Township. Ms. Long stated that if she had been at that meeting, it would have been a 3 to 2 vote not in favor of pursuing a study. Ms. Long said that she would not be looking to spend that amount of money on turf fields, so she did not see any point in spending money on a study when she would not be voting to approve any turf fields later. Ms. Bamford mentioned the possibility of utilizing grants to offset costs of building turf fields, like other communities in the area, but Ms. Long stated that the grants would not fund the entire project. Ms. Bamford stated that fees for the use of the fields could be set aside for future maintenance and that these are some of the items that could be addressed in a feasibility study. Ms. Staab agreed. Ms. Bamford asked the Board members if their opposition to the turf fields was related to a specific location or if this was something that could be revisited if the location was changed. Ms. Ware stated that the location played no part in her decision. Ms. Chimera said her decision was the same. Ms. Bamford inquired if there was any interest in turf fields. Ms. Long, Ms. Chimera and Ms. Ware stated no.

22. Adjournment: Upon motion by Ms. Bamford and seconded by Ms. Chimera, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary

CHECK REGISTER FOR MONTGOMERY TOWNSHIP
CHECK DATE FROM 08/23/2022 - 09/12/2022

Bank 01 UNIVEST CHECKING

Check Date	Bank	Check	Vendor	Vendor Name	Amount		Status
08/23/2022	01	92490	00000903	HOME DEPOT CREDIT SERVICES	1,512.36		Open
09/08/2022	01	92491	00000496	21ST CENTURY MEDIA NEWSPAPERS LL	1,309.82		Open
09/08/2022	01	92492	00000006	ACME UNIFORMS FOR INDUSTRY	520.17		Open
09/08/2022	01	92493	00001654	ADAM DEUSSING	761.42		Open
09/08/2022	01	92494	100000892	ADAM ZWISLEWSKI	560.00		Open
09/08/2022	01	92495	00001875	ADVANCED COLOR AND GRIND LLC	2,228.00		Open
09/08/2022	01	92496	100000876	ALEXANDER J. DEANGELIS	150.00		Open
09/08/2022	01	92497	100001754	ALEXANDER L. AVALLON III	250.00		Open
09/08/2022	01	92498	00000345	ALPHAGRAPHICS LANSDALE	139.63		Open
09/08/2022	01	92499	100000814	AMAZON.COM SERVICES, INC	2,130.61		Open
09/08/2022	01	92500	100001959	ANDREW ALLEN WILBUR	50.00		Open
09/08/2022	01	92501	100000888	ANDREW WEINER	500.00		Open
09/08/2022	01	92502	100001890	ANGEL G. MEJIAS	1,000.00		Open
09/08/2022	01	92503	100002044	ANNE WOODBURY	49.00		Open
09/08/2022	01	92504	100001978	ANTHONY ZIRPOLI	150.00		Open
09/08/2022	01	92505	100001828	ARAMSCO, INC.	388.50		Open
09/08/2022	01	92506	MISC	ARISTA POOL & SPA INC	180.00		Open
09/08/2022	01	92507	100001115	ASAP	2,949.34		Open
09/08/2022	01	92508	00000031	AT&T	121.72		Open
09/08/2022	01	92509	00000561	ATLANTIC TACTICAL	9,547.57		Open
09/08/2022	01	92510	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	153.33		Open
09/08/2022	01	92511	00000340	B SAFE INC.	418.89		Open
09/08/2022	01	92512	00000043	BERGEY'S	290.97		Open
09/08/2022	01	92513	00000448	BISHOP WOOD PRODUCTS, INC	905.00		Open
09/08/2022	01	92514	100000979	BRANDON UZDZIENSKI	150.00		Open
09/08/2022	01	92515	00001108	BRIDGEPORT TROPHY CO.	574.25		Open
09/08/2022	01	92516	100001762	BRITTON INDUSTRIES, INC.	170.55		Open
09/08/2022	01	92517	100000405	C.E.S.	2,515.33		Open
09/08/2022	01	92518	00000072	CANON FINANCIAL SERVICES, INC	1,966.47		Open
09/08/2022	01	92519	100000878	CARL F. HERR	200.00		Open
09/08/2022	01	92520	100001879	CARLOS A. GONZALEZ JR	650.00		Open
09/08/2022	01	92521	100002051	CATHERINE SAYER	135.00		Open
09/08/2022	01	92522	00001601	CDW GOVERNMENT, INC.	10,253.55		Open
09/08/2022	01	92523	100001521	CHERYL SWOYER	628.00		Open
09/08/2022	01	92524	100000667	CLYDE S. WALTON INC.	571.81		Open
09/08/2022	01	92525	100001842	COLONIAL OIL INDUSTRIES, INC	1,887.41		Open
09/08/2022	01	92526	100001843	COLONIAL OIL INDUSTRIES, INC	2,303.32		Open
09/08/2022	01	92527	00000363	COMCAST	517.45		Open
09/08/2022	01	92528	00000363	COMCAST	10.52		Open
09/08/2022	01	92529	00001460	D.J.B. SPECIALTIES, INC.	1,251.70		Open
09/08/2022	01	92530	00000629	DAVIDHEISER''S INC.	445.95		Open
09/08/2022	01	92531	100001973	DEEPTI CHIKKAM	1,900.00		Open
09/08/2022	01	92532	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC	72.20		Open
09/08/2022	01	92533	00000125	DISCHELL, BARTLE DOOLEY PC	1,488.00		Open
09/08/2022	01	92534	100000213	DOG TOWN	313.72		Open
09/08/2022	01	92535	00000967	DVHT DELAWARE VALLEY HEALTH TRUST	165,524.72		Open
09/08/2022	01	92536	00000120	DVWCT DELAWARE VALLEY WC TRUST	5,926.00		Open
09/08/2022	01	92537	00000152	ECKERT SEAMANS CHERIN &	2,060.00		Open
09/08/2022	01	92538	MISC	EGAN JOHN P & KRISTEN A	1,200.00		Open
09/08/2022	01	92539	03214663	ELITE 3 FACILITIES MAINTNEANCE, L	4,240.00		Open
09/08/2022	01	92540	100002049	ERIKK KROPP	130.00		Open
09/08/2022	01	92541	00000161	EUREKA STONE QUARRY, INC.	1,003.01		Open
09/08/2022	01	92542	100000906	FBI LEEDA	695.00		Open
09/08/2022	01	92543	100001047	FIRST STUDENT, INC	5,180.00		Open
09/08/2022	01	92544	100001602	FRANK J. BLUSIEWICZ JR	200.00		Open
09/08/2022	01	92545	00001852	G.L. SAYRE, INC.	904.63		Open
09/08/2022	01	92546	00000188	GALLS, AN ARAMARK CO., LLC	926.42		Open
09/08/2022	01	92547	00000193	GEORGE ALLEN PORTABLE TOILETS, IN	759.00		Open
09/08/2022	01	92548	00000817	GILMORE & ASSOCIATES, INC.	84,734.27		Open
09/08/2022	01	92549	00000817	VOID	0.00	V	Open
09/08/2022	01	92550	00000817	VOID	0.00	V	Open
09/08/2022	01	92551	00000817	VOID	0.00	V	Open
09/08/2022	01	92552	100001443	GINA KOCHANSKI	175.00		Open
09/08/2022	01	92553	00000198	GLASGOW, INC.	132.87		Open
09/08/2022	01	92554	00001842	GLEN ROETMAN	150.00		Open
09/08/2022	01	92555	00001323	GLICK FIRE EQUIPMENT COMPANY INC	218.00		Open
09/08/2022	01	92556	00001784	GOOGLE INC.	13.15		Open
09/08/2022	01	92557	00000608	GOOSE SQUAD L.L.C.	900.00		Open
09/08/2022	01	92558	00000229	GRAINGER	110.40		Open
09/08/2022	01	92559	100000162	HERMAN GOLDNER COMPANY, INC.	3,121.00		Open
09/08/2022	01	92560	00001793	HILLTOWN TOWNSHIP	6,345.71		Open
09/08/2022	01	92561	00000903	HOME DEPOT CREDIT SERVICES	1,789.91		Open
09/08/2022	01	92562	00441122	HORSHAM CAR WASH	228.00		Open
09/08/2022	01	92563	00000242	HUNTER KEYSTONE PETERBILT, L.P.	251.87		Open
09/08/2022	01	92564	100000882	JACOB MILLEVOI	100.00		Open
09/08/2022	01	92565	100000889	JACOB WELTMAN	69.73		Open
09/08/2022	01	92566	100001994	JOHN BERESCHAK	250.00		Open
09/08/2022	01	92567	100001995	JOHN ELLIS	80.00		Open

Check Date	Bank	Check	Vendor	Vendor Name	Amount	Status
09/08/2022	01	92568	00000148	JONATHAN S. BEER	4,400.00	Open
09/08/2022	01	92569	00000740	K.J. DOOR SERVICES INC.	706.75	Open
09/08/2022	01	92570	100002041	KATHRYN MCCONNELL	23.85	Open
09/08/2022	01	92571	100001824	KEITH GARNER	500.00	Open
09/08/2022	01	92572	100000554	KEITH GRIERSON	200.00	Open
09/08/2022	01	92573	100002042	KENCO HYDRAULICS	46.68	Open
09/08/2022	01	92574	100001811	KEYSTONE MUNICIPAL SERVICES, INC.	7,575.00	Open
09/08/2022	01	92575	MISC	KEYSTONE PETROLEUM EQUIPMENT, LTD	3,001.88	Open
09/08/2022	01	92576	100001592	KILKENNY LAW, LLC	17,913.28	Open
09/08/2022	01	92577	100001661	KYLE W. STUMP	400.00	Open
09/08/2022	01	92578	100001795	LANSDALE LOCK SHOP	405.00	Open
09/08/2022	01	92579	00000057	LAWN AND GOLF SUPPLY COMPANY, INC	6,256.03	Open
09/08/2022	01	92580	00001706	LOWE'S COMPANIES INC.	56.00	Open
09/08/2022	01	92581	00000201	MASTERTECH AUTO SERVICE, LLC	1,569.28	Open
09/08/2022	01	92582	00000744	MCDONALD UNIFORMS	352.45	Open
09/08/2022	01	92583	100002039	MEGHAN HOFFMAN	75.00	Open
09/08/2022	01	92584	00002016	MICHAEL D. SHINTON	150.00	Open
09/08/2022	01	92585	100000875	MICHAEL H. BEAN	550.00	Open
09/08/2022	01	92586	100001926	MICHAEL J. KUNZIG	300.00	Open
09/08/2022	01	92587	100000885	MICHAEL SHEARER	200.00	Open
09/08/2022	01	92588	100001891	MICHAEL STACHOWICZ	50.00	Open
09/08/2022	01	92589	100002038	MICHELE WILLIAMS	410.00	Open
09/08/2022	01	92590	100002047	MONICA CARTWRIGHT	50.00	Open
09/08/2022	01	92591	100002045	MONTGOMERY COUNTY HERO FUND	250.00	Open
09/08/2022	01	92592	00001225	MONTGOMERY TOWNSHIP MUNICIPAL	183.50	Open
09/08/2022	01	92593	00000323	MOTOROLA	16,106.13	Open
09/08/2022	01	92594	100001836	MOTOROLA SOLUTIONS	1,990.00	Open
09/08/2022	01	92595	00000324	MOYER INDOOR / OUTDOOR	166.95	Open
09/08/2022	01	92596	00001381	NATIONAL DECALCRAFT CORP.	206.00	Open
09/08/2022	01	92597	00001054	NEW BRITAIN TOWNSHIP	656.15	Open
09/08/2022	01	92598	100000117	NORTH PENN SCHOOL DISTRICT	720.00	Open
09/08/2022	01	92599	100002040	ODALYS CUMMINS	2,724.00	Open
09/08/2022	01	92600	100001969	ODP BUSINESS SOLUTIONS, LLC	409.69	Open
09/08/2022	01	92601	100000120	OTIS ELEVATOR COMPANY	2,094.60	Open
09/08/2022	01	92602	00000424	PA STATE ASSOC. OF BOROUGHS	25.00	Open
09/08/2022	01	92603	00000397	PECO ENERGY	13,292.62	Open
09/08/2022	01	92604	00000399	PECO ENERGY	7,246.59	Open
09/08/2022	01	92605	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC	177.15	Open
09/08/2022	01	92606	100000100	PERFORMANCE TIRE INC.	405.46	Open
09/08/2022	01	92607	00001171	PHILA OCCHEALTH/DBA WORKNET OCC	1,044.41	Open
09/08/2022	01	92608	100000731	PITNEY BOWES, INC	733.95	Open
09/08/2022	01	92609	00000252	PURE CLEANERS	702.20	Open
09/08/2022	01	92610	100001010	RACHEL GIBSON	650.00	Open
09/08/2022	01	92611	100000780	RHYTHM ENGINEERING	5,185.00	Open
09/08/2022	01	92612	MISC	ROBERTSON HAROLD & QUISHA S	1,200.00	Open
09/08/2022	01	92613	MISC	ROXANNA DONALD	137.50	Open
09/08/2022	01	92614	100001711	ROY LOMAS CARPET CONTRACTOR	1,935.00	Open
09/08/2022	01	92615	100001960	RYAN W. IRVIN	50.00	Open
09/08/2022	01	92616	00000653	SCATTON'S HEATING & COOLING, INC.	679.52	Open
09/08/2022	01	92617	MISC	SCOTT PAYNE CUSTOM POOLS	1,200.00	Open
09/08/2022	01	92618	100001591	SCOTT YOUNG	598.45	Open
09/08/2022	01	92619	100000874	SEAN ALLISON	100.00	Open
09/08/2022	01	92620	100001354	SELEX ES INC.	35,354.00	Open
09/08/2022	01	92621	00001939	SERVICE TIRE TRUCK CENTERS	470.17	Open
09/08/2022	01	92622	00000833	SHERWIN WILLIAMS COMPANY	25.79	Open
09/08/2022	01	92623	100000701	STAPLES BUSINESS CREDIT	461.19	Open
09/08/2022	01	92624	MISC	STAUB CONTRACTORS	225.00	Open
09/08/2022	01	92625	100002017	TD CARD SERVICES	5,340.43	Open
09/08/2022	01	92626	00001375	THE PARTNERSHIP TMA	2,479.00	Open
09/08/2022	01	92627	00906111	THE PROTECTION BUREAU	456.00	Open
09/08/2022	01	92628	100002050	THOMAS MORGAN	120.00	Open
09/08/2022	01	92629	00001771	TIMAC AGRO USA	747.50	Open
09/08/2022	01	92630	MISC	TIMOTHY DAY	75.00	Open
09/08/2022	01	92631	100000897	TREVOR DALTON	50.00	Open
09/08/2022	01	92632	100000290	TRIAD TRUCK EQUIPMENT	90,911.00	Open
09/08/2022	01	92633	00000077	TRISTATE ENVIRONMENTAL	1,880.00	Open
09/08/2022	01	92634	100001181	TURTLE & HUGHES ELECTRICAL &	543.20	Open
09/08/2022	01	92635	03214643	UNWINED & PAINT	190.00	Open
09/08/2022	01	92636	100001825	UPS	15.97	Open
09/08/2022	01	92637	00000040	VERIZON	40.43	Open
09/08/2022	01	92638	00000040	VERIZON	69.16	Open
09/08/2022	01	92639	00000040	VERIZON	356.41	Open
09/08/2022	01	92640	00000040	VERIZON	581.61	Open
09/08/2022	01	92641	00000040	VERIZON	177.84	Open
09/08/2022	01	92642	00000040	VERIZON	269.00	Open
09/08/2022	01	92643	00000038	VERIZON WIRELESS SERVICES, LLC	2,887.39	Open
09/08/2022	01	92644	100000854	VINAY P. SETTY	1,100.00	Open
09/08/2022	01	92645	100000891	VINCENT ZIRPOLI	400.00	Open
09/08/2022	01	92646	MISC	VOLPE ENTERPRISES INC	79.50	Open
09/08/2022	01	92647	00001329	WELDON AUTO PARTS	434.50	Open
09/08/2022	01	92648	MISC	WILLIAM BELMONTE	56.00	Open

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06

SUBJECT:	Construction Escrow Release No. 6 – 740 Bethlehem Pike, Montgomeryville Realty Associates, LLC (LDS 701)
MEETING DATE:	September 12, 2022
BOARD LIAISON	Tanya C. Bamford, Chairwoman
INITIATED BY:	Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

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

The original amount of the escrow was $750,643.58, held as CASH. After the first release, the escrow was converted to a Letter of Credit in the amount of $735,341.08 on February 8, 2022. This is the sixth release for this project and is in the amount of $**33,143.50**. The new balance of the Letter of Credit would be $**348,788.58**.

BUDGET IMPACT: None.

RECOMMENDATION: That the construction escrow be released.

MOTION/RESOLUTION:

Motion to authorize as part of the consent agenda.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 8, 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 6

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 **$33,143.50** 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.

We have recommended release of less than the requested quantities for the following items:

C.15 – Post & Rail Fence, only fence post have been installed. No release until completed.

D.8 – PennDOT Compliant Ramps inc. DWS, the ramps have yet to be installed.

H.1 – Trash Enclosure, 75% is being released. The remaining 25% will be released when the gates are installed.

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 (09/08/2022)., Applicant's Request (09/01/2022)

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

RELEASE OF ESCROW FORM

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

Date: 09/01/2022

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

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

Release #: **6**

Dear Mr. Dougherty:

This is an escrow release request in the amount of $39,453.50. 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: 09/08/2022

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that $33,143.50 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

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 $39,453.50, 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 $33,143.50;
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of $33,143.50; 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 $368,711.50 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of $348,788.58 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY _____

DATED: _____

RELEASED BY: _____
Department Director

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ESCROW RELEASE NO.: 6

DATE PREPARED: 8-Sep-2022
44775

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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	PRIOR	TOTAL	BALANCE
CONSTRUCTION	$ 682,403.25	$ 33,143.50	$ 368,711.50	#######	$ 280,548.25
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - $x,xxx,xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 68,240.33	$ -	$ -	$ -	$ 68,240.33
TOTAL	$ 750,643.58	$ 33,143.50	$ 368,711.50	#######	$ 348,788.58

219292

	CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
A.	**SOIL EROSION AND SEDIMENT CONTROL**												
1.	Construction Entrance	EA	1	$ 3,500.00	$ 3,500.00		$ -	1.00	$ 3,500.00	1.00	#######		$ -
2.	12 inch Filter Sock	LF	650	$ 8.50	$ 5,525.00		$ -	650.00	$ 5,525.00	650.00	#######		$ -
3.	18 inch Filter Sock	LF	558	$ 9.50	$ 5,301.00		$ -	558.00	$ 5,301.00	558.00	#######		$ -
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.	**EARTHWORK**												
1.	Site Grading	LS	1	$ 5,000.00	$ 5,000.00	0.50	$ 2,500.00	0.50	$ 2,500.00	1.00	#######		$ -
2.	Retaining Wall (Vilsmeier)	SF	300	$ 40.00	$ 12,000.00		$ -	300.00	$ 12,000.00	300.00	#######		$ -
3.	Retaining Wall (side yard)	SF	800	$ 40.00	$ 32,000.00		$ -	800.00	$ 32,000.00	800.00	#######		$ -
4.	Fall Protection Guard (side yard)	LF	150	$ 40.00	$ 6,000.00		$ -		$ -		$ -	150.00	$ 6,000.00
C.	**STORMWATER**												
1.	6 in. Perforated PVC	LF	244	$ 12.00	$ 2,928.00		$ -	244.00	$ 2,928.00	244.00	#######		$ -
2.	8 in. PVC	LF	155	$ 16.00	$ 2,480.00		$ -	155.00	$ 2,480.00	155.00	#######		$ -
3.	15 in. HDPE	LF	632	$ 38.00	$ 24,016.00		$ -	632.00	$ 24,016.00	632.00	#######		$ -
4.	Type M Inlet	EA	2	$ 2,000.00	$ 4,000.00		$ -	2.00	$ 4,000.00	2.00	#######		$ -
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	#######		$ -
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	#######		$ -
7.	Type C Inlet	EA	2	$ 2,500.00	$ 5,000.00		$ -	2.00	$ 5,000.00	2.00	#######		$ -
8.	Storm Manhole	EA	2	$ 3,500.00	$ 7,000.00		$ -	2.00	$ 7,000.00	2.00	#######		$ -
9.	Underground Detention Basin	LS	1	$ 30,000.00	$ 30,000.00		$ -	1.00	$ 30,000.00	1.00	#######		$ -
10.	Detention Basin	LS	1	$ 25,000.00	$ 25,000.00		$ -	1.00	$ 25,000.00	1.00	#######		$ -
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
D.	**SITE IMPROVEMENTS**												
1.	Concrete Curb, inc. curb line sealing	LF	1,620	$ 18.00	$ 29,160.00		$ -	1,620.00	$ 29,160.00	1,620.00	#######		$ -
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	5,020.00	#######		$ -
4.	6 in. 2A Subbase	SY	5,020	$ 11.25	$ 56,475.00		$ -	5,020.00	$ 56,475.00	5,020.00	#######		$ -
5.	Concrete Wheel Stop	EA	24	$ 200.00	$ 4,800.00		$ -		$ -		$ -	24.00	$ 4,800.00
6.	Concrete Pad (4,000 psi w/ fiber), inc. 6 inch 2A	SY	179	$ 100.00	$ 17,900.00		$ -	179.00	$ 17,900.00	179.00	#######		$ -
7.	Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A	SF	3,343	$ 9.00	$ 30,087.00	1,671.50	$ 15,043.50		$ -	1,671.50	#######	1,671.50	$ 15,043.50
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	12.00	$ 9,600.00	12.00	$ 9,600.00	24.00	#######		$ -

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ESCROW RELEASE NO.: 6

DATE PREPARED: 8-Sep-2022
44775

PROJECT NAME:	**740 Bethlehem Pike**	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	$ 45,000.00		**MONTGOMERY TOWNSHIP**
DEVELOPER:	Montgomeryville Realty Associates, LLC	TOTAL ADMINISTRATION (CASH ESCROW):	$ 5,000.00	TOWNSHIP NO.:	LDS-701
ESCROW AGENT:	Citizens & Northern Bank			G&A PROJECT NO.:	2012-10063-01
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TOTAL	$ 750,643.58	$ 33,143.50	$ 368,711.50	#######	$ 348,788.58

219292

CONSTRUCTION ITEMS		UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
E. LIGHTING													
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	1.00	#######		$ -
F. LANDSCAPING													
Shade Trees													
1. Acer rubrum 'Armstrong'	3" cal. min.	EA	2	$ 650.00	$ 1,300.00		$ -		$ -		$ -	2.00	$ 1,300.00
2. Carpinus Caroliniana	3" cal. min.	EA	2	$ 650.00	$ 1,300.00		$ -		$ -		$ -	2.00	$ 1,300.00
3. Liquidambar Styraciflua 'Rotundiloba'	3" cal. min.	EA	13	$ 650.00	$ 8,450.00		$ -		$ -		$ -	13.00	$ 8,450.00
4. Nyssa Sylvatica	3" cal. min.	EA	7	$ 650.00	$ 4,550.00		$ -		$ -		$ -	7.00	$ 4,550.00
5. Quercus Bicolor	3" cal. min.	EA	3	$ 650.00	$ 1,950.00		$ -		$ -		$ -	3.00	$ 1,950.00
Ornamental Trees													
6. Amelanchier Laevis	1-1/4" cal. Min.	EA	8	$ 550.00	$ 4,400.00		$ -		$ -		$ -	8.00	$ 4,400.00
7. Cornus Kousa	1-1/4" cal. Min.	EA	8	$ 550.00	$ 4,400.00		$ -		$ -		$ -	8.00	$ 4,400.00
Evergreen Trees													
8. Chamaecyparis Nootkatensis 'Pendula'	6 - 7 ft. ht.	EA	2	$ 550.00	$ 1,100.00		$ -		$ -		$ -	2.00	$ 1,100.00
9. Picea Glauca	8 - 10 ft. ht.	EA	14	$ 550.00	$ 7,700.00		$ -		$ -		$ -	14.00	$ 7,700.00
10. Picea Abies 'Pendula'	6 - 7 ft. ht.	EA	1	$ 550.00	$ 550.00		$ -		$ -		$ -	1.00	$ 550.00
11. Picea Pungens	8 - 10 ft. ht.	EA	10	$ 550.00	$ 5,500.00		$ -		$ -		$ -	10.00	$ 5,500.00
Evergreen Shrubs													
12. Buxus Microphylla 'Winter Gem'	30 - 36 in. ht.	EA	93	$ 95.00	$ 8,835.00		$ -		$ -		$ -	93.00	$ 8,835.00
13. Chamaecyparis Obtusa	5 - 6 ft. ht.	EA	2	$ 95.00	$ 190.00		$ -		$ -		$ -	2.00	$ 190.00
14. Chamaecyparis Pisifera ' Filifera Aurea Nana'	30 in. min.	EA	12	$ 95.00	$ 1,140.00		$ -		$ -		$ -	12.00	$ 1,140.00
15. Ilex Crenata 'Compacta'	24 in. min.	EA	11	$ 95.00	$ 1,045.00		$ -		$ -		$ -	11.00	$ 1,045.00
16. Juniperus Chinensis 'Hetzii Columnaris'	8 ft. ht.	EA	11	$ 95.00	$ 1,045.00		$ -		$ -		$ -	11.00	$ 1,045.00
17. Picea Pungens '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
Deciduous Shrubs													
20. Clethra Alnifolia	30 in. min.	EA	25	$ 95.00	$ 2,375.00		$ -		$ -		$ -	25.00	$ 2,375.00
21. Clethra Alnifolia 'Hummingbird'	30 in. min.	EA	12	$ 95.00	$ 1,140.00		$ -		$ -		$ -	12.00	$ 1,140.00
22. Cornus Sericea Farrow	30 in. min.	EA	24	$ 95.00	$ 2,280.00		$ -		$ -		$ -	24.00	$ 2,280.00
23. Cornus Sericea 'Kelseyi'	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

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ESCROW RELEASE NO.: 6

DATE PREPARED: 8-Sep-2022
44775

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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	PRIOR	TOTAL	BALANCE
CONSTRUCTION	$ 682,403.25	$ 33,143.50	$ 368,711.50	########	$ 280,548.25
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - $x,xxx.xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 68,240.33	$ -	$ -	$ -	$ 68,240.33
TOTAL	$ 750,643.58	$ 33,143.50	$ 368,711.50	########	$ 348,788.58
	219292				

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

NOTES:

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

Contractor Request #6

ESCROW RELEASE NO.: 5

DATE PREPARED: 1-Sep-2022
44775

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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	RELEASE REQUESTS PRIOR	RELEASE REQUESTS TOTAL	BALANCE
CONSTRUCTION	$ 682,403.25	$ 39,453.50	$ 368,711.50	$ 408,165.00	$ 274,238.25
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - $x,xxx.xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 68,240.33	$ -	$ -	$ -	$ 68,240.33
TOTAL	$ 750,643.58	$ 39,453.50	$ 368,711.50	$ 408,165.00	$ 342,478.58
	219292				

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
A. SOIL EROSION AND SEDIMENT CONTROL												
1. Construction Entrance	EA	1	$ 3,500.00	$ 3,500.00		$ -	1.00	$ 3,500.00	1.00	$ 3,500.00		$ -
2. 12 inch Filter Sock	LF	650	$ 8.50	$ 5,525.00		$ -	650.00	$ 5,525.00	650.00	$ 5,525.00		$ -
3. 18 inch Filter Sock	LF	558	$ 9.50	$ 5,301.00		$ -	558.00	$ 5,301.00	558.00	$ 5,301.00		$ -
4. 24 inch Filter Sock	LF	93	$ 10.50	$ 976.50		$ -	93.00	$ 976.50	93.00	$ 976.50		$ -
5. Stone Inlet Protection	EA	1	$ 850.00	$ 850.00		$ -	1.00	$ 850.00	1.00	$ 850.00		$ -
6. Filter Bag Inlet Protection	EA	3	$ 150.00	$ 450.00		$ -	3.00	$ 450.00	3.00	$ 450.00		$ -
7. NAG S75 Erosion Control Matting	SF	4,395	$ 0.25	$ 1,098.75		$ -		$ -		$ -	4,395.00	$ 1,098.75
8. Remove E&S Measures	LS	1	$ 1,750.00	$ 1,750.00		$ -		$ -		$ -	1.00	$ 1,750.00
B. EARTHWORK												
1. Site Grading	LS	1	$ 5,000.00	$ 5,000.00	0.50	$ 2,500.00	0.50	$ 2,500.00	1.00	$ 5,000.00		$ -
2. Retaining Wall (Vilsmeier)	SF	300	$ 40.00	$ 12,000.00		$ -	300.00	$ 12,000.00	300.00	$ 12,000.00		$ -
3. Retaining Wall (side yard)	SF	800	$ 40.00	$ 32,000.00		$ -	800.00	$ 32,000.00	800.00	$ 32,000.00		$ -
4. Fall Protection Guard (side yard)	LF	150	$ 40.00	$ 6,000.00		$ -		$ -		$ -	150.00	$ 6,000.00
C. STORMWATER												
1. 6 in. Perforated PVC	LF	244	$ 12.00	$ 2,928.00		$ -	244.00	$ 2,928.00	244.00	$ 2,928.00		$ -
2. 8 in. PVC	LF	155	$ 16.00	$ 2,480.00		$ -	155.00	$ 2,480.00	155.00	$ 2,480.00		$ -
3. 15 in. HDPE	LF	632	$ 38.00	$ 24,016.00		$ -	632.00	$ 24,016.00	632.00	$ 24,016.00		$ -
4. Type M Inlet	EA	2	$ 2,000.00	$ 4,000.00		$ -	2.00	$ 4,000.00	2.00	$ 4,000.00		$ -
5. Outlet Structure - Type 4 Box w/ M Top (#B1)	EA	1	$ 3,500.00	$ 3,500.00		$ -	1.00	$ 3,500.00	1.00	$ 3,500.00		$ -
6. Outlet Structure - Type 4 Box w/ MH Top (#A3.1)	EA	1	$ 3,500.00	$ 3,500.00		$ -	1.00	$ 3,500.00	1.00	$ 3,500.00		$ -
7. Type C Inlet	EA	2	$ 2,500.00	$ 5,000.00		$ -	2.00	$ 5,000.00	2.00	$ 5,000.00		$ -
8. Storm Manhole	EA	2	$ 3,500.00	$ 7,000.00		$ -	2.00	$ 7,000.00	2.00	$ 7,000.00		$ -
9. Underground Detention Basin	LS	1	$ 30,000.00	$ 30,000.00		$ -	1.00	$ 30,000.00	1.00	$ 30,000.00		$ -
10. Detention Basin	LS	1	$ 25,000.00	$ 25,000.00		$ -	1.00	$ 25,000.00	1.00	$ 25,000.00		$ -
11. Soil Amendments	SY	1,810	$ 1.50	$ 2,715.00		$ -		$ -		$ -	1,810.00	$ 2,715.00
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	120.67	$ 1,810.00		$ -	120.67	$ 1,810.00	241.33	$ 3,620.00
D. SITE IMPROVEMENTS												
1. Concrete Curb, inc. curb line sealing	LF	1,620	$ 18.00	$ 29,160.00		$ -	1,620.00	$ 29,160.00	1,620.00	$ 29,160.00		$ -
2. 1.5 in. 9.5mm Wearing Course	SY	5,020	$ 9.00	$ 45,180.00		$ -		$ -		$ -	5,020.00	$ 45,180.00
3. 2.5 in. 25mm Binder Course	SY	5,020	$ 15.00	$ 75,300.00		$ -	5,020.00	$ 75,300.00	5,020.00	$ 75,300.00		$ -
4. 6 in. 2A Subbase	SY	5,020	$ 11.25	$ 56,475.00		$ -	5,020.00	$ 56,475.00	5,020.00	$ 56,475.00		$ -
5. Concrete Wheel Stop	EA	24	$ 200.00	$ 4,800.00		$ -		$ -		$ -	24.00	$ 4,800.00
6. Concrete Pad (4,000 psi w/ fiber), inc. 6 inch 2A	SY	179	$ 100.00	$ 17,900.00		$ -	179.00	$ 17,900.00	179.00	$ 17,900.00		$ -
7. Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A	SF	3,343	$ 9.00	$ 30,087.00	4.50	$ 15,043.50		$ -	4.50	$ 15,043.50	3,338.50	$ 15,043.50
8. PennDOT Compliant Ramp, inc. DWS	EA	2	$ 2,500.00	$ 5,000.00	1.00	$ 2,500.00		$ -	1.00	$ 2,500.00	1.00	$ 2,500.00
9. Bollards w/ ADA signs	EA	24	$ 800.00	$ 19,200.00	12.00	$ 9,600.00	12.00	$ 9,600.00	24.00	$ 19,200.00		$ -

Contractor Request #6

ESCROW RELEASE NO.: 5

DATE PREPARED: 1-Sep-2022
44775

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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	RELEASE REQUESTS PRIOR	RELEASE REQUESTS TOTAL	BALANCE
CONSTRUCTION	$ 682,403.25	$ 39,453.50	$ 368,711.50	$ 408,165.00	$ 274,238.25
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - $x,xxx.xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 68,240.33	$ -	$ -	$ -	$ 68,240.33
TOTAL	$ 750,643.58	$ 39,453.50	$ 368,711.50	$ 408,165.00	$ 342,478.58
	219292				

	CONSTRUCTION ITEMS		UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
E.	**LIGHTING**													
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	1.00	$ 1,750.00		$ -
F.	**LANDSCAPING**													
	Shade Trees													
1.	Acer rubrum 'Armstrong'	3" cal. min.	EA	2	$ 650.00	$ 1,300.00		$ -		$ -		$ -	2.00	$ 1,300.00
2.	Carpinus Caroliniana	3" cal. min.	EA	2	$ 650.00	$ 1,300.00		$ -		$ -		$ -	2.00	$ 1,300.00
3.	Liquidambar Styraciflua 'Rotundiloba'	3" cal. min.	EA	13	$ 650.00	$ 8,450.00		$ -		$ -		$ -	13.00	$ 8,450.00
4.	Nyssa Sylvatica	3" cal. min.	EA	7	$ 650.00	$ 4,550.00		$ -		$ -		$ -	7.00	$ 4,550.00
5.	Quercus Bicolor	3" cal. min.	EA	3	$ 650.00	$ 1,950.00		$ -		$ -		$ -	3.00	$ 1,950.00
	Ornamental Trees													
6.	Amelanchier Laevis	1-1/4" cal. Min.	EA	8	$ 550.00	$ 4,400.00		$ -		$ -		$ -	8.00	$ 4,400.00
7.	Cornus Kousa	1-1/4" cal. Min.	EA	8	$ 550.00	$ 4,400.00		$ -		$ -		$ -	8.00	$ 4,400.00
	Evergreen Trees													
8.	Chamaecyparis Nootkatensis 'Pendula'	6 - 7 ft. ht.	EA	2	$ 550.00	$ 1,100.00		$ -		$ -		$ -	2.00	$ 1,100.00
9.	Picea Glauca	8 - 10 ft. ht.	EA	14	$ 550.00	$ 7,700.00		$ -		$ -		$ -	14.00	$ 7,700.00
10.	Picea Abies 'Pendula'	6 - 7 ft. ht.	EA	1	$ 550.00	$ 550.00		$ -		$ -		$ -	1.00	$ 550.00
11.	Picea Pungens	8 - 10 ft. ht.	EA	10	$ 550.00	$ 5,500.00		$ -		$ -		$ -	10.00	$ 5,500.00
	Evergreen Shrubs													
12.	Buxus Microphylla 'Winter Gem'	30 - 36 in. ht.	EA	93	$ 95.00	$ 8,835.00		$ -		$ -		$ -	93.00	$ 8,835.00
13.	Chamaecyparis Obtusa	5 - 6 ft. ht.	EA	2	$ 95.00	$ 190.00		$ -		$ -		$ -	2.00	$ 190.00
14.	Chamaecyparis Pisifera ' Filifera Aurea Nana'	30 in. min.	EA	12	$ 95.00	$ 1,140.00		$ -		$ -		$ -	12.00	$ 1,140.00
15.	Ilex Crenata 'Compacta'	24 in. min.	EA	11	$ 95.00	$ 1,045.00		$ -		$ -		$ -	11.00	$ 1,045.00
16.	Juniperus Chinensis 'Hetzii Columnaris'	8 ft. ht.	EA	11	$ 95.00	$ 1,045.00		$ -		$ -		$ -	11.00	$ 1,045.00
17.	Picea Pungens '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
	Deciduous Shrubs													
20.	Clethra Alnifolia	30 in. min.	EA	25	$ 95.00	$ 2,375.00		$ -		$ -		$ -	25.00	$ 2,375.00
21.	Clethra Alnifolia 'Hummingbird'	30 in. min.	EA	12	$ 95.00	$ 1,140.00		$ -		$ -		$ -	12.00	$ 1,140.00
22.	Cornus Sericea Farrow	30 in. min.	EA	24	$ 95.00	$ 2,280.00		$ -		$ -		$ -	24.00	$ 2,280.00
23.	Cornus Sericea 'Kelseyi'	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

Contractor Request #6

ESCROW RELEASE NO.: 5

DATE PREPARED: 1-Sep-2022
44775

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CONTINGENCY (10%)	$ 68,240.33	$ -	$ -	$ -	$ 68,240.33
TOTAL	$ 750,643.58	$ 39,453.50	$ 368,711.50	$ 408,165.00	$ 342,478.58
	219292				

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

NOTES:

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06

SUBJECT:	Construction Escrow Release No. 2 and End of Maintenance Period 1360 Welsh Road, FedEx Ground (LDS 696)
MEETING DATE:	September 26, 2022
BOARD LIAISON	Tanya C. Bamford, Chairwoman
INITIATED BY:	Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

Attached is a construction escrow release requested by FedEx Ground for 1360 Welsh Road as recommended by the Township Engineer.

The original amount of the escrow was $1,021,778.95, held as a Performance Bond with Travelers Casualty and Surety Company of America. This is the second and final release for this project and is in the amount of **$201,137.50**. The new balance would be $0.00. This also concludes the 18-month maintenance period.

BUDGET IMPACT: None.

RECOMMENDATION: That the construction escrow be released, and that the maintenance period be concluded.

MOTION/RESOLUTION:

Motion to authorize as part of the consent agenda.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 9, 2022

File No. 2017-04090

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

Reference: FedEx Ground – LDS#696
1360 Welsh Road
Escrow Release 2 – End of Maintenance

Dear Carolyn:

This letter is to certify the end of the maintenance period. We recommend the release of $201,137.50 performance bond being held as the maintenance security. Please be advised that we recommend this release be contingent upon all outstanding Township invoices being satisfied.

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

Sincerely,

James P. Dougherty

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

JPD/sl

Enclosure: Release of Escrow Form & Summary of Improvement Escrow Account

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
Brian Keenan – FedEx Ground Package System, Inc.
Keith Eitel – TPD Consulting LLC
Jose Lazo, P.E. – BL Companies
Mike Layton, EIT – BL Companies

RELEASE OF ESCROW FORM

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

Date: 08/22/2022

Development: **FedEx Ground - Land Development (1360 Welsh Rd) - LDS-696** **G&A Project #:** **2017-04090**
Release #: **2**

Dear Mr. Dougherty:

This is an escrow release request in the amount of $201,137.50. 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: 09/09/2022

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that $201,137.50 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 9/9/2022
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from FedEx Ground Package System, Inc. for FedEx Ground - Land Development (1360 Welsh Rd) - LDS-696, in the amount of $201,137.50, 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 $201,137.50;
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of $201,137.50; 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 Performance Bond with Montgomery Township in total sum of $1,021,778.95 pursuant to a signed Land Development Agreement and that $820,641.45 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of $0.00 in escrow.

MOTION BY: _____ VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____
Department Director

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ESCROW RELEASE NO. 2

DATE PREPARED: 9-Sep-2022

PROJECT NAME:	**FedEx Ground - Land Development (1360 Welsh Rd)**	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	$ 40,000.00	**MONTGOMERY TOWNSHIP**	
DEVELOPER:	FedEx Ground Package System, Inc.	TOTAL ADMINISTRATION (CASH ESCROW):	$ 5,000.00	TOWNSHIP NO.:	LDS-696
ESCROW AGENT:	Travelers Casualty and Surety Company of America			G&A PROJECT NO.:	2017-04090
TYPE OF SECURITY:	Performance Bond	MAINTENANCE BOND AMOUNT (15%):	$ 139,333.49	AGREEMENT DATE:	21-Jun-2019

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	PRIOR	TOTAL	BALANCE
CONSTRUCTION	$928,889.95	$ 108,248.50	$ 820,641.45	$ 928,889.95	
CONTINGENCY (10%)	$ 92,889.00	$ 92,889.00	$ -	$ 92,889.00	$ -
TOTAL	$ 1,021,778.95	$ 201,137.50	$ 820,641.45	$ 1,021,778.95	$ -

	CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
A.	**SOIL EROSION AND SEDIMENT CONTROL**												
1.	Construction Entrance	EA	1	$ 5,000.00	$ 5,000.00		$ -	1.00	$ 5,000.00	1.00	$ 5,000.00		$ -
2.	18 inch Filter Sock	LF	1,055	$ 5.75	$ 6,066.25		$ -	1,055.00	$ 6,066.25	1,055.00	$ 6,066.25		$ -
3.	Erosion Control Blanket	SY	50	$ 1.85	$ 92.50		$ -	50.00	$ 92.50	50.00	$ 92.50		$ -
4.	Rip-Rap Apron	EA	1	$ 750.00	$ 750.00		$ -	1.00	$ 750.00	1.00	$ 750.00		$ -
5.	Temporary Vegetation Stockpiles	SF	4,825	$ 0.04	$ 193.00		$ -	4,825.00	$ 193.00	4,825.00	$ 193.00		$ -
6.	Inlet Protection	EA	11	$ 100.00	$ 1,100.00		$ -	11.00	$ 1,100.00	11.00	$ 1,100.00		$ -
7.	Tree Protection Fence	LF	1,335	$ 2.75	$ 3,671.25		$ -	1,335.00	$ 3,671.25	1,335.00	$ 3,671.25		$ -
8.	E&S Removal	LS	1	$ 1,500.00	$ 1,500.00	1.00	$ 1,500.00		$ -	1.00	$ 1,500.00		$ -
B.	**EARTHWORK**												
1.	Clearing & Grubbing	LS	1	$ 7,304.00	$ 7,304.00		$ -	1.00	$ 7,304.00	1.00	$ 7,304.00		$ -
2.	Cut/Fill	CY	750	$ 2.50	$ 1,875.00		$ -	750.00	$ 1,875.00	750.00	$ 1,875.00		$ -
3.	Retaining Wall	SF	2,866	$ 40.00	$ 114,640.00		$ -	2,866.00	$ 114,640.00	2,866.00	$ 114,640.00		$ -
C.	**SITE IMPROVEMENTS**												
1.	Concrete Curb	LF	2,689	$ 25.40	$ 68,300.60		$ -	2,689.00	$ 68,300.60	2,689.00	$ 68,300.60		$ -
2.	Concrete Curb & Gutter	LF	296	$ 45.00	$ 13,320.00		$ -	296.00	$ 13,320.00	296.00	$ 13,320.00		$ -
3.	Sawcut Existing Pavement	SY	975	$ 0.30	$ 292.50		$ -	975.00	$ 292.50	975.00	$ 292.50		$ -
4.	Mill & Overlay	SY	1,038	$ 12.00	$ 12,456.00		$ -	1,038.00	$ 12,456.00	1,038.00	$ 12,456.00		$ -
5.	Type 1 Pavement	SY	1,884	$ 37.50	$ 70,650.00		$ -	1,884.00	$ 70,650.00	1,884.00	$ 70,650.00		$ -
6.	Type 2 Pavement	SY	3,109	$ 21.00	$ 65,289.00		$ -	3,109.00	$ 65,289.00	3,109.00	$ 65,289.00		$ -
7.	Concrete Pavement	SY	350	$ 41.46	$ 14,511.00		$ -	350.00	$ 14,511.00	350.00	$ 14,511.00		$ -
8.	4 feet High Chain Link Fall Protection Fence	LF	480	$ 30.00	$ 14,400.00		$ -	480.00	$ 14,400.00	480.00	$ 14,400.00		$ -
9.	8 feet High Chain Link Fence	LF	1,210	$ 45.00	$ 54,450.00	10.00	$ 450.00	1,200.00	$ 54,000.00	1,210.00	$ 54,450.00		$ -
10.	24 ft Wide, 8 ft High Automatic Gate w/ Emerg. Preemption	EA	3	$ 17,500.00	$ 52,500.00	3.00	$ 52,500.00		$ -	3.00	$ 52,500.00		$ -
11.	PennDOT Guiderail	LF	10	$ 30.85	$ 308.50	10.00	$ 308.50		$ -	10.00	$ 308.50		$ -
12.	Timber Guiderail	LF	471	$ 16.19	$ 7,625.49		$ -	471.00	$ 7,625.49	471.00	$ 7,625.49		$ -
13.	Concrete Walkway	SF	750	$ 8.00	$ 6,000.00		$ -	750.00	$ 6,000.00	750.00	$ 6,000.00		$ -
14.	Concrete Wheelstop	EA	6	$ 75.51	$ 453.06		$ -	6.00	$ 453.06	6.00	$ 453.06		$ -
D.	**STORMWATER**												
	Phase 1 - 1360 Welsh Road												
1.	Type C Inlet	EA	2	$ 2,200.00	$ 4,400.00		$ -	2.00	$ 4,400.00	2.00	$ 4,400.00		$ -
2.	Type M Inlet	EA	3	$ 2,000.00	$ 6,000.00		$ -	3.00	$ 6,000.00	3.00	$ 6,000.00		$ -
3.	Inlet to Manhole Conversion	EA	1	$ 504.00	$ 504.00		$ -	1.00	$ 504.00	1.00	$ 504.00		$ -
4.	Standard Manhole	EA	1	$ 2,165.00	$ 2,165.00		$ -	1.00	$ 2,165.00	1.00	$ 2,165.00		$ -
5.	15" HDPE Pipe	LF	137	$ 38.00	$ 5,206.00		$ -	137.00	$ 5,206.00	137.00	$ 5,206.00		$ -
6.	18 inch x15 inch Wye Reducer	EA	1	$ 1,825.00	$ 1,825.00		$ -	1.00	$ 1,825.00	1.00	$ 1,825.00		$ -
7.	Rip-Rap Apron	EA	1	$ 750.00	$ 750.00		$ -	1.00	$ 750.00	1.00	$ 750.00		$ -
8.	Filter Bag	EA	6	$ 900.00	$ 5,400.00		$ -	6.00	$ 5,400.00	6.00	$ 5,400.00		$ -
9.	Control Structure	EA	3	$ 2,250.00	$ 6,750.00		$ -	3.00	$ 6,750.00	3.00	$ 6,750.00		$ -
10.	Water Quality Unit #1	LS	1	$ 20,500.00	$ 20,500.00		$ -	1.00	$ 20,500.00	1.00	$ 20,500.00		$ -

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ESCROW RELEASE NO. 2

DATE PREPARED: 9-Sep-2022

PROJECT NAME:	**FedEx Ground - Land Development (1360 Welsh Rd)**	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	$ 40,000.00		**MONTGOMERY TOWNSHIP**
DEVELOPER:	FedEx Ground Package System, Inc.	TOTAL ADMINISTRATION (CASH ESCROW):	$ 5,000.00	TOWNSHIP NO.:	LDS-696
ESCROW AGENT:	Travelers Casualty and Surety Company of America			G&A PROJECT NO.:	2017-04090
TYPE OF SECURITY:	Performance Bond	MAINTENANCE BOND AMOUNT (15%):	$ 139,333.49	AGREEMENT DATE:	21-Jun-2019

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	PRIOR	TOTAL	BALANCE
CONSTRUCTION	$928,889.95	$ 108,248.50	$ 820,641.45	$ 928,889.95	
CONTINGENCY (10%)	$ 92,889.00	$ 92,889.00	$ -	$ 92,889.00	$ -
TOTAL	$ 1,021,778.95	$ 201,137.50	$ 820,641.45	$ 1,021,778.95	$ -

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
11. Water Quality Unit #2	LS	1	$ 32,500.00	$ 32,500.00		$ -	1.00	$ 32,500.00	1.00	$ 32,500.00		$ -
12. Water Quality Unit #3	LS	1	$ 27,200.00	$ 27,200.00		$ -	1.00	$ 27,200.00	1.00	$ 27,200.00		$ -
13. SWM #1, Complete	LS	1	$ 26,269.00	$ 26,269.00		$ -	1.00	$ 26,269.00	1.00	$ 26,269.00		$ -
14. SWM #2, Complete	LS	1	$ 38,260.00	$ 38,260.00		$ -	1.00	$ 38,260.00	1.00	$ 38,260.00		$ -
15. SWM #3, Complete	LS	1	$ 30,513.00	$ 30,513.00		$ -	1.00	$ 30,513.00	1.00	$ 30,513.00		$ -
E. WATER												
1. Water Line	LF	30	$ 59.66	$ 1,789.80		$ -	30.00	$ 1,789.80	30.00	$ 1,789.80		$ -
2. Replace Hydrant	EA	1	$ 1,500.00	$ 1,500.00		$ -	1.00	$ 1,500.00	1.00	$ 1,500.00		$ -
F. LIGHTING												
1. Lighting Improvements (includes foundaton)	EA	12	$ 2,920.00	$ 35,040.00	12.00	$ 35,040.00		$ -	12.00	$ 35,040.00		$ -
G. LANDSCAPING												
Shade Trees												
1. Acer Griseum (3 in. cal. min.)	EA	7	$ 600.00	$ 4,200.00		$ -	7.00	$ 4,200.00	7.00	$ 4,200.00		$ -
2. Acer rubrum 'October Glory' (3 in. cal. min.)	EA	22	$ 600.00	$ 13,200.00		$ -	22.00	$ 13,200.00	22.00	$ 13,200.00		$ -
3. Liquidambar styraciflua 'Rotundifolia' (3 in. cal. min.)	EA	15	$ 600.00	$ 9,000.00		$ -	15.00	$ 9,000.00	15.00	$ 9,000.00		$ -
4. Quercus Phellos (3 in. cal. min.)	EA	15	$ 600.00	$ 9,000.00		$ -	15.00	$ 9,000.00	15.00	$ 9,000.00		$ -
5. Tilia Cordata 'Greenspire' (3 in. cal. min.)	EA	16	$ 600.00	$ 9,600.00		$ -	16.00	$ 9,600.00	16.00	$ 9,600.00		$ -
6. Zelkova serrata 'Village Green' (3 in. cal. min.)	EA	24	$ 600.00	$ 14,400.00		$ -	24.00	$ 14,400.00	24.00	$ 14,400.00		$ -
Shrubs												
7. Clethra Alnifolia (30 in. min.)	EA	53	$ 90.00	$ 4,770.00		$ -	53.00	$ 4,770.00	53.00	$ 4,770.00		$ -
8. Fothergilla Gardenii (30 in. min.)	EA	85	$ 90.00	$ 7,650.00		$ -	85.00	$ 7,650.00	85.00	$ 7,650.00		$ -
9. Ilex Glabra (24 in. min.)	EA	88	$ 90.00	$ 7,920.00		$ -	88.00	$ 7,920.00	88.00	$ 7,920.00		$ -
10. Juniperus Communis (24 in. min.)	EA	54	$ 90.00	$ 4,860.00		$ -	54.00	$ 4,860.00	54.00	$ 4,860.00		$ -
Flowers & Ground Cover												
11. Liriope Muscari 'Big Blue' (1 gal.)	EA	845	$ 15.00	$ 12,675.00		$ -	845.00	$ 12,675.00	845.00	$ 12,675.00		$ -
12. Salvia Farinacea (1 gal.)	EA	127	$ 15.00	$ 1,905.00		$ -	127.00	$ 1,905.00	127.00	$ 1,905.00		$ -
Other												
13. Topsoil	CY	565	$ 50.00	$ 28,250.00		$ -	565.00	$ 28,250.00	565.00	$ 28,250.00		$ -
14. Mulch	SY	199	$ 10.00	$ 1,990.00		$ -	199.00	$ 1,990.00	199.00	$ 1,990.00		$ -
15. Permanent Seeding	SF	46,000	$ 0.15	$ 6,900.00	23,000.00	$ 3,450.00	23,000.00	$ 3,450.00	46,000.00	$ 6,900.00		$ -
H. MISCELLANEOUS												
1. Regulatory/Warning Signs	EA	13	$ 250.00	$ 3,250.00		$ -	13.00	$ 3,250.00	13.00	$ 3,250.00		$ -
2. Striping	LS	1	$ 5,000.00	$ 5,000.00		$ -	1.00	$ 5,000.00	1.00	$ 5,000.00		$ -
4. As-Built Plans	LS	1	$ 15,000.00	$ 15,000.00	1.00	$ 15,000.00		$ -	1.00	$ 15,000.00		$ -
I. CONTINGENCY												
1. 10% Contingency	LS	1	$ 92,889.00	$ 92,889.00	1.00	$ 92,889.00		$ -	1.00	$ 92,889.00		$ -
(Released upon certification of completion and receipt of Maintenance Bond)												

PERFORMANCE BOND

BOND NO: 106938586
PREMIUM: $1,941.00

KNOW ALL MEN BY THESE PRESENTS, that we FedEx Ground Package System, Inc., a corporation located at 1000 FedEx Drive, Moon Township, PA 15108 as Principal, hereinafter called DEVELOPER" and Travelers Casualty And Surety Company of America as SURETY, are held and firmly bound unto Montgomery Township, 1001 Stump Road, Montgomeryville, PA 18936, as "OBLIGEE", hereinafter referred to as the "OBLIGEE" in the amount of One Million Twenty One Thousand Seven Hundred Seventy Eight Dollars and Ninety Five Cents Dollars ($1,021,778.95) for the payment whereof, DEVELOPER and SURETY hereby bind ourselves, heirs, executors, administrators, successors and assigns, firmly by these presents.

WHEREAS, the DEVELOPER has made and executed a certain **Land Development Agreement** ("Agreement") dated March 20, 2019, the provisions of which are incorporated herein by reference as fully as thought set forth at length herein, whereby the Principal has agreed to complete certain public improvements set forth more fully in the Agreement: 1360 & 1350 Welsh Road - Tax Map Parcel Numbers: 46-00-04243-01-3, 46-00-04243-02-2, and 46-00-04243-00-4, in accordance with the ordinances and regulations of the regulatory authorities having jurisdiction as specified in that Agreement, and to post security to insure the installation of improvements to the satisfaction and written certification of the Township Engineer; and

WHEREAS, it is a condition of the referenced Agreement that Principal shall give bond to the **OBLIGEE** as additional security for the completion of the DEVELOPER'S obligations under the terms of that Agreement, to the satisfaction and written certification of the Township Engineer.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the DEVELOPER shall design, install, construct, complete and pay for, all and singular, the improvements and facilities required by the approved subdivision and or land development plans, any conditions imposed thereon, the Agreement, as aforesaid, and all applicable ordinances, statutes, rules, regulations, standards and practices in a good, workmanlike and timely manner, to the satisfaction and written certification of the Township Engineer, then and in such event, this obligation shall be null and void; otherwise , this obligation shall remain in full force, virtue and effect.

SIGNED, SEALED AND DATED THIS 28th day of March, 2019.

Attest:_____

Attest: D-Ann Kleidosty
D-Ann Kleidosty, Witness

Principal: FedEx Ground Package System, Inc.
By: ROBERT RANALLO / DIRECTOR OF PROJECT ENGINEERING
Surety: Travelers Casualty And Surety Company of America 4/2/19
By:
Karina Plis, Attorney-in-Fact

APPROVED
LEGAL DEPARTMENT
4/1/19
4/3/19

4/1/19

TRAVELERS	**Travelers Casualty and Surety Company of America** **Travelers Casualty and Surety Company** **St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint Karina Plis of Atlanta, Georgia, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **3rd** day of **February, 2017.**

HARTFORD, CONN. TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA — HARTFORD, CONN. TRAVELERS CASUALTY AND SURETY COMPANY — CORPORATE SEAL ST. PAUL FIRE AND MARINE INSURANCE COMPANY

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **3rd** day of **February, 2017**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2021**

MARIE C. TETREAULT NOTARY PUBLIC CONNECTICUT

Marie C Tetreault
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 28th day of March, 2019

HARTFORD, CONN. TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA — HARTFORD, CONN. TRAVELERS CASUALTY AND SURETY COMPANY — CORPORATE SEAL ST. PAUL FIRE AND MARINE INSURANCE COMPANY

Kevin E. Hughes
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney-in-Fact and the details of the bond to which the power is attached.

Marsh

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #07

SUBJECT: Recognition of the Retirement of Police Department Employee-Sgt. Robert Hart
MEETING DATE: September 12, 2022
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: J. Scott Bendig, Chief of Police

BACKGROUND:

On August 31, 2022, Sergeant Robert Hart retired from the Montgomery Township Police Department after 35 years of service to our community. Officer Hart began his career with the Montgomery Township Police Department as a patrol officer in August of 1988. Before beginning his service to Montgomery Township, Officer Hart served as a dispatcher with the Upper Dublin Police Department and as a police officer with the Fairfax County Police Department in Virginia. In November 2008, Officer Hart was promoted to the rank of Corporal, and in March 2012, Corporal Hart was promoted to the rank of Sergeant. Sergeant Hart has served in various roles during his tenure, including canine handler, field training officer, officer-in-charge (OIC), canine supervisor/trainer, field training officer, and field training supervisor.

During his 35-year career, Sergeant Hart has received twenty -four departmental commendations for his actions as an officer and numerous letters of appreciation from township residents, civic groups, children, and neighboring law enforcement agencies. Sergeant Hart has shown exemplary dedication and professionalism in his service to our community's residents, businesses, and coworkers. Sergeant Hart's dedication and leadership will be sorely missed.

RECOMMENDATION:

It is recommended that the Board of Supervisors recognize Sergeant Robert Hart on the occasion of his retirement from the Township after 35 years of service to our community.

MOTION/RESOLUTION:

MOTION that we hereby recognize Sergeant Robert Hart and express our gratitude to him for his dedication and faithful service to the Montgomery Township Police Department and the Montgomery Township community.

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 #08

SUBJECT:	Appointment of Moira Giordano to Parks & Recreation Board
MEETING DATE:	September 12, 2022
BOARD LIAISON:	Candyce Chimera
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

With the resignation of Scott Schultz, there is a vacancy on the Park and Recreation Board. Mr. Schultz advised the Parks & Recreation board members in an email dated July 13th, noting he had not been able to make the last several meetings.

On August 23rd we received an email from Ms. Giordano advising of her interest in serving on the Parks & Recreation Board. Her application and resume are included in the meeting packet.

RECOMMENDATION:

Staff recommends the Board of Supervisors meet Ms. Giordano and appoint her to serve the remaining term which expires on January 1, 2024.

MOTION/RESOLUTION:

Motion to appoint Moira Giordano to the Park & Recreation Board for the remainder of the term which expires on January 1, 2024.

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

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

VOLUNTEER COMMITTEE APPLICATION

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

Thank you for your interest in helping your community!

Applicant Information

Full Name: Giordano (*Last*) Moira (*First*) Type text here M (*M.I.*)

Address: _____ (*Street Address*) _____ (*Apartment/Unit #*)

North Wales (*City*) PA (*State*) 19454 (*ZIP Code*)

Home Phone: _____ E-Mail Address _____

PLEASE INCLUDE A CURRENT RESUME WITH THIS FORM.

CHECK ALL OF THOSE OF INTEREST:

- ☐ Autumn Festival Committee
- ☐ Business Development Partnership (BDP)
- ☐ Community & Recreation Center Advisory Committee
- ☐ Environmental Advisory Committee
- ☐ Finance Committee
- ☐ Human Relations Commission
- ☐ Open Space Committee
- ☑ Park and Recreation Board
- ☐ Pension Fund Advisory Committee
- ☐ Planning Commission
- ☐ Public Safety Committee
- ☐ Sewer Authority
- ☐ Senior Volunteer Committee
- ☐ Ready for 100 Ad-Hoc Advisory Committee
- ☐ Shade Tree Commission
- ☐ Zoning Hearing Board

Moira Giordano

EXPERIENCE

Membership and Communications Manager

Philadelphia Cricket Club January 2019 - Present

Prospecting new leads, developing relationships, providing tours, and guiding prospects through the application process. Extensive knowledge of our membership levels and benefits and their history. Execute an orientation program for all new members which includes personalized touch points throughout the first year of membership. Administrative work for Board Meetings including minute-taking. Managing change requests to memberships. Oversight over communications, marketing, brand materials, and website management. Collaborates with the team on ideas for content creation. Training and supporting all departments and executive team on communications and website management.

Director of Communications

Philadelphia Cricket Club July 2016 - January 2019

Created a comprehensive communications program across all departments. Created engaging content through website, social media, event flyers and email campaigns. Produce the monthly membership newsletter, weekly activities email, sport program guides, and videos.

Director of Communications

Gwynedd Mercy Academy High School May 2014 - July 2016

Working directly with the Offices of Advancement, Enrollment Management, Annual Giving, Parent Relations, and Alumnae Relations to create clear and consistent messaging and administer a comprehensive communications plan via print and digital media. Communications include coordination of radio, newsprint, social media, weekly e-newsletter, semi-annual magazine, promotional print materials, and mailings.

Admissions Assistant

Gwynedd Mercy Academy High School June 2012 - May 2014

Recruitment, admission, and enrollment management. Recruitment is focused on Southeastern Pennsylvania specifically Montgomery, Bucks, and Philadelphia counties. Assisting and supporting the Admissions Director in various projects including but not limited to Open House, Scholarship/Entrance Exam, 8th Grade Visitation Days, Mercy Mania, 7th Grade Practice Test, and 7th Grade Tours. Attend recruiting events and represent Gwynedd Mercy Academy at High School Nights, Grade School Visits and Guided Tours.

Resident Staff Advisor

University of Scranton August 2011 - June 2012

Oversaw the implementation of the Programming Model for 21 Residents Assistants in freshman residence halls; Scheduled and tracked monthly duty expectations of 21 Resident Assistants

Intern

SEI June 2011 - August 2011

Researched and investigated innovative communication tools that could be implemented throughout the company for client communications, Received winning recognition for presentation to company leaders regarding client communications, Ran daily reports for the Portfolio Accounting Team

Resident Assistant

University of Scranton March 2010 - June 2011

Ensured safety of 53 undergraduate students while enforcing university policies and ideals

Intern

Hematology & Oncology Associates of Alabama January 2011 - February 2011

Worked with the internal laboratory and the technology used to transfer information through the practice about patient lab results and looking for ways to improve turn around time and efficiency of laboratory machines to improve the customer experience upon their visits.

Intern

American Cancer Society June 2010 - August 2010

Worked at AstraZeneca Hope Lodge with cancer patients and their families, made housing arrangements within the Lodge and worked in customer service to meet the needs of the families staying with the American Cancer Society.

EDUCATION

Saint Joseph's University 2015 - 2018

Master of Business Administration (MBA) , Marketing

University of Scranton 2008 - 2012

Bachelor of Science , Health Administration

Gwynedd Mercy Academy High School 2004 - 2008

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD INFORMATION SUMMARY

Item #09

SUBJECT:	Introduction of Kristine Willard, Human Resources Administrator
MEETING DATE:	September 12, 2022
BOARD LIAISON:	
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

With the retirement of Ann Shade as the Township's Administration and Human Resources Director in May and the resignation of Kristin Maas in July, I was given the opportunity to reevaluate the need for two HR professionals and the role HR should play in the organization in the future.

Using our HR platform, ExactHire, we received 27 applications and conducted interviews with several candidates. An offer was then extended. Our newest employee, Kristine Willard comes to us from the University of the Arts. Before that, Abington Township, where she was the HR Coordinator, prior to assuming that role, she was the Accreditation Coordinator for the Police Department. Kristine comes with extensive experience in supporting both the organization and its employees. She received her Bachelor's degree from Temple University and her Master's degree from St. Joseph's University.

Kristine began her new role on Monday, August 29, and was introduced informally to the staff over coffee and a continental breakfast. She is here tonight to be officially welcomed by the Board of Supervisors.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #10

SUBJECT:	Public Hearing Proposed Ordinance #22-331Z to amend the Township Zoning Code to Allow Ambulatory Health Care Center by Conditional Use in the C - Commercial Zoning District.
MEETING DATE:	September 12, 2022
BOARD LIAISON	Tanya C. Bamford, Chairwoman
INITIATED BY:	Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

The Township wishes to update the Zoning Code to allow Ambulatory Health Care Center in the C - Commercial zoning district by Conditional Use.

ZONING, SUBDIVISION, OR LAND DEVELOPMENT IMPACT:

Would provide standards for the location of an Ambulatory Health Care Center proposed by Penn Medicine.

RECOMMENDATION:

A public hearing has been authorized to amend the Township Zoning Code to allow Ambulatory Health Care Center in the C - Commercial zoning district by Conditional Use and provide standards for such use.

- Print out the online advertisement on August 26, 2022, and September 2, 2022, in the Reporter newspaper for the Public Hearing on September 12, 2022.
- Proposed Ordinance #22-331Z.
- Montgomery County Planning Commission letter dated August 22, 2022.
- Montgomery Township Planning Commission recommended approval on August 18, 2022.

MOTION/RESOLUTION:

MOTION to authorize the adoption of Ordinance # 22-331Z to amend the Township Zoning Code to Allow Ambulatory Health Care Centers by Conditional Use in the C - Commercial Zoning District.

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

21ST CENTURY media

MediaNews Group

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION

390 Eagleview Boulevard • Exton, PA 19341

Montgomery Township - Legal Notices
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936
Attention: Carolyn McCreary

STATE OF PENNSYLVANIA,

The undersigned Shelley J. Meenan, being duly sworn the he/she is the principal clerk of The Reporter, The Reporter Digital, published in Montgomery County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

Montgomery Township - Legal Notices

Published in the following edition(s):

The Reporter, The Reporter Digital
08/26/22, 09/02/22

Commonwealth of Pennsylvania - Notary Seal
MAUREEN SCHMID, Notary Public
Montgomery County
My Commission Expires March 31, 2025
Commission Number 1248132

Sworn to the subscribed before me this 9/2/22.

Maureen Schmid

Notary Public, State of Pennsylvania
Acting in County of Montgomery

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, September 12, 2022, at 7:00 p.m. the Montgomery Township Board of Supervisors, during its scheduled meeting at the Township Building located at 1001 Stump Rd., Montgomeryville, PA 18936, will hold a hearing to consider enacting an ordinance, the title and summary of which appears below:

AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, AMENDING THE MONTGOMERY TOWNSHIP ZONING CODE TO DEFINE AN AMBULATORY HEALTH CARE CENTER AS A USE AND ESTABLISH CRITERIA FOR THE CONDITIONAL USE REQUIREMENTS FOR AN AMBULATORY HEALTH CARE CENTER AS WELL AS DEFINE APPROPRIATE CRITERIA FOR SUCH USE; AND PROVIDING A SEVERABILITY CLAUSE AND EFFECTIVE DATE

The Ordinance will define an ambulatory healthcare center as a use permitted by conditional use in the C Commercial District.

A copy of the full text of the proposed ordinance is available for inspection and copying by the public by appointment at the Township Building, located at 1001 Stump Rd., Montgomeryville, PA 18936, the offices of this newspaper, and the Montgomery County law library.

The public is invited to attend and will be given an opportunity to provide comments regarding this proposed ordinance. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

CAROLYN MCCREARY
TOWNSHIP MANAGER

LAN: Aug. 26, Sept 2. a-1

Advertisement Information

Client Id: 881229 **Ad Id:** 2367681 **PO:** **Sales Person:** 063308

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 22-331Z

AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, AMENDING THE MONTGOMERY TOWNSHIP ZONING CODE TO DEFINE AN AMBULATORY HEALTH CARE CENTER AS A USE AND ESTABLISH CRITERIA FOR THE CONDITIONAL USE REQUIREMENTS FOR AN AMBULATORY HEALTH CARE CENTER AS WELL AS DEFINE APPROPRIATE CRITERIA FOR SUCH USE; AND PROVIDING A SEVERABILITY CLAUSE AND EFFECTIVE DATE.

Section 1. Article II, Definitions, Section 230-5.B of the Montgomery Township Zoning Ordinance shall be amended to add the following term:

AMBULATORY HEALTH CARE CENTER – A facility for examining and treating patients on an outpatient basis. Overnight (hospital) accommodations and 24-hour emergency services shall not be permitted as part of this use. These facilities may include, but are not limited to, out-patient surgery, imaging, medical laboratory, physical therapy, cancer and chemotherapy, narcotic and substance abuse, cardiology, gastrointestinal, primary care, urgent care, dermatology, neurology, women's health, orthopedics and similar type treatment centers.

Section 2. Article XIII, C Commercial District, Section 230-75.A of the Montgomery Township Zoning Ordinance shall be amended to add the following:

(4) Ambulatory health care center. Regulations for the ambulatory health care center shall include:

(a) Such use shall only be permitted by conditional use in the C Commercial District.

(b) Minimum lot area: 10 acres

(c) Building coverage: Notwithstanding the provisions of section 230-
77.E hereof, the maximum building coverage for an ambulatory health care center shall be 30%.

(d) Landscaping and screening.

[1] A planting area no less than 25 feet in width of grass, lawn, shrubbery, evergreens, and trees shall be planted in accordance with a landscaping and screening plan as provided in Article VI of Chapter

205, the Montgomery Township Subdivision Ordinance, No. 18, and continuously maintained in a proper and attractive manner along all side and rear boundary lines. If the proposed use/property abuts a residential use and/or district, then the planting area shall be no less than 50 feet in width. No planting area shall be required along any side or rear boundary lines that abut existing commercial uses.

[2] All off-street loading areas shall be adequately buffered in accordance with an overall plan. The buffer shall consist of sound barrier fencing or a combination of fencing and landscaping, not less than six feet in height which will obscure 75% of the light emitted from vehicular headlights on the premises throughout the full course of the year.

(e) A traffic management study shall be required in accordance with the provisions of Article XVI of Chapter 205, the Montgomery Township Subdivision Ordinance.

(f) Parking requirements. One (1) space for every 200 feet of gross floor.

(g) An ambulatory health care center shall be located on a lot abutting and having direct vehicular access onto a State and/or County Roads with 100' +/- right-of-way as identified on the Montgomery Township Ultimate Classification of Roads Map dated October 1981.

(h) Sewer and water. All buildings within an ambulatory health care center shall be provided with public sewer and water services.

(i) An ambulatory health care center may include various ancillary uses that are customarily incidental to and in direct support of the primary health care mission of the ambulatory health care center. Such ancillary uses shall be located within the same building as the ambulatory health care center and could include the following facilities:

[3] Medical and administrative offices

[4] Medical laboratory

[5] Research laboratory

[6] Pharmacy to serve the patients of the facility

(j) The facility shall comply with all applicable Federal, State, County and local regulations and shall be licensed as required by the State.

(k) Lighting. Lighting shall be provided for the safety and convenience of employees and visitors to the center, in compliance with the following:

[7] The maximum permitted height of light poles or wall mounted lights is 25 feet.

[8] Illumination of all parking areas, around all buildings and along all pedestrian walkways, shall provide a minimum level of one-half-footcandle and an average of one footcandle and a maximum level of four footcandles. (One footcandle equals one lumen per square foot.)

[9] All outside lighting, including sign lighting, shall be arranged, designed, and shielded or directed so as to protect the abutting streets and highways and adjoining property from the glare of lights. All light standards or fixtures shall be shielded to eliminate light glare beyond an angle of 35° from a vertical plane and be so shielded that the source of the light shall not be visible off of the premises.

[10] No flashing or intermittent or moving lights, including lights onsigns, shall be permitted.

(l) If off-street loading areas are located along a side or rear property line adjacent to a residential use and/or district then loading hours shall be limited to 7 a.m.- 8 p.m.

(m) Pedestrian connectivity. To ensure safe, direct, and convenient pedestrian circulation a continuous pedestrian and/or multi-use pathway system shall be required. Pathways within the project site shall provide connections between primary building entrances, parking areas, existing/proposed trails, recreational facilities and common areas, adjacent streets, and adjacent developments.

Section 3. Table 230-A, Table of Permitted Uses, of the Montgomery Township Zoning Ordinance shall be amended to add the following:

Use	**District**				
	R3-B	**C**	**BP**	**S**	**RS**
Ambulatory Health Care Center	N	C	N	N	N

Section 4. Severability.

The terms, conditions and provisions of this Chapter are hereby declared to be severable, and, should any portion, part or provision of this Chapter be found by a court of competent jurisdiction to be invalid, unenforceable or unconstitutional, the Montgomery Township Board of Supervisors hereby declares its intent that the Chapter shall have been repealed without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Chapter.

Section 5. Repealer.

Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

Section 6. Effective Date.

This Ordinance shall be effective immediately upon enactment.

ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township on this 12th day of September 2022.

Attest:

MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS

_____
Carolyn McCreary, Secretary

_____
Tanya C. Bamford, Chair

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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

MONTGOMERY COUNTY
PLANNING COMMISSION

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

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 26, 2022

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

Re: MCPC #22-0204-001
Proposal Name: Penn Medicine Montgomeryville Zoning Text Amendment
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 2, 2022. We forward this letter as a report of our review.

BACKGROUND

Montgomery Township has submitted a zoning text amendment on behalf of The University of Pennsylvania Health System to add a definition for "ambulatory health care center", which would then be permitted in the C Commercial district. An ambulatory health care center would provide outpatient medical services without overnight or 24-hour operations, including labs, physical therapy, primary care, and orthopedics. Regulations for the ambulatory health care center in the C Commercial district include permission by conditional use, minimum 10-acre lots, maximum 30% building coverage, required screening landscaping and traffic management studies, direct access to state or county roads with 100 foot right-of-way, public sewer and water access, and pedestrian connectivity. The intent for the text amendment is to permit a future land development at 87 DeKalb Pike of a Penn Medicine outpatient medical center; this letter will only discuss the merits of the zoning text amendment application.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 comprehensive plan, *Montco 2040: A Shared Vision*, includes a definition of an "ambulatory surgery center" in its glossary of planning terms. The plan also supports infill development of areas already serviced by public water and sewer systems, which is explicitly listed in the zoning amendment proposal. We believe that the zoning text amendment is compliant with *Montco 2040*. Montgomery Township's 2008 comprehensive plan update identifies the proposed area of the development as "Limited Business Professional". The plan also calls for an "increase and upgrade [of] the quality of retail and services, including medical centers or clinics" in the township, though this was anticipated to be occurring either at the Montgomery Mall site or the proposed town center area near Five Points. We recognize that demands for medical services have shifted dramatically since the comprehensive plan was adopted, and hope that the ongoing comprehensive plan update will incorporate an updated view of medical care and service provisions for the township. Overall, this zoning text amendment is still generally compatible with the township's 2008 comprehensive plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the township's zoning text amendment proposal, however, in the course of our review we have identified a number of issues that we believe should be resolved prior to zoning amendment adoption. Our comments are as follows:

REVIEW COMMENTS

A. Under Section 2, subsection 4 of the proposed text amendment, a space should be inserted between "care" and "center".
B. We would advise the Township to take an additional look at subsection 4.m of the proposed text amendment regarding pedestrian connectivity to ensure that all of the township's goals for infrastructure development are covered. The proposed location for the development already has a sidewalk installed along the DeKalb Road frontage connecting to both Knapp and Welsh Roads. If the intention of this section is to promote pedestrian circulation <u>within</u> the site, then the zoning ordinance language makes sense; however, if the intention is to promote connectivity <u>between</u> the site and nearby locations, it should be made clear that pathways are important not just within the project site but around the site. We feel that both parts of the connectivity question are important, and if connectivity is being added to the formal zoning code, then it should be treated in a comprehensive manner.

CONCLUSION

We wish to reiterate that MCPC generally supports the township's proposal but we believe that our suggested revisions will better achieve Montgomery Township's planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality. Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

Matthew Popek

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

c: Stephen Greulich, Applicant
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

MONTGOMERY TOWNSHIP
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6920 · Fax: 215-855-1498
www.montgomerytwp.org

Planning Commission Meeting Minutes
August 18, 2022

The regular monthly meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:30 pm, Thursday, June 16, 2022. The members of the Planning Commission in attendance included: Tom Borghetti, Rutuke Patel, Jay Glickman, Frank Davey, and Leon McGuire. Also present: Kaylee Melchior, Township Solicitor; Judy Stern Goldstein, Gilmore Associates; Bruce Shoupe, Director of Planning & Zoning; and Marianne McConnell, Deputy Zoning Officer.

On a motion made by Jay and seconded by Frank, the minutes from the July 2022 meeting were approved as submitted.

Proposed Zoning Text Amendment Commercial District / Ambulatory Health Care Center – Mr. Greg Davis, attorney representing Penn Medicine, presented the project and proposed text amendment to the Planning Commission members. Mr. Davis provided some background on the property and proposed project. Penn Medicine has been looking for a location to expand patient care and access to the community within Montgomery County. They are looking at the 12-acre parcel on Dekalb Pike. The property is zoned C-Commercial. A medical clinic is a permitted use by right within this district, however, Penn Medicine's proposed use does not quite fit within this definition. Therefore, they are proposing a text amendment to allow by Conditional Use an Ambulatory Health Care Center. In general, the proposed use will provide outpatient healthcare services closer to home. No overnight stays and no emergency room / department is proposed. The proposed development includes an approximately 150,000 (gsf) Ambulatory Health Care Center (environmentally sustainable LEED certified building) and structured parking garage, surface parking, landscaping, pedestrian connections, storm water management and neighborhood buffering.

Ms. Kathy Krumenacker, VP of Strategic Partnerships with Penn Medicine, discussed the location of the site, Penn Medicine's desire to have a presence in this area, the benefits to the community, and the services the proposed center will provide to the community.

The architect for the project discussed the environmentally sustainable construction and operation of this proposed development. The proposed 4-story building is approximately 150,000 square feet of gross floor area with a 56,000 sq ft footprint plus the parking garage. The building height is 65 feet. The parking garage height is 60% of the building height, 39 feet. The parking garage lighting will take into consideration the adjacent residential properties and select fixtures to shine down and operate only during business hours. The proposed text amendment increases the maximum building coverage from 20% to 30% of the lot for this proposed use only. It is not a blanket increase for all properties within the C-Commercial district.

The PC members asked questions during the presentation in regard to building & parking garage heights, building coverage, and parking garage lighting. On a motion made by Jay Glickman and seconded by Frank Davey, the Planning Commission recommends that the Board of Supervisors move forward with the text amendment process, authorize advertise for the public hearing subject to staff and consultant review letters and comments. All in favor.

LDS 723 / 1145 Kenas Road – Lot Line Adjustment - the property owners of 1145 and 1139 Kenas Roads submitted an application to adjust the diagonal property line between the two parcels and "straighten" the line. Both lots would see a minor change in overall square footage but will still comply with all dimensional / zoning requirements for the parcels.

On a motion made by Jay Glickman and seconded by Rutuke Patel, the Planning Commission recommends that the Board of Supervisors approve this Lot Line Adjustment application. All in favor.

Adjournment: There being no further business to come before the Commission, the meeting adjourned at 8:30 pm. The next meeting will be held at 7:30 pm on September 15, 2022, at the Township Building.

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, September 12, 2022, at 7:00 p.m. the Montgomery Township Board of Supervisors, during its scheduled meeting at the Township Building located at 1001 Stump Rd., Montgomeryville, PA 18936, will hold a hearing to consider enacting an ordinance, the title and summary of which appears below:

AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, AMENDING THE MONTGOMERY TOWNSHIP ZONING CODE TO DEFINE AN AMBULATORY HEALTH CARE CENTER AS A USE AND ESTABLISH CRITERIA FOR THE CONDITIONAL USE REQUIREMENTS FOR AN AMBULATORY HEALTH CARE CENTER AS WELL AS DEFINE APPROPRIATE CRITERIA FOR SUCH USE; AND PROVIDING A SEVERABILITY CLAUSE AND EFFECTIVE DATE

The Ordinance will define an ambulatory healthcare center as a use permitted by conditional use in the C Commercial District.

A copy of the full text of the proposed ordinance is available for inspection and copying by the public by appointment at the Township Building, located at 1001 Stump Rd., Montgomeryville, PA 18936, the offices of this newspaper, and the Montgomery County law library.

The public is invited to attend and will be given an opportunity to provide comments regarding this proposed ordinance. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

CAROLYN MCCREARY
TOWNSHIP MANAGER

Penn Medicine Montgomeryville
Proposed Ambulatory Health Care Center

BOARD OF SUPERVISORS PRESENTATION

September 12, 2022 - Montgomery Township Planning Commission

Penn Medicine

Introduction

- Penn Medicine is seeking to expand patient care and access to the community of Montgomery and Bucks Counties by developing high-quality ambulatory health care closer to home

- From wellness to evaluation and treatment options, patients will have access to a full spectrum of health care services, including access to clinical trials, under one roof

- General:
  - All outpatient services
  - No hospital beds; no overnight stays
  - No emergency room/department

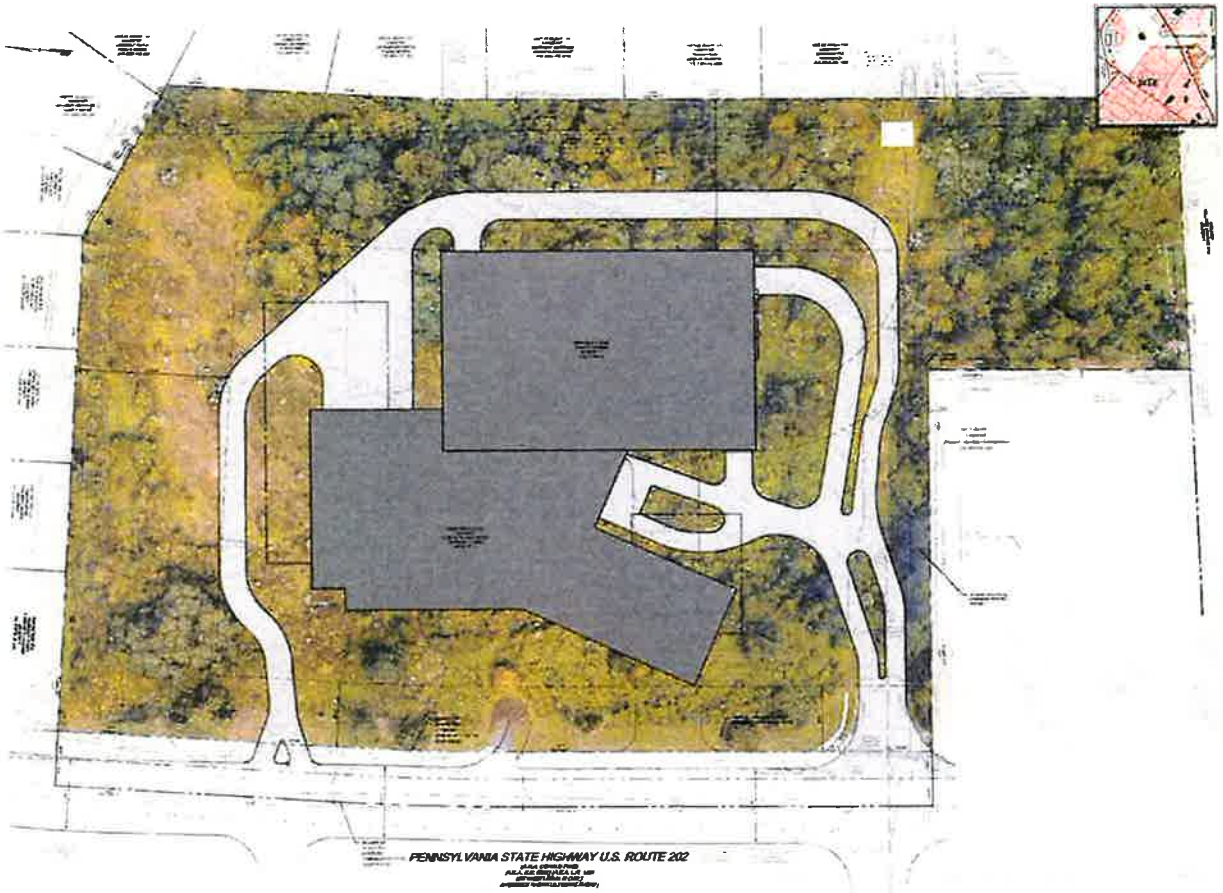
Proposed Development

- Ambulatory Health Care Center featuring a variety of exam, diagnostic and treatment spaces
- Approximately 150,000 gsf
- Structured Parking Garage
- Site: Surface Parking, Landscaping, Pedestrian Connections, Storm Water Management, Neighborhood Buffering
- Environmentally sustainable LEED certified building
- Sensitive to surrounding residential area

existing
site

Penn Medicine

Concept Building Orientations



Penn Medicine

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #11

SUBJECT:	Public Hearing Proposed Ordinance #22-329Z to amend the Township Zoning Code to regulate Medical Marijuana Dispensaries/Grower/Processors, Smoke Lounges, and Vape Stores.
MEETING DATE:	September 12, 2022
BOARD LIAISON	Tanya C. Bamford, Chairwoman
INITIATED BY:	Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

The Township wishes to update the Zoning Code to regulate Medical Marijuana Dispensaries/Grower/Processors, Smoke Lounges, and Vape Stores.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

The Township wishes to update the Zoning Code to provide definitions and word usage for Medical Marijuana Dispensaries/Grower/Processors/Smoking Lounges/Vape Stores subject to certain specific criteria requirements and locations

RECOMMENDATION:

A public hearing has been authorized to amend the Township Zoning Code to update the Zoning Code to provide definitions and word usage for Medical Marijuana Dispensaries/Grower/Processors/Smoking Lounges/Vape Stores subject to certain specific criteria requirements and permitted locations.

- Print out of the online advertisement on August 26, 2022, and September 2, 2022 in the Reporter newspaper for the Public Hearing on September 12, 2022.
- Proposed Ordinance #22-331Z.
- Montgomery County Planning Commission letter dated August 25, 2022.
- Montgomery Township Planning Commission recommended approval on July 21, 2022.

MOTION/RESOLUTION:

MOTION to authorize the adoption of Ordinance # 22-329Z - to amend the Township Zoning Code to regulate Medical Marijuana Dispensaries/Grower/Processors, Smoke Lounges, and Vape Stores.

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

BOARD OF SUPERVISORS
MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY,
PENNSYLVANIA

ORDINANCE NO. 2022-329Z

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MONTGOMERY, CHAPTER 230 (ZONING), ARTICLE II (DEFINITIONS), SECTION 230-5 (DEFINITION AND WORD USAGE) TO ADD DEFINED TERMS RELATED TO THE REGULATION OF . MEDICAL MARIJUANA, MEDICAL MARIJUANA DISPENSARIES AND DISPENSARY FACILITIES, AND MEDICAL MARIJUANA GROWER/PROCESSORS AND GROWER/PROCESSOR FACILITIES,; AND FURTHER AMENDING ARTICLE XIII. (COMMERCIAL DISTRICTS) TO PERMIT MEDICAL MARIJUANA DISPENSARY FACILITIES BY-RIGHT, SUBJECT TO CERTAIN SPECIFIC CRITERIA; AND TO ADD MEDICAL MARIJUANA DISPENSARY FACILITIES TO FURTHER AMENDING ARTICLE XVII (LI LIMITED INDUSTRIAL DISTRICT), SECTION 230-102 (PERMITTED USES) TO PERMIT MEDICAL MARIJUANA GROWER/PROCESSOR FACILITIES BY-RIGHT, SUBJECT TO CERTAIN SPECIFIC CRITERIA; AND FURTHER AMENDING ARTICLE XXI (MISCELLANEOUS PROVISIONS) ADDING SECTION 230-157 FOR HOOKAH LOUNGE AND VAPE STORE AND ARTICLE XVI (OFF-STREET PARKING AND LOADING) TO PROVIDE PARKING REGULATIONS FOR DISPENSARY FACILITIES AND GROWER/PROCESSOR FACILITIES; REPEALING ALL INCONSISTENT ORDINANCES, OR PARTS THEREOF; AND PROVIDING A SEVERABILITY CLAUSE AND EFFECTIVE DATE

WHEREAS, the Montgomery Township Code provides for the regulation of specific uses in the various zoning districts within the Township; and

WHEREAS, the Pennsylvania General Assembly has enacted, and the Governor has signed, Act No. 16 of April 17, 2016, P.L. 84, known as the "Medical Marijuana Act," which purports to permit, among other things: (1) the use of marijuana for medical purposes; (2) the cultivation, harvesting, processing and storage of marijuana for such medical use by authorized grower/processors; (3) distribution of marijuana for such medical use by authorized dispensaries; and (4) cultivation and distribution by certain authorized research facilities; and

WHEREAS, the Board of Supervisors of Montgomery Township desires to identify that zoning district within the Township in which growing/processing facilities and dispensaries may be located and the zoning standards established in the Township by which growers/processors and dispensaries must abide.

NOW THEREFORE, it is hereby **ENACTED** and **ORDAINED** by the Board of Supervisors of Montgomery Township as follows:

SECTION I. - **Amendment to the Code.**

The Code of Montgomery Township, Chapter 230 (Zoning), Article II (Definitions), Section 230-5 (Definition and Word Usage) is hereby amended to add the following definitions:

> DISPENSARY - A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit issued by the Pennsylvania Department of Health to dispense Medical Marijuana. The term does not include a health care medical marijuana organization under Chapter 19 of the Medical Marijuana Act.
>
> DISPENSARY FACILITY - A building or structure and other appurtenances or improvements where a Dispensary dispenses Medical Marijuana.

GROWER/PROCESSOR - A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit issued by the Pennsylvania Department of Health to grow and process Medical Marijuana. The term does not include a health care medical marijuana organization under Chapter 19 of the Medical Marijuana Act.

GROWER/PROCESSOR FACILITY - A building or structure and other appurtenances or improvements where a Grower/Processor grows and processes Medical Marijuana.

MEDICAL MARIJUANA-Marijuana for certified medical use as set forth in the Medical Marijuana Act.

MEDICAL MARIJUANA ACT - Act 16 of 2016, 35 P.S. §1023.101 *et seq.,* as amended from time to time.

SMOKING LOUNGE - An eating and drinking establishment where the smoking or sales of tobacco products, electronic cigarettes, or other substances is permitted. Examples of smoking lounges include, but are not limited to, cigar lounges, hookah lounges, vape lounges, tobacco clubs, tobacco bars, etc.

ELECTRONIC SMOKING DEVICE/VAPE STORE - Any retail store that offers for sale or display a product containing or delivering nicotine or any other substance intended for human consumption that can be used by a person in any manner for the purpose of inhaling smoke, vapor, or aerosol from the product. The term includes, but is not limited to, any such device, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, or vape pen, or any other product name or descriptor.

SECTION II. - <u>Amendment to Code</u>

The Code of Montgomery Township, Chapter 230-75 (Zoning), Article XIII (Commercial Districts), Section 230-75 (Uses Regulations), is hereby amended to add the following new Subsection "A (4)":

(4) Dispensary Facility, subject to each of the following specific requirements:

(a) Except as modified herein and subject to the requirements of the Medical Marijuana Act and the regulations and requirements promulgated under Title 28, Part IX of the Pennsylvania Code, as amended and updated from time to time, the Dispensary Facility shall comply with the dimensional requirements applicable in the Commercial District.

(b) The Dispensary shall provide a permit issued by the Commonwealth of Pennsylvania Department of Health or proof that a permit has been sought and is pending approval, and shall at all times maintain a valid, accurate and up-to-date permit from the Commonwealth of Pennsylvania Department of Health for the operation of the Dispensary Facility. Should such permit, or renewal thereof, be denied, suspended or revoked at any time, any Township approval of the Dispensary Facility shall become void.

(c) The Dispensary and the Dispensary Facility shall comply with all applicable standards, rules, regulations and requirements of the Commonwealth of Pennsylvania Department of Health and the Commonwealth of Pennsylvania, including, without limitation, the Medical Marijuana Act and Title 28, Part IX of the Pennsylvania Code, as amended and updated from time to time.

(d) No wall of a Dispensary Facility shall be closer than 1000 feet from the property line of the nearest Dispensary Facility and shall not be located within 1000 feet in any direction of the property line of any public, private or parochial school, day-care center or family day-care home.

(e) All signage shall comply with Article XVIII, Signs.

(f) Off-street parking shall be provided in accordance with Article XIX, Off-Street Parking and Loading.

(g) To the extent that there is any conflict between this Chapter 230 and the provisions of the Medical Marijuana Act or the regulations and requirements promulgated under Title 28, Part IX of the Pennsylvania Code, as amended and updated from time to time, the Dispensary and Dispensary Facility shall comply with the more restrictive provision.

(h) Drive-through services are prohibited.

SECTION III. - <u>Amendment to Code</u>

The code of Montgomery Township, Chapter 230 (Zoning), Article XVII (LI Limited Industrial District), Section 230-102 (Permitted Uses) is hereby amended to add the following new Subsection **"A (6)":**

(6) Grower/Processor Facility, subject to each of the following specific requirements:

(a) Except as modified herein and subject to the requirements of the Medical Marijuana Act and the regulations and requirements promulgated under Title 28, Part IX of the Pennsylvania Code, as amended and updated from time to time, the Grower/Processor Facility shall comply with the dimensional requirements applicable in the Industrial District.

(b) The Grower/Processor shall provide a permit issued by the Commonwealth of Pennsylvania Department of Health or proof that a permit has been sought and is pending approval, and shall at all times maintain a valid, accurate and up-to-date permit from the Commonwealth of Pennsylvania Department of Health for the operation of the Grower/Processor Facility. Should such permit, or renewal thereof, denied, suspended or revoked at any time, any Township approval of the Grower/Processor Facility shall become void.

(c) The Grower/Processor and the Grower/Processor Facility shall comply with all applicable standards, rules, regulations and requirements of the Commonwealth of Pennsylvania Department of Health and the Commonwealth of Pennsylvania, including, without limitation, the Medical Marijuana Act and Title 28, Part IX of the Pennsylvania Code, as amended and updated from time to time.

(d) No Grower/Processor Facility shall be located within 1000 feet in any direction of the property line of any public, private or parochial school, day-care center or family day-care home.

(e) All signage shall comply with Article XVIII Signs.

(f) Off-street parking shall be provided in accordance with Article XIX, Off-Street Parking and Loading.

(g) To the extent that there is any conflict between this Chapter 230 and the provisions of the Medical Marijuana Act or the regulations and requirements promulgated under Title 28, Part IX of the Pennsylvania Code, as amended and updated from time to time, the Grower/Processor and Grower/Processor Facility shall comply with the more restrictive provision.

(h) Grower/Processor Facilities shall not be open to the general public.

(i) Grower/Processor Facilities shall be fully secured and have non-stop, 24/7 security operations in accordance with the requirements of the Medical Marijuana Act and all applicable standards, rules, regulations and requirements promulgated thereunder.

(j) Grower/Processor Facility operations shall be conducted indoors.

SECTION IV. - Amendment to Code

The Code of Montgomery Township, Chapter 230 (Zoning), Article XXI (Miscellaneous Provisions) is hereby amended to add the following 230-157 requirements for Smoking Lounge and Vape Stores:

> A Smoking Lounge may not be within 1,000 feet from the nearest Smoke Lounge, or Vape store property line and must be more than 1,000 feet from the property line of any public, private or parochial school, and Day-Care Center or Family Day Care Use.

SECTION V. - Amendment to Code

The Code of Montgomery Township, Chapter 230-134 (Zoning), Article XIX (Off-Street Parking and Loading) is hereby amended to add the following parking requirements:

Dispensary Facility

One parking space for each 200 square feet of total floor area.

Grower/Processor Facility

One parking space for each 650 square feet of total floor area or one space per employee on the largest shift, whichever is greater.

SECTION VI. - Severability

The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION VII. - Failure to Enforce not a Waiver

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION VIII. - Effective Date

This Ordinance shall take effect and be in force from and after its approval as required by the law.

SECTION IX. - Repealer

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

ORDAINED and ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, _____ day of _____, 2022.

Attest

MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS

_____
Carolyn McCreary, Secretary

_____
Tanya C. Bamford, Chairwoman

RECEIPT

09/02/22

MediaNews Group

PENNSYLVANIA GROUP

Account:	881229
Name:	Maryanne Sanders
Company:	Montgomery Township - Legal Notices
Address:	1001 STUMP ROAD MONTGOMERYVILLE, PA 18936
Telephone:	(215) 393-6913
Fax:	(215) 393-6900
Description:	MONTGOMERY TOWNSHIP LEGAL NOTICE On

Date:	09/02/22
Start Date:	08/26/22 Stop Date:09/02/22
Class:	1201 - Legal Notices
Ad ID:	2367685
Ad Taker:	DRDMCCORMICK
Sales Person:	Diane McCormick (063308)
Words:	459
Lines:	135
Agate Lines:	135
Depth:	15.0
Inserts:	4
Blind Box:	
PO Number:	

Ad sample

Total:	$1,508.62
Paid Amount:	$0.00
Amount Due:	$1,508.62

Publication

The Reporter, The Reporter Digital

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, September 12, 2022, at 7:00 p.m. the Montgomery Township Board of Supervisors, during its scheduled meeting at the Township Building located at 1001 Stump Rd., Montgomeryville, PA 18936, will hold a hearing to consider amending the Township Code to enact an ordinance establishing the district in the Township in which medical marijuana growing/processing facilities and dispensaries may be located and the zoning standards established in the Township by which growers/processors and dispensaries must abide, the title and summary of which appears below:

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MONTGOMERY, C H A P/-TER 230 (ZONING), ARTICLE II (DEFINITIONS), SECTION 230-5 (DEFINITION AND WORD USAGE) TO ADD DEFINED TERMS RELATED TO THE REGULATION OF . MEDICAL MARIJUANA, MEDICAL MARIJUANA DISPENSARIES AND DISPENSARY FACILITIES, AND MEDICAL MARIJUANA GROWER/PROCESSORS AND GROWER/PROCESSOR FACILITIES,; AND FURTHER AMENDING ARTICLE XIII. (COMMERCIAL DISTRICTS) TO PERMIT MEDICAL MARIJUANA DISPENSARY FACILITIES BY-RIGHT, SUBJECT TO CERTAIN SPECIFIC CRITERIA; AND TO ADD MEDICAL MARIJUANA DISPENSARY FACILITIES TO FURTHER AMENDING ARTICLE XVII (LI LIMITED INDUSTRIAL DISTRICT), SECTION 230-102(PERMITTED USES) TO PERMIT MEDICAL MARIJUANA GROWER/PROCESSOR FACILITIES BY-RIGHT, SUBJECT TO CERTAIN SPECIFIC CRITERIA; AND FURTHER AMENDING ARTICLE XXI (MISCELLANEOUS PROVISIONS) ADDING SECTION 230-157 FOR HOOKAH LOUNGE AND VAPE STORE AND ARTICLE XVI (OFF-STREET PARKING AND LOADING) TO PROVIDE PARKING REGULATIONS FOR DISPENSARY FACILITIES AND GROWER/PROCESSOR FACILITIES; REPEALING ALL INCONSISTENT ORDINANCES, OR PARTS THEREOF; AND PROVIDING A SEVERABILITY CLAUSE AND EFFECTIVE DATE

The Pennsylvania General Assembly has enacted, and the Governor has signed, Act No. 16 of April 17, 2016, P.L. 84, known as the "Medical Marijuana Act," which purports to permit, among other things: (1) the use of marijuana for medical purposes; (2) the cultivation, harvesting, processing and storage of marijuana for such medical use by authorized grower/processors; (3) distribution of marijuana for such medical use by authorized dispensaries; and (4) cultivation and distribution by certain authorized research facilities.

As a result, the Board of Supervisors of Montgomery Township desires to identify that zoning district within the Township in which growing/processing facilities and dispensaries may be located and the zoning standards established in the Township by which growers/processors and dispensaries must abide.

A copy of the full text of the proposed ordinance is available for inspection and copying by the public by appointment at the Township Building, located at 1001 Stump Rd., Montgomeryville, PA 18936, the offices of this newspaper, and the Montgomery County law library.

The public is invited to attend and will be given an opportunity to provide comments regarding this proposed ordinance. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

CAROLYN MCCREARY
TOWNSHIP MANAGER

LAN: Aug. 26. Sept. 2. a-1

We Appreciate Your Business!
Thank You Maryanne Sanders!

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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

MONTGOMERY COUNTY
PLANNING COMMISSION

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

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 25, 2022

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

Re: MCPC #22-0196-001
Proposal Name: Medical Marijuana Ordinance
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 29, 2022. We forward this letter as a report of our review.

BACKGROUND

Montgomery Township has submitted a zoning text amendment to refine township requirements for facilities involved with the production and sale of marijuana. The proposal adds definitions for "dispensary", "dispensary facility", "grower/processor", "smoking lounge", and "e-smoking/vape store", permits "dispensary facilities" in the Commercial District and "grower/processor facilities" in the Limited Industrial District, and establishes parking requirements and location restrictions for both types of facilities.

COMPREHENSIVE PLAN COMPLIANCE

We do not see any incongruence with the township or county's comprehensive plans with this zoning text amendment.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the township's zoning text amendment proposal, however, in the course of our review we have identified a small number of issues that we believe should be resolved prior to zoning amendment adoption. Our comments are as follows:

REVIEW COMMENTS

A. Section IV of the ordinance lists an amendment to Section 230-157 regarding site distances for smoking lounges and vape stores from schools and day cares. We recommend that this sentence be reworded to clarify that the provisions apply to both smoking lounges and vape stores.
B. Section V of the ordinance lists additional parking requirements that will be added to Section 230-134 for a dispensary facility and a growing/processing facility. This section should be specific about which subsection of 230-134 will be added to, to prevent any confusion or discrepancy about whether this new section applies or Section 230-134.C.8, which lists one parking space per three employees as the requirement for laboratory and industrial establishments, as opposed to the proposed amounts in the ordinance.

CONCLUSION

We wish to reiterate that MCPC generally supports the township's proposal but we believe that our suggested revisions will better achieve Montgomery Township's planning objectives.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality. Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

Matthew Popek

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

c: Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

MONTGOMERY TOWNSHIP
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6920 · Fax: 215-855-1498
www.montgomerytwp.org

Planning Commission Meeting Minutes
July 21, 2022

The regular monthly meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:30 pm, Thursday, July 21, 2022. The members of the Planning Commission in attendance included: Jim Rall, Rutuke Patel, Tom Borghetti, Frank Davey, David Fetzer, and Steve Krumenacker. Leon McGuire and Jay Glickman absent. Also present are Candace Chimera, Board Liaison, Kaylee Melchior, Township Solicitor; and Bruce Shoupe, Director of Planning & Zoning.

Draft Medical Marijuana Dispensary/Growers, Smoke Lounges (Vape Stores) – Bruce Shoupe provided an overview of the proposed ordinance change. The State of Pennsylvania does not seem to be enforcing the regulations for the placement of dispensaries therefore the Township wishes to place standards. The concentration of Medical Marijuana dispensaries in the Township and now possible Vape stores. The Planning Commission feels that stricter standards should be established and recommended the proposed 1,000-foot distance between dispensaries, and smoking lounges (Vape stores) proposed should be increased to 10,000 feet between dispensaries and 2,000 feet between Smoke Lounges (Vape stores).

On a motion made by Tom Borghetti and seconded by Frank Davey, the Planning Commission recommends that the Board of Supervisors move forward with the Comprehensive Plan review and approval process. All in favor.

Draft Stormwater Management Ordinance – Bruce Shoupe provided an overview of the Township's stormwater requirement and under the Township's MS4 Permit issued by PA DEP we are required to bring our code into compliance with PA DEP Model Stormwater ordinance by the end of September 2022. The proposal is to repeal our existing Stormwater Ordinance and adopt the PA DEP Model ordinance with local changes to meet this deadline.

On a motion made by Steve Krumenacker and seconded by David Fetzer, the Planning Commission recommends that the Board of Supervisors move forward with the Comprehensive Plan review and approval process. All in favor.

Adjournment: There being no further business to come before the Commission, the meeting adjourned at 8:26 pm. The next meeting will be held at 7:30 pm on August 18, 2022, at the Township Building.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #12

SUBJECT:	Public Hearing Proposed Ordinance #22-330 - Amend the Township Stormwater Ordinance to comply with the Department of Environmental Protection's new MS4 Stormwater requirements.
MEETING DATE:	September 12, 2022
BOARD LIAISON	Tanya C. Bamford, Chairwoman
INITIATED BY:	Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

The Township wishes to update its Stormwater Management Code to comply with PA Department of Environmental Protection (PA DEP) new MS4 Stormwater requirements.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

The existing Stormwater Management code was adopted on January 4, 2016 and does not comply with PA DEP's new MS4 Stormwater requirements. The proposed ordinance includes the following changes, which are mostly administrative in nature:

- added new sections regarding erroneous permits (206-9), waivers (206-10), as-built plans and completion certificates (206-33), and final inspections (206-34),
- updated authorized discharges (206-42) to be consistent with PADEP's Model Ord.,
- updated rainfall depths and intensities (Appendix A) to current NOAA estimates,
- added Neshaminy Creek Watershed District Maps to Appendix A, and
- made various editorial revisions and typographical corrections.

It is recommended that we repeal our existing ordinance #15-291 and replace it with ordinance #22-330, which complies with the new standards.

RECOMMENDATION:

A public hearing has been authorized for the update of the Stormwater Management Code to comply with PA Department of Environmental Protection (PA DEP) new MS4 Stormwater requirements. A packet of the review information is attached and contains:

- Print out of the online advertisement in the Reporter for the Public Hearing advertised on September 2, 2022.
- Proposed Ordinance #22-330 (provided to the Board previously)
- Montgomery Township Planning Commission recommended approval on July 21, 2022.

MOTION/RESOLUTION:

MOTION to authorize the adoption of Ordinance # 22-330 - Amending the Township Stormwater Ordinance to comply with the Department of Environmental Protection's new MS4 Stormwater requirements.

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

21ST CENTURY media

MediaNews Group

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION

390 Eagleview Boulevard • Exton, PA 19341

Montgomery Township - Legal Notices
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936
Attention:

STATE OF PENNSYLVANIA,

The undersigned Shelley J. Meenan, being duly sworn the he/she is the principal clerk of The Reporter, The Reporter Digital, published in Montgomery County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

Montgomery Township - Legal Notices

Published in the following edition(s):

The Reporter, The Reporter Digital
09/02/22

Commonwealth of Pennsylvania - Notary Seal
MAUREEN SCHMID, Notary Public
Montgomery County
My Commission Expires March 31, 2025
Commission Number 1248132

Sworn to the subscribed before me this 9/2/22.

Maureen Schmid

Notary Public, State of Pennsylvania
Acting in County of Montgomery

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, September 12, 2022, at 7:00 p.m. the Montgomery Township Board of Supervisors, during its scheduled meeting at the Township Building located at 1001 Stump Rd., Montgomeryville, PA 18936, will hold a hearing to consider amending Chapter 206 of the Township Code making provisions to implement the requirements of the Township's national pollutant discharge elimination system individual permit to discharge stormwater from small municipal separate sewer systems, the title and summary of which appears below:

AN ORDINANCE AMENDING CHAPTER 206 OF THE TOWNSHIP'S CODE, ENTITLED "THE MONTGOMERY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE", MAKING PROVISIONS TO IMPLEMENT THE REQUIREMENTS OF THE TOWNSHIP'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) INDIVIDUAL PERMIT TO DISCHARGE STORMWATER FROM SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEMS (MS4S).

A copy of the full text of the proposed ordinance is available for inspection and copying by the public by appointment at the Township Building, located at 1001 Stump Rd., Montgomeryville, PA 18936, the offices of this newspaper, and the Montgomery County law library.

The public is invited to attend and will be given an opportunity to provide comments regarding this proposed ordinance. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

CAROLYN MCCREARY
TOWNSHIP MANAGER
LAN: sept. 2. a-1

Advertisement Information

Client Id: 881229 **Ad Id:** 2370567 **PO:** 2022-330 (Stormwater **Sales Person:** 063308

MONTGOMERY TOWNSHIP
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6920 · Fax: 215-855-1498
www.montgomerytwp.org

Planning Commission Meeting Minutes
July 21, 2022

The regular monthly meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:30 pm, Thursday, July 21, 2022. The members of the Planning Commission in attendance included: Jim Rall, Rutuke Patel, Tom Borghetti, Frank Davey, David Fetzer, and Steve Krumenacker. Leon McGuire and Jay Glickman absent. Also present are Candace Chimera, Board Liaison, Kaylee Melchior, Township Solicitor; and Bruce Shoupe, Director of Planning & Zoning.

Draft Medical Marijuana Dispensary/Growers, Smoke Lounges (Vape Stores) – Bruce Shoupe provided an overview of the proposed ordinance change. The State of Pennsylvania does not seem to be enforcing the regulations for the placement of dispensaries therefore the Township wishes to place standards. The concentration of Medical Marijuana dispensaries in the Township and now possible Vape stores. The Planning Commission feels that stricter standards should be established and recommended the proposed 1,000-foot distance between dispensaries, and smoking lounges (Vape stores) proposed should be increased to 10,000 feet between dispensaries and 2,000 feet between Smoke Lounges (Vape stores).

On a motion made by Tom Borghetti and seconded by Frank Davey, the Planning Commission recommends that the Board of Supervisors move forward with the Comprehensive Plan review and approval process. All in favor.

Draft Stormwater Management Ordinance – Bruce Shoupe provided an overview of the Township's stormwater requirement and under the Township's MS4 Permit issued by PA DEP we are required to bring our code into compliance with PA DEP Model Stormwater ordinance by the end of September 2022. The proposal is to repeal our existing Stormwater Ordinance and adopt the PA DEP Model ordinance with local changes to meet this deadline.

On a motion made by Steve Krumenacker and seconded by David Fetzer, the Planning Commission recommends that the Board of Supervisors move forward with the Comprehensive Plan review and approval process. All in favor.

Adjournment: There being no further business to come before the Commission, the meeting adjourned at 8:26 pm. The next meeting will be held at 7:30 pm on August 18, 2022, at the Township Building.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #13

SUBJECT:	Consideration Minor Subdivision Plan/ Lot Line Adjustment 1139 and 1145 Kenas Road (of LDS 723)
MEETING DATE:	September 12, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Bruce Shoupe, Director of Planning and Zoning

BACKGROUND:

The applicant proposes a minor lot line adjustment between 1130 and 1145 Kenas Road in the R1 Zoning district to provide a vertical common property line vs. the existing diagonal property line shown on the plan submitted. No new land development is proposed at this time; therefore, no land development waivers are necessary. Each property meets the minimum standards of the R1 zoning district.

The Township staff and consultants have reviewed this plan for compliance with Township Codes. Copies of the review are attached. The Planning Commission recommended approval on August 18, 2022.

RECOMMENDATION:

Consider granting the Minor Subdivision Plan/ Lot Line Adjustment.

MOTION/RESOLUTION:

Motion to adopt Resolution 2022-33, granting the Minor Subdivision Plan/Lot Line Adjustment for 1139 and 1145 Kenas Road. (see attached resolution)

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

RESOLUTION #2022-33

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

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

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant the Minor Subdivision/Lot Line Adjustment for **Richard Allman**, 1145 Kenas Road – LDS 723.

1. Fulfilling all obligations and requirements of Gilmore & Associates, Inc. letter dated August 5, 2022; Montgomery County Planning Commission comments dated August 25, 2022; Zoning Officers review September 6, 2022.

2. The Applicant shall be responsible for payment of all Township Consultant and Solicitor fees related to this project.

3. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.

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

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 12th day of September 2022.

MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS

Attest: _____
Carolyn McCreary, Manager

By: _____
Tanya Bamford, Chairwoman

RESOLUTION #2022-33

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

Richard P. Allman

By:_____
Print

By: _____

Zakiya Cornwell

By:_____
Print

By: _____

Michael Washington

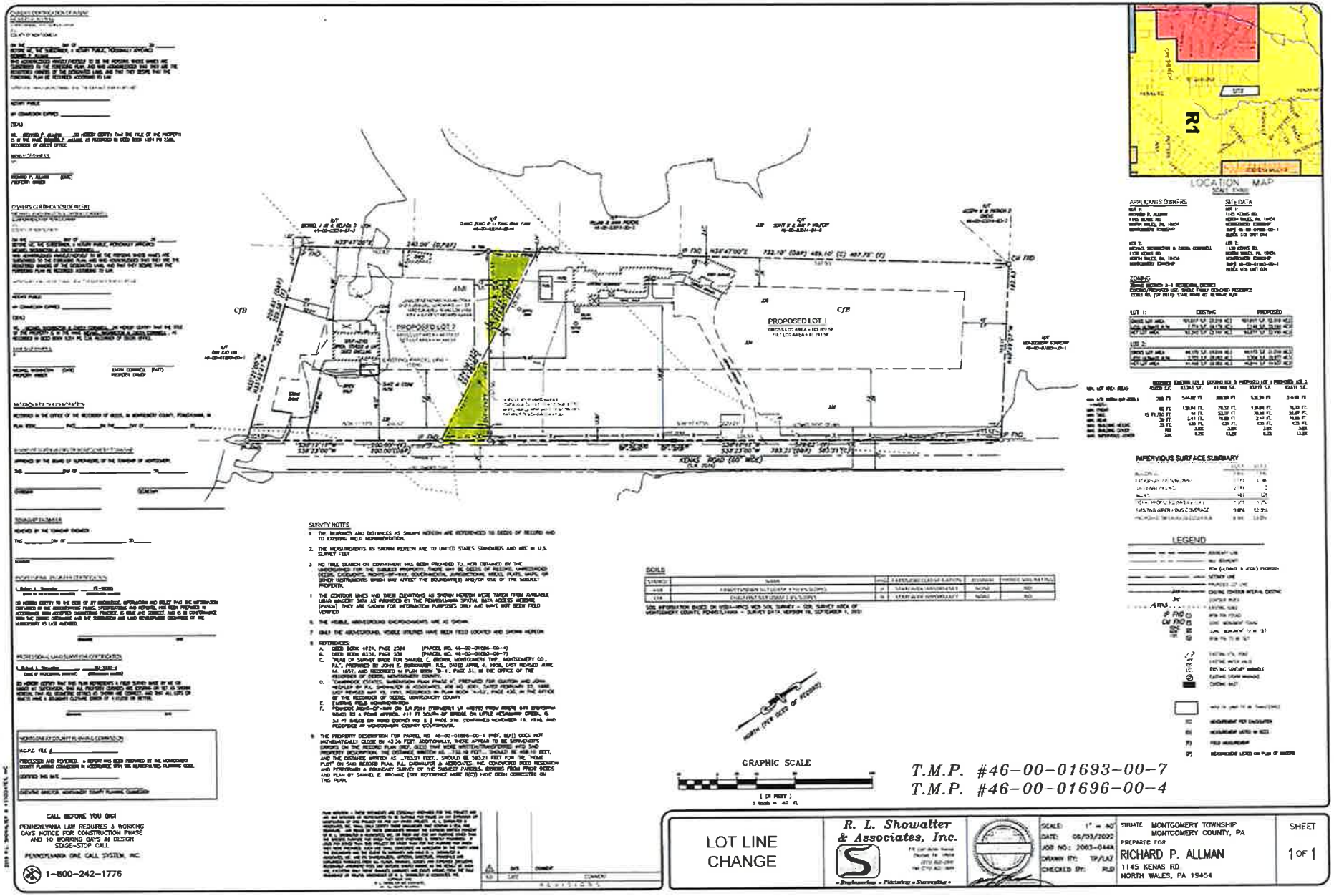
By:_____
Print

By:_____

EXHIBIT "A"

DESCRIPTION

Richard P. Allman Plan Sheet 1 - Prepared by R.L. Showalter & Associates dated 6/3/22


LOCATION MAP
R1
SITE
PROPOSED LOT 1
PROPOSED LOT 2
KENAS ROAD (60' WIDE)
LEGEND
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
T.M.P. #46-00-01693-00-7
T.M.P. #46-00-01696-00-4
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL.
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
LOT LINE CHANGE
R. L. Showalter & Associates, Inc.
SCALE: 1" = 40'
DATE: 08/03/2022
JOB NO.: 2003-044A
DRAWN BY: TP/LAZ
CHECKED BY: RLS
SITUATE MONTGOMERY TOWNSHIP MONTGOMERY COUNTY, PA
PREPARE FOR RICHARD P. ALLMAN
1145 KENAS RD
NORTH WALES, PA 19454
SHEET 1 OF 1

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 5, 2022

File No. 2022-08014

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

Reference: Lot Line Change (LDS722)
Richard P. Allman and Michael Washington & Zakiya Cornwell
1145 and 1139 Kenas Road
Tax Map Parcel Number: 46-00-01696-00-4 & 46-00-01693-00-7
Block/Unit 16/14 & 16/34
1145 & 1139 Bethlehem Pike, LLC

Dear Bruce:

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

A. Lot Line Change Plan, prepared for Richard P. Allman 1145 Kenas Road, prepared by R.L. Showalter & Associates, Inc, dated June 3, 2022.

The applicants, Richard P. Allman (1145 Kenas) and Michael Washington & Zakiya Cornwell (1139 Kenas) propose a lot line adjustment of the common side lot line. Both lots are within the R-1 District, front on Kenas Road, and each includes a single-family detached dwelling with associated appurtenances. No exterior improvements are presented on the plans. The proposed lot line change appears to result in conforming lots.

We recommend

- that legal descriptions of each proposed lot be provided for review prior to recording of a plan, and
- that the Township BOS approval language on the plan be revised to be consistent with the enclosure.

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

Sincerely,

James P. Dougherty

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

JSG/sl

Enclosure: as noted

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
Richard P. Allman – Applicant (1145 Kenas)
Michael Washington & Zakiya Cornwell – Applicant (1139 Kenas)
Rachel Butch, P.E.– R.L. Showalter & Associates, Inc.

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

Plan Recording Information

Plan Recording Requirements Checklist

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

Montgomery County Planning Commission Review

https://www.montcopa.org/740/Subdivision-Land-Development-Reviews
https://www.montcopa.org/DocumentCenter/View/2152
To facilitate the stamp and seal process, the plan should contain MCPC File Number (i.e., MCPC 10-056-1). This number is found on all correspondence from MCPC office regarding your plan. The plan may have either MCPC standard signature box (below) printed on it or a blank space that measures 3½" wide by 2½" high located along the right-hand edge of the plan for the commission's stamp and seal.

MCPC No. _____

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

Certified on this date _____

_____
For the Director

Montgomery County Planning Commission

Owner, Subdivider, Developer, or Builder Certification

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

OWNER CERTIFICATION

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

_____ _____
Name, Title Date

Notary Acknowledgements

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

For an individual

COMMONWEALTH OF PENNSYLVANIA
) SS:
COUNTY OF _____

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

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

Notary Print Name and Signature: _____

For a corporation

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

COMMONWEALTH OF PENNSYLVANIA
) SS:
COUNTY OF _____

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

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

Notary Print Name and Signature: _____

Other Common Issues

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

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

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

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

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

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

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

Registered Engineer and/or Surveyor Certification

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

REGISTERED ENGINEER CERTIFICATION

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

_____

Name

License No. _____

REGISTERED SURVEYOR CERTIFICATION

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

_____

Name

Professional Land Surveyor

License No. _____

Township Secretary

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS APPROVAL

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

_____ _____

Township Secretary Township Board of Supervisors Chairperson

Township Engineer

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

TOWNSHIP ENGINEER REVIEW
Reviewed by the Montgomery Township Engineer:

_____ _____
Township Engineer Date

Plan Recording

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

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER

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

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 25, 2022

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

Re: MCPC #22-0208-001
Plan Name: Allman Lot Line Change
(2 lots, approx. 3.33 acres)
Situate: 1139-1145 Kenas Road, near Oxford Lane
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced residential lot line change in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 4, 2022. We forward this letter as a report of our review.

BACKGROUND

The applicant, Richard Allman, proposes a lot line change for two adjacent properties at 1139 and 1145 Kenas Road. Both properties are in the R-1 Residential zoning district. The property boundary between the two properties is currently at an angle, and will be rotated counter-clockwise and reset to be perpendicular from Kenas Road, which requires 2,471 square feet of land near the roadway to be conveyed from the northern lot to the southern lot, and another 2,471 square feet of land away from the roadway and near the adjacent residential development in the rear to be conveyed from the southern lot to the northern lot. According to the plans provided, no structures are located in either conveyed area. After the conveyance is complete, the septic tank that is currently in a 15 foot side yard setback on 1145 Kenas Road from the angled property line will no longer be located in the side yard setback. No additional development is proposed at this time.

COMPREHENSIVE PLAN COMPLIANCE

We do not see any incongruence with the township or county's comprehensive plans with this proposed lot line change.

RECOMMENDATION AND CONCLUSION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without any additional comment.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#22-0208-001) on any plans submitted for final recording.

Sincerely,

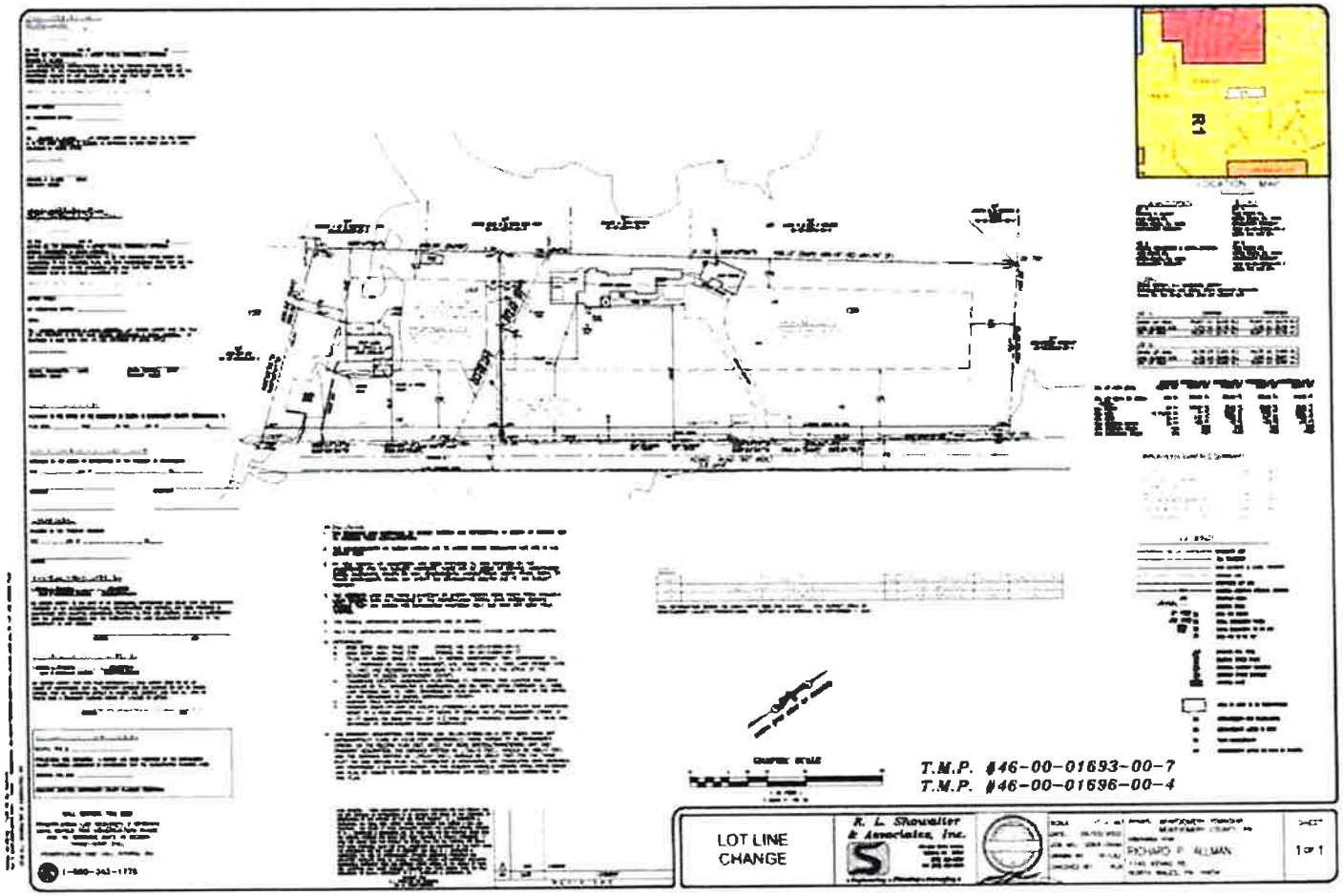
Matthew Popek

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

c: Richard Allman, Applicant
Rachel Butch, R.L. Showalter and Associates, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

Site Plan – 1139-1145 Kenas Road, Montgomery Township



Aerial – 1139-1145 Kenas Road, Montgomery Township

Allman Lot Line Change
MCPC#220208001

Montgomery County Planning Commission

0 100 200 400 Feet

ZONING ORDINANCE
PLAN REVIEW
1139 & 1145 Kenas Road

DATE: September 6, 2022

PLAN REVIEW – Allman/Cornwell/Washington Minor Subdivision/Lot Line Adjustment
LD/S # 723

DEVELOPMENT NAME: 1139 & 1145 Kenas Road
LOCATION: LOT NUMBER & SUBDIVISION: 2 Lots exists
ZONING DISTRICT: R1 - Residential
PROPOSED USE: Residential
ZONING HEARING BOARD APPROVAL REQUIRED? NO
CONDITIONAL USE APPROVAL REQUIRED? NO

	Proposed Lot 1	Proposed Lot 2	Required	Approved	Not Approved
USE	Residential	Residential		X	
HEIGHT	<35 ft.	<35 ft.	35 ft.		
LOT SIZE	93,243 sf	41,228+ sf	20,000 sf	X	
SETBACKS					
FRONT	>139 ft.	>78 ft.	60 ft. min	X	
SIDES	>15/52 ft	>15/ ft	15/60 ft. min	X	
REAR	>76 ft	>30 ft NC	30 ft. min	X	
BUFFERS					
SOFTENING	20 ft	20 ft	20 ft. Perimeter	X	
SCREENING	20 ft	20 ft	20 ft. Perimeter	X	
BUILDING COVERAGE	<3.6 %	<3.8%	MAX 05%	X	
IMPERVIOUS COVERAGE	<9.2%	<1.2%	Max 30%	X	

ADDITIONAL COMMENTS

- Plan proposes to convey 2471 square feet from each lot to square off the common property line between properties.
- Lot 2 has preexisting nonconforming existing residents and a garage

ZONING OFFICER

9.6.22
DATE

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #14

SUBJECT:	Presentation of the 2022 Township Comprehensive Plan
MEETING DATE:	September 12, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

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

Judy Stern-Goldstein and Stacy Yoder of Gilmore Associates will present the details relating to the Comprehensive Plan, the process, and the areas of focus and discuss the next steps leading to its adoption.

RECOMMENDATION:

Accept the document and authorize the 45-day public review period of the Comprehensive Plan.

MOTION/RESOLUTION:

Motion to accept the 2022 Comprehensive Plan and authorize the commencement of the 45-day review period.

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 #15

SUBJECT: Consider Approval of 2022/2023 Police Traffic Services Grant
MEETING DATE: September 12, 2022
BOARD LIAISON: Tanya C. Bamford, Chair
INITIATED BY: J. Scott Bendig, Chief of Police

BACKGROUND:

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

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

The Task Force has received grants to support enforcement programs for several years. The grant amount requested for October 1, 2022, to September 31, 2023, is $93,150.00. This funding will provide for equipment purchase and overtime payment for enforcement activities.

RECOMMENDATION:

It is recommended that the Board of Supervisors approve the request to submit the 2022/2023 Police Traffic Services Grant application.

MOTION/RESOLUTION:

MOTION to adopt Resolution 2022-34, authorizing the submission of the 2022/2023 Police Traffic Services Grant on behalf of the Montgomery Township Regional Traffic Safety Team in the amount of $93,150.00.

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

RESOLUTION - 2022-34

BE IT RESOLVED, by authority of the BOARD OF SUPERVISORS of the TOWNSHIP OF MONTGOMERY, MONTGOMERY County, and it is hereby resolved by authority of the same, that the CHAIRWOMAN of said Municipality, Authority be authorized and directed to sign the attached grant on its behalf.

ATTEST

MONTGOMERY TOWNSHIP

(Signature and designation of official title)

By: (Signature and designation of official title)

CAROLYN McCREARY, SECRETARY
Print or type above name and Title

TANYA C. BAMFORD, CHAIRWOMAN
Print or type above name and title

(SEAL)

I, CAROLYN McCREARY, TOWNSHIP MANAGER AND SECRETARY, of the TOWNSHIP OF MONTGOMERY, do hereby certify that the foregoing is a true and correct copy of the Resolution adopted at a regular meeting of the MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS, held the 12th day of SEPTEMBER, 2022.

DATE: September 12, 2022

(Signature and designation Of official title)

CAROLYN McCREARY, TOWNSHIP MANAGER AND SECRETARY

Montgomery Township Regional Traffic Safety Team

PTS-2023-MontgomeryTownship-00016
Police Traffic Services Grant Proposal

Program Identification

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

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

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

Aggressive driving, which can be defined as behavior exhibited by an individual who commits a combination of moving traffic offenses so as to endanger other persons or property, is dangerous behavior that disregards safety and courtesy, and can easily escalate to violence.

GEOGRAPHICS

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

Montgomery County has a population of 830,915 residents, and a land area of 483 square miles, while Bucks County has a population of 628,270 residents, and a land area of 607 square miles.

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

Municipality	Area (square miles)	Population	# of Officers
Montgomery Twp	10.8	24,000	36

Horsham Twp	17.4	27,000	40
Lower Gwynedd Twp	9.5	13,000	18
Hilltown Twp	28.0	18,000	18
New Britain Twp	15.0	12,000.	12
Warwick Twp	11.1	15,000	17

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

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

Problem Identification

IMPAIRED DRIVING

According to the National Highway Transportation Safety Administration (NHTSA), there are approximately 1.5 million drivers arrested across the United States each year for driving while under the influence of alcohol/drugs; this equates to 1 out of every 121 licensed drivers.

In Pennsylvania, alcohol-related crashes decreased to 7,700 in 2020 from 9,380 alcohol-related crashes in 2019, with fatalities decreasing to 293 in 2020 from 299 in 2019 (note : the COVID-19 pandemic resulted in less vehicle miles traveled in 2020 from 2019). On an average day in Pennsylvania in 2020, 21 alcohol-related traffic crashes occurred in 2020, resulting in 13 persons being injured and 0.8 persons being killed.

Although alcohol-related crashes accounted for 7% of the total crashes in 2020, they resulted in 26% of all persons fatally injured in crashes.

The days of the week and time of day when alcohol-related crashes are likely to occur remains unchanged from previous years; in 2020, 48% of alcohol-related fatal crash victims were the result of crashes occurring on Saturday and Sunday, with the hours between 8:00 PM and 4:00 AM producing the majority of fatalities (57% of alcohol-related fatalities).

AGGRESSIVE DRIVING

Aggressive driving occurs when an individual commits a combination of moving traffic offenses so as to endanger other persons or property. Some form of poor driver performance is present in the majority of reported crashes. Alcohol use and speeding continue to be a leading factor in fatal crashes.

As of 2019, of the sixty-seven counties in Pennsylvania, of the top ten counites with the most reported traffic crashes, and with the most traffic-related fatalities, Montgomery and Bucks county are included.

OCCUPANT PROTECTION

Seat belts have proven to be effective in reducing the severity of injuries sustained in a crash. In Pennsylvania in 2020, 79% of all people involved in a crash were wearing a seat belt; 50% of all persons who died in a crash were not wearing a seat belt.

Almost all states have a seat belt requirement. Some states have a 'primary' seat belt enforcement law (which means that a motorist can be stopped for simply not wearing a seat belt), while other states have a 'secondary' seat belt enforcement law (meaning that a motorist can only be stopped for the seat belt violation if the motorist commits another traffic law violation). It has been proven that states with a 'primary' seat belt enforcement law generally will have a higher percentage of motorists who wear their seat belts.

Pennsylvania has passenger restraint laws that vary from primary to secondary enforcement. For example , an adult driver (driver over the age of eighteen years) and front seated passenger, although required to wear a seat belt, can be stopped only as a secondary violation, whereas, a driver under the age of eighteen years must be properly restrained and can be stopped as a primary violation if not wearing his/her seat belt.

PEDESTRIAN SAFETY

Pedestrian-related crashes represented only 2.7% of the total reported crashes in Pennsylvania in 2020, however, accounted for 12.9% of all traffic crash fatalities.

Sixty-five percent of pedestrian fatalities and forty-seven percent of pedestrian injuries occurred at locations other than intersections. The majority of pedestrians were injured during daylight hours, however, more pedestrian fatalities occurred during hours of darkness.

With regards to the types of roadways where pedestrian-related crashes occurred, seventy-seven percent of pedestrian-related fatal crashes (and fifty-three percent of pedestrian-related injury crashes) occurred on state highways, whereas, twenty-two percent of fatal pedestrian-related crashes (and forty-seven percent of pedestrian-related injury crashes) occurred on local roads.

Program Goals

Pedestrian Safety
Occupant Safety
Aggressive Driving
Impaired Driving

Pedestrian Safety

The Montgomery Township Regional Traffic Safety Team recognizes the importance of pedestrian safety, with thousands of pedestrians injured and killed every year across the United States due to vehicle-pedestrians collisions.

Some of the causes of pedestrian accidents include :

-distracted driving
-speeding
-intoxicated driving
-failing to yield
-weather conditions
-turning vehicles
-backing up collisions

Montgomery and Bucks Counties have also seen these types of crashes involving pedestrians, resulting in pedestrians being injured or killed.

Improving pedestrian safety will require a multifaceted approach which must include ;

-Enforcement : Aggressive enforcement of the traffic laws which pertain to pedestrian safety ; this includes targeting the motor vehicle driver, as well as the pedestrian, to ensure compliance with the applicable laws

-Education : Enforcement of the applicable traffic laws regarding pedestrian safety should also include an educational campaign, as well, which should result in the benefit of voluntary compliance by pedestrians with the traffic laws pertaining to pedestrians

-Engineering : Identification of those locations where pedestrians may be at risk due to vehicular conflicts, such as at intersection crossings, and taking a pro-active approach to initiating improvements

The Team plans on conducting enforcement details which target those persons, whether it be drivers or pedestrians, who fail to comply with the

traffic laws, and who may place the safety of pedestrians in jeopardy.

The overall goal of the Team is to reduce the number of pedestrian crashes by 5% over the course of the one year enforcement program, from the previous year.

Occupant Protection

The Montgomery Township Regional Traffic Safety Team is aware that motor vehicle crashes are a leading cause of death and serious injuries, and that increasing the proper use of age- and size-appropriate car seats, booster seats and seat belts is an important way to help reduce the number of fatalities and injuries related to these crashes.

Strategies to increase seat belt use include :

-High-visibility enforcement
-Night-time enforcement (when seat belt usage is lowest)
-adopting a 'zero tolerance' policy when enforcing occupant restraint violations
-conducting informational programs concerning the proper use of child safety seats
-participating with national and state-wide 'enforcement waves' , such as the Click It ort Ticket seat belt enforcement mobilization

Only by combining enforcement of the occupant restraint laws with educational programs, will safety belt and child passenger restraint use increase, with the associated decrease in those fatalities and injuries related to the non-use, or improper use, of restraint systems.

The overall goal of the Team is to reduce the number of injury crashes involving non-use of seat belts by 5% over the course of this one year grant period, during its effort to increase seat belt use as well as initiating outreach programs to promote and increase child safety seat use.

Aggressive Driving

Aggressive Driving can be defined as behavior of an individual who 'commits a combination of moving traffic offenses so as to endanger other persons or property'. Aggressive driving behaviors are a leading cause of highway crashes and fatalities.

Aggressive driving behaviors include, but are not limited to, the following :

-speeding
-tailgating
-running red and yellow traffic lights
-unsafe lane changes
-failure to obey traffic control devices
-improper passing
-reckless driving

To effectively combat aggressive driving, a program of sustained, highly visible aggressive traffic law enforcement with a zero-tolerance policy towards unsafe driving behaviors and those traffic law violations associated with those behaviors, must be adopted by those law enforcement agencies tasked with reducing the number of crashes on their highways.

Education also plays a part in reducing aggressive driving on the roads.

The Montgomery Township Regional Traffic Safety Team plans on participating with other traffic safety teams during highly publicized national and state traffic law 'enforcement waves', which is where a publicity strategy is used to educate the public and promote voluntary compliance with traffic laws, in conjunction with high visibility enforcement.

The overall goal of the Team is to reduce the number of crashes associated with aggressive driving by 5% by targeting those drivers who operate their vehicles in an aggressive and unsafe manner.

Impaired Driving

The goal of the Montgomery Township Regional Traffic Safety Team is to reduce the number of impaired drivers on the highways. This reduction in the number of impaired drivers will result in fewer crashes, and ultimately, fewer injuries and deaths related to these crashes.

This goal of reducing impaired driving crashes by 5% over the one year grant period is attainable through a sustained campaign of education and enforcement.

Traditional sobriety checkpoints are one way to educate the public about drinking and driving. Law enforcement is promoting the message through sobriety checkpoints that driving while impaired by alcohol and/or drugs is a serious matter, and that drivers who make the choice to drive while impaired face the risk of being arrested for their offense. The highly visible, and publicized, sobriety checkpoint serves as a deterrent to those drivers who pass through during its operation, and to those motorists who learn of the checkpoint through media outlets.

Traditional sobriety checkpoints are not only an excellent way to raise the issue of impaired driving with the public, they are an important part of a sustained enforcement campaign in removing impaired drivers from the road. Alcohol-impaired drivers can be hard to detect at lower BAC's, and often these impaired drivers are not apprehended until its too late.

Roving DUI patrols, or saturation patrols, are especially useful in areas where a sobriety checkpoint may not be able to be set up safely, but where increased patrols and DUI enforcement would be beneficial. Roving DUI patrols may also be useful when used in conjunction with a sobriety checkpoint operation, with attention directed at those roads located on the outer perimeter of the checkpoint operation.

Mobile Awareness Patrols, also referred to as "phantom checkpoints", "mock checkpoints", or 'flexible checkpoints", are a low-cost and low-staffing alternative to the traditional sobriety checkpoint. The strategy involves staging but not fully staffing the checkpoint. Instead, the appearance of setting up a traditional sobriety checkpoint is created, with a small number of officers setting out signs, and one or more marked police vehicles, including the marked DUI enforcement vehicle, parked along the side of the road. The "checkpoint" can be moved to

other locations during the evening. Although no drivers are stopped and no arrests are made at the "checkpoint", the mobile awareness patrol can be set up in conjunction with another traditional enforcement effort, such as officers engaged in roving DUI patrols.

The Montgomery Township Regional Traffic Safety Team believes that by targeting a specific geographical area with an aggressive DUI enforcement effort, accompanied with maintaining public interest and awareness in issues concerning driving while under the influence of alcohol and/or drugs, the goal of reducing the number of impaired drivers on the highways can be met.

The Team plans on participating during the scheduled national and state-wide enforcement waves, demonstrating its commitment to removing impaired drivers from the road.

Enforcement Mobilizations

Budget Narrative

TRADITIONAL SOBRIETY CHECKPOINT OPERATIONS

The team plans to conduct one reduced manpower sobriety checkpoint over the course of the grant period. Checkpoints involve the systematic stopping of vehicles in a pre-determined sequence, at a pre-determined location, to gain maximum visibility to the potential DUI offender, and enable officers to observe drivers for articulable facts and /or behaviors associated with alcohol and drug impairment. Location, day of the week, and time of operation is based upon alcohol-related crash data gathered from the Pennsylvania Department of Transportation, and alcohol-related crash data and arrest data from the jurisdiction where the checkpoint operation is being conducted. The checkpoint operation will be for five hours, and include pre- and post-operational briefings, as well as set up/tear down time. The checkpoint will consist of fifteen officers, and include the required personnel deemed necessary for a successful operation.

ROVING DUI PATROLS

The Enforcement Team plans on conducting forty roving DUI enforcement patrols during the grant period, each operation lasting five hours, and including at least one officer. The objective of the roving DUI patrol is to detect and remove impaired drivers from the road. The roving DUI patrols will be scheduled to maximize their visibility during the days, times of day, and holiday periods when high visibility enforcement efforts are essential to accomplishing the stated goal of the Team.

MOBILE AWARENESS PATROLS

The Team plans on conducting four Mobile Awareness Patrols, each operation lasting for five hours, with two officers assigned. The mobile awareness patrols, also referred to as "flexible checkpoints", are a low-cost and low-staffing alternative to the traditional checkpoint, however, only the appearance of setting up a traditional checkpoint is created, with no drivers being stopped. This type of operation can be conducted in conjunction with roving DUI patrols.

AGGRESSIVE DRIVING ENFORCEMENT

The Enforcement Team plans on conducting forty-six roving aggressive driving patrols, and two Traffic Enforcement Zones (TEZ), each detail lasting five hours. The objective of the patrols and TEZ's is to reduce the number of aggressive driving-related crashes , injuries and deaths due to those drivers who are

operating their vehicles in an unsafe manner. The following jurisdictions will participate as follows :
Hilltown Twp : Twelve Roving details, one TEZ
Horsham Twp : Five details
Lower Gwynedd Twp : Five details
Montgomery Twp : Twelve Roving details, one TEZ
New Britain Twp : Seven details
Warwick Twp : Five details

OCCUPANT PROTECTION
The Enforcement Team plans on conducting forty-two roving enforcement patrols related to occupant protection (driver/passenger restraints, including child safety), and two Traffic Enforcement Zones, each detail lasting five hours. The objective of occupant protection enforcement is to heighten the awareness of the importance of occupant restraint systems, with the goal of reducing fatalities and injuries in traffic crashes.
The following jurisdictions will participate as follows :
Hilltown Twp : Ten Roving patrols, one TEZ
Horsham Twp : Five Roving patrols
Lower Gwynedd Twp : Five Roving patrols
Montgomery Twp : Ten Roving patrols, one TEZ
New Britain Twp : Seven patrols
Warwick Twp : Five patrols

PEDESTRIAN SAFETY
The Enforcement Team plans on conducting five safety enforcement details concerning pedestrian safety, each detail lasting four hours. The objective will be to promote safety, targeting both pedestrian and driver behavior. The following jurisdictions will participate as follows :
Lower Gwynedd Twp : One enforcement detail
Montgomery Twp : Two details
New Britain Twp : One detail
Horsham Twp : One detail

Budget Summary

BUDGET SUMMARY

Budget	BOMO Share Yr1	BOMO Share Yr2	Total BOMO Share
1. AD Salaries and Wages	$4,100.00	$0	$4,100.00
2. DUI Salaries and Wages	$6,250.00	$0	$6,250.00
3. OP Salaries and Wages	$3,600.00	$0	$3,600.00
4. PED Salaries and Wages	$250.00	$0	$250.00
5. Employee Benefits	$0	$0	$0
6. Travel	$550.00	$0	$550.00
7. Contractual Services	$0	$0	$0
8. Equipment	$800.00	$0	$800.00
9. Good and Services	$175.00	$0	$175.00
10. Indirect Cost	$0	$0	$0
11. AD Overtime Enforcement	$23,750.00	$0	$23,750.00
12. DUI Overtime Enforcement	$29,925.00	$0	$29,925.00
13. OP Overtime Enforcement	$21,850.00	$0	$21,850.00
14. PED Overtime Enforcement	$1,900.00	$0	$1,900.00
Total Project Cost	**$93,150.00**	**$0**	**$93,150.00**

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #16

SUBJECT: Emergency Replacement of HVAC System in IT Server Room (Basement)
MEETING DATE: September 12, 2022
BOARD LIAISON: Tanya C. Bamford, Chairwoman
INITIATED BY: Greg Reiff, Public Works Director

BACKGROUND:

The HVAC system for the IT Server Room in the basement of the Administration building is freezing up, leaking on the floor and beyond repair. This unit is original to the building and now needs to be replaced. Included in the packet is a quote dated September 1, 2022, from Scatton's Heating & Cooling, Inc. for a total cost of $7,995.00.

BUDGET IMPACT:

The $7,995.00 for this project will be funded from the Capital Fund.

RECOMMENDATION:

Staff recommends the Board authorize the replacement of the HVAC unit.

MOTION/RESOLUTION:

Motion to proceed with the work quoted by Scatton's Heating & Cooling, Inc., to replace the HVAC system for the IT Server Room, at a total cost of $7,995.00 per their quote dated September 1, 2022.

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

Carrier

SCATTON'S
HEATING & COOLING, INC.

September 1, 2022

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936
215-393-6900
Email: tjasuta@montgomerytwp.org
Attn: Todd Jasuta
Site: Administration Building
(Basement Server Rm)

PROPOSAL

Equipment
One (1) Mitsubishi 1.5-ton ductless split AC condenser with low ambient control and 410A refrigerant. Model #MUY-GL18NA-U1.
One (1) Mitsubishi 1.5-ton ductless split wall mount fan coil. Model #MSY-GL18NA-U1

Total $7,995.00 ____yes / no____

To Include
- *All new hanging and support materials*
- *All new control wiring*
- *New wireless thermostat controller*
- *All new power wiring from existing electrical panel to all new HVAC equipment*
- *Terminate power to existing equipment*
- *All new PVC condensate drain lines*
- *All roof repairs – will use customer's roofing company to patch existing roofline pitch pocket*
- *New outdoor unit base pad with bed of stones underneath*
- *New support frame around condenser pad*
- *All new insulated refrigerant lines*
- *All line-hide capping material (in server room)*
- *Complete leak check*
- *All nitrogen charges*
- *Complete operations check*
- *All labor and materials*
- *Removal and disposal of old equipment – this includes existing air handler and existing roof mount remote condenser*
- *All refrigerant reclaim and disposal*

Warranty
- *One (1) year parts & labor warranty*
- *Five (5) year manufacturers parts warranty*
- *Seven (7) year manufacturers compressor warranty*

Township permits will be billed at final invoicing if needed

Signature _____ ***Date*** _____

- *Payment to be discussed*
- *Price is based upon acceptance within fifteen (15) days*

MD/ar

215-855-6144
www.scattonshc.com

920 Allentown Road
Lansdale, PA 19446

Fax: 215-855-4324
Lic# PA004126

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #17

SUBJECT:	Recommendation of Bid Award for Installation of Bocce Courts
MEETING DATE:	September 12, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

At the February 28, 2022, public meeting, the Board of Supervisors authorized the advertisement of the bid for installation of bocce courts at the Community Recreation Center and Friendship Park once the plans were completed.

The Township posted the bid documents on PennBID and bids were opened on August 31, 2022, with two bids being received.

RECOMMENDATION:

Staff is recommending the Board accept the bid from TOPACOURT, LLC for both locations and award it tonight.

BUDGET IMPACT:

The projects were included in the 2022 adopted budget at an estimated cost of $365,000.00 as part of the Capital Investment Plan.

MOTION/RESOLUTION:

Motion to award bid for the installation of bocce courts at the Community Recreation Center and Friendship Park to TOPACOURT, LLC. in the amount of $102,492.00 and $109,388.00, the lowest responsible bidder, per the recommendation of Gilmore & Associates.

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

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 2, 2022

Project No. 2021-09037.02

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

Reference: Community & Recreation Center Bocce Courts
Bid Tabulation & Award Recommendation

Dear Ms. McCreary:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the bids for the above referenced project. Bids were received and publicly opened on PennBid on August 31, 2022, at 10:00 AM. Two bids were received. A copy of the bid tabulation is attached for your review.

Upon review, we recommend the contract for the Community & Recreation Center Bocce Courts Project be awarded to **TOPACOURT, LLC.** for all items included with the **Base Bid** in the amount of **$102,492.00**, subject to review by the Township Solicitor.

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,

Valerie L Liggett

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

VLL/kam

Enclosure: Bid Tabulation

cc: Greg Reiff, Director of Public Works, Montgomery Township
Stacey A. Rymkiewicz, Public Works Department Administrative Assistant, Montgomery Township
Deb Rivas, Administration Supervisor, Montgomery Township
Floyd Shaffer, Community & Recreation Center Director, Montgomery Township
Sean Kilkenny, Esq., Kilkenny Law, LLC
James Dougherty, PE, Gilmore & Associates, Inc.
Judith Stern Goldstein, R.L.A., ASLA, Gilmore & Associates, Inc.

GILMORE & ASSOCIATES, INC.
BID TABULATION

CLIENT:
Montgomery Township
PROJECT NAME:
Community & Recreation Center Bocce Courts
PROJECT NUMBER:
2021-09037.02
PROJECT BID DATE:
August 31, 2022

#	DESCRIPTION	QUANTITY & UNITS		TOPACOURT, LLC 1274 Georgia Lane Hatfield, PA 19440 John Coll 215-393-8009 215-393-8007		GORECON, INC 3240 Bristol Road Chalfont, PA 18914 Brina Sweet 267-880-0890 267-880-0892	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
	Friendship Park Bocce Courts						
1	Tree Protection Fence	380	LF	$5.00	$1,900.00	$16.00	$6,080.00
2	12" Silt Sock	200	LF	$12.00	$2,400.00	$15.00	$3,000.00
3	Rock Construction Entrance	1	EA	$6,444.00	$6,444.00	$4,000.00	$4,000.00
4	Clearing & Grubbing, Site Grading, Seeding & Restoration (Includes Topsoil Stockpile)	1	LS	$8,200.00	$8,200.00	$46,500.00	$46,500.00
5	Bocce Courts (Two 91' x 13' Courts Including Borders and Underdrains)	1	LS	$55,000.00	$55,000.00	$69,000.00	$69,000.00
6	8" PVC Pipe and Cleanouts	1	LS	$4,900.00	$4,900.00	$6,368.00	$6,368.00
7	Asphalt Paving	176	SY	$58.00	$10,208.00	$200.00	$35,200.00
8	Concrete Pads (4 at 10' x 4')	160	SF	$22.00	$3,520.00	$35.00	$5,600.00
9	Benches (6' Length)	4	EA	$2,480.00	$9,920.00	$2,500.00	$10,000.00
	Total (Base Bid)				$102,492.00		$185,748.00

G A Form CS-3 (8/97)

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 2, 2022

Project No. 2021-09037.01

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

Reference: Friendship Park Bocce Courts
Bid Tabulation & Award Recommendation

Dear Ms. McCreary:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the bids for the above referenced project. Bids were received and publicly opened on PennBid on August 31, 2022, at 10:00 AM. Two bids were received. A copy of the bid tabulation is attached for your review.

Upon review, we recommend the contract for the Friendship Park Bocce Courts Project be awarded to **TOPACOURT, LLC.** for all items included with the **Base Bid** in the amount of **$109,388.00**, subject to review by the Township Solicitor.

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,

Valerie L Liggett

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

VLL/kam

Enclosure: Bid Tabulation

cc: Greg Reiff, Director of Public Works, Montgomery Township
Stacey A. Rymkiewicz, Public Works Department Administrative Assistant, Montgomery Township
Deb Rivas, Administration Supervisor, Montgomery Township
Sean Kilkenny, Esq., Kilkenny Law, LLC
James Dougherty, PE, Gilmore & Associates, Inc.
Judith Stern Goldstein, R.L.A., ASLA, Gilmore & Associates, Inc.

GILMORE & ASSOCIATES, INC.
BID TABULATION

CLIENT:
Montgomery Township
PROJECT NAME:
Friendship Park Bocce Courts
PROJECT NUMBER:
2021-09037.01
PROJECT BID DATE:
August 31, 2022

#	DESCRIPTION	QUANTITY & UNITS		TOPACOURT, LLC 1274 Georgia Lane Hatfield, PA 19440 John Coll 215-393-8009 215-393-8007		GORECON, INC 3240 Bristol Road Chalfont, PA 18914 Brina Sweet 267-880-0890 267-880-0892	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
	Friendship Park Bocce Courts						
1	Tree Protection Fence	126	LF	$6.00	$756.00	$15.00	$1,890.00
2	12" Silt Sock	210	LF	$10.00	$2,100.00	$15.00	$3,150.00
3	Rock Construction Entrance	1	EA	$7,320.00	$7,320.00	$4,000.00	$4,000.00
4	Clearing & Grubbing, Site Grading, Seeding & Restoration (Includes Topsoil Stockpile)	1	LS	$8,200.00	$8,200.00	$46,600.00	$46,600.00
5	Bocce Courts (Two 91' x 13' Courts Including Borders and Underdrains)	1	LS	$55,000.00	$55,000.00	$51,000.00	$51,000.00
6	8" PVC Pipe and Cleanouts	1	LS	$5,900.00	$5,900.00	$6,500.00	$6,500.00
7	Area Drain and Pipe	1	LS	$3,500.00	$3,500.00	$18,220.00	$18,220.00
8	Stone Pad for Shed (10' x 8')	1	LS	$1,200.00	$1,200.00	$2,372.00	$2,372.00
9	Storage Shed (10' x 8')	1	LS	$3,200.00	$3,200.00	$5,800.00	$5,800.00
10	Asphalt Paving	172	SY	$51.00	$8,772.00	$200.00	$34,400.00
11	Concrete Pads (4 at 10' x 4')	160	SF	$22.00	$3,520.00	$35.00	$5,600.00
12	Benches (6' Length)	4	EA	$2,480.00	$9,920.00	$2,500.00	$10,000.00
	Total (Base Bid)				$109,388.00		$189,532.00

G A Form CS-3 (8/97)

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #18

SUBJECT:	Ratification of Real Estate Tax Appeal Settlement
MEETING DATE:	September 12, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

The North Penn School District filed an appeal for the property tax related to 430 and 436 Stump Road (TMP 46-00-03577-03-01 and 43-00-03577-04-9). The assessed values are $921,510.00 and $1,349,840 respectively. The implied market value based on the common level ratio is $3,019,776.29.

The property owner has challenged the assessment appeal and a settlement was negotiated by the School District's Solicitor and the property owner's attorney.

BUDGET IMPACT:

Based on the proposed settlement, the Township would receive an additional $1,133.82 in real estate tax revenue for 2022.

RECOMMENDATION:

The Solicitor's office has reviewed the proposed settlement and recommends the Board of Supervisors approve the settlement.

MOTION/RESOLUTION:

Motion to approve the stipulated settlement for 430 and 436 Stump Road and authorize the Township Solicitor to execute the document on behalf of the Township.

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 #19

SUBJECT: Approval of Funds Transfer to Capital Reserves
MEETING DATE: September 12, 2022
BOARD LIAISON: Tanya C. Bamford, Chairperson
INITIATED BY: Brian Shapiro, Finance Director

BACKGROUND:
In September of 2022, the Township received real estate transfer tax from the sale of a portion of the Montgomery Mall, Wegmans, in the amount of $113,000. All real estate transfer taxes are accounted for in the General Fund, 01-310-3110, which is an operating fund of the township. An operating fund should account for the recurring revenues and expenditures that the township expects on a fiscal basis.

As this sale is atypical, the revenue generated from that sale would not be classified as recurring revenue. With the receipt of one-time revenues, like fee-in-lieu of, this revenue should be transferred to the Capital Reserve Fund.

BUDGET IMPACT: None

RECOMMENDATION:

Township staff is recommending transferring $113,000 from the General Fund to the Capital Reserve Fund.

MOTION/RESOLUTION:

Motion to approve the transfer of $113,000 from the General Fund to the Capital Reserve Fund.

1) Motion by_____ Second by: _____
2) Chairwoman will call for Public Comment.
3) Chairwoman will call for a vote.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #20

SUBJECT:	Funding Request from the North Wales Area Library
MEETING DATE:	September 12, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Chairwoman Bamford and I met with representatives of the North Wales Library on August 23 to discuss additional opportunities for collaboration and partnership with the Township.

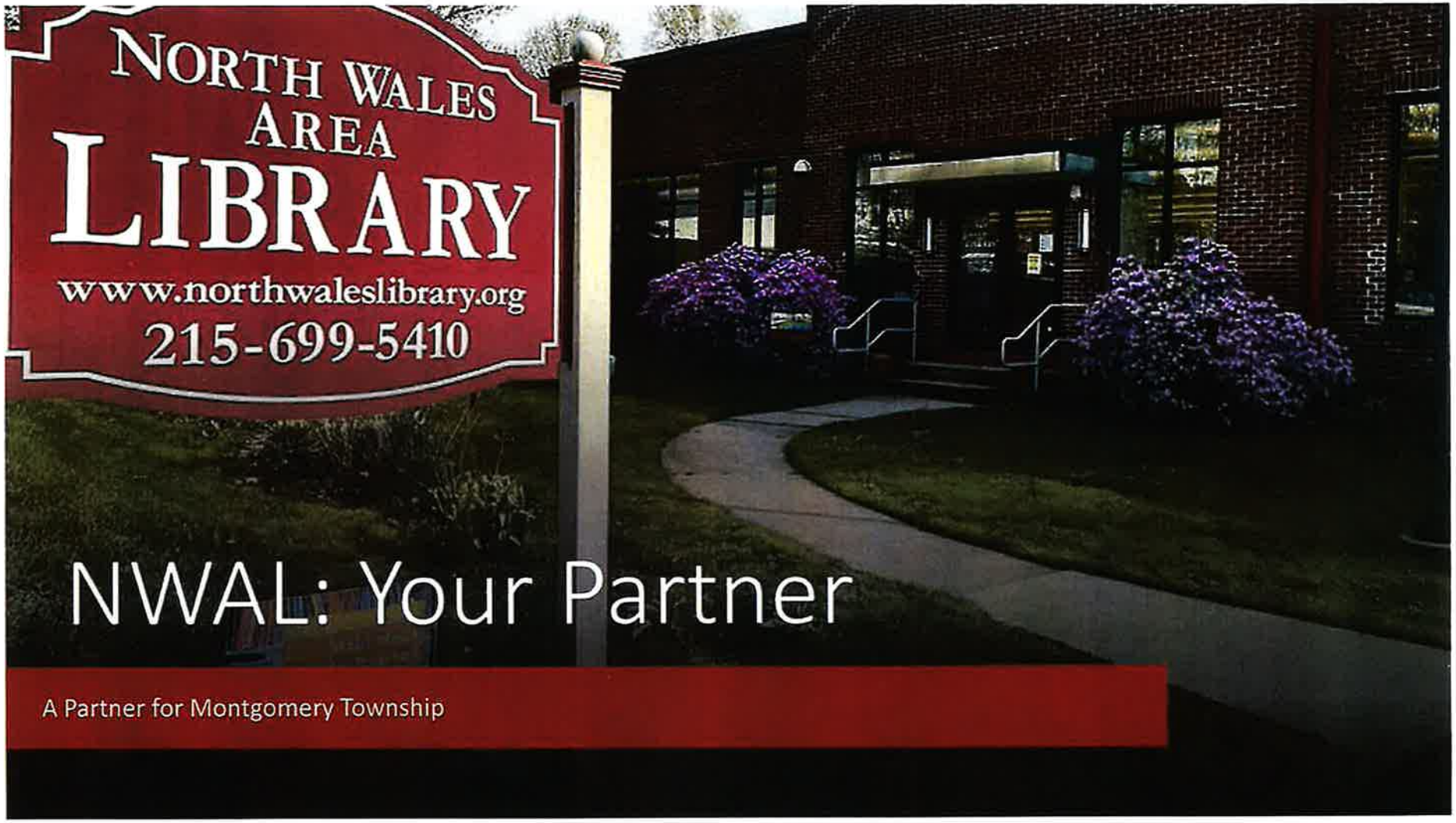
During the meeting, we learned there are a little over 3,000 Township households who are members of the library, representing 22% of the total households. In 2021 the Township made a $1,500 donation to the library as it has in prior years.

The library is respectfully seeking an additional commitment of annual funding.

I've enclosed the presentation materials from that meeting and there is a handout for each of you with additional information about the library and what it offers.

RECOMMENDATION:

Staff is seeking Board consensus about the level of funding to the North Wales Area Library so we can properly account for it in the 2023 budget and going forward.



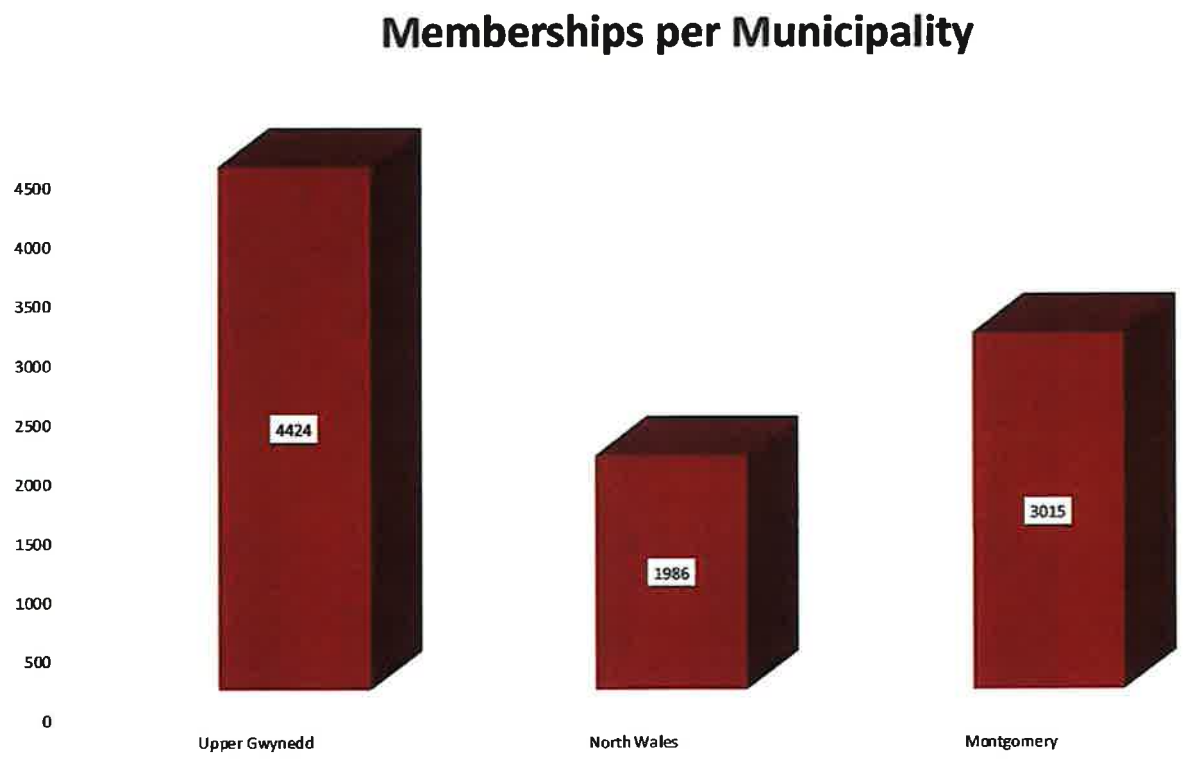
NWAL: Your Partner

A Partner for Montgomery Township

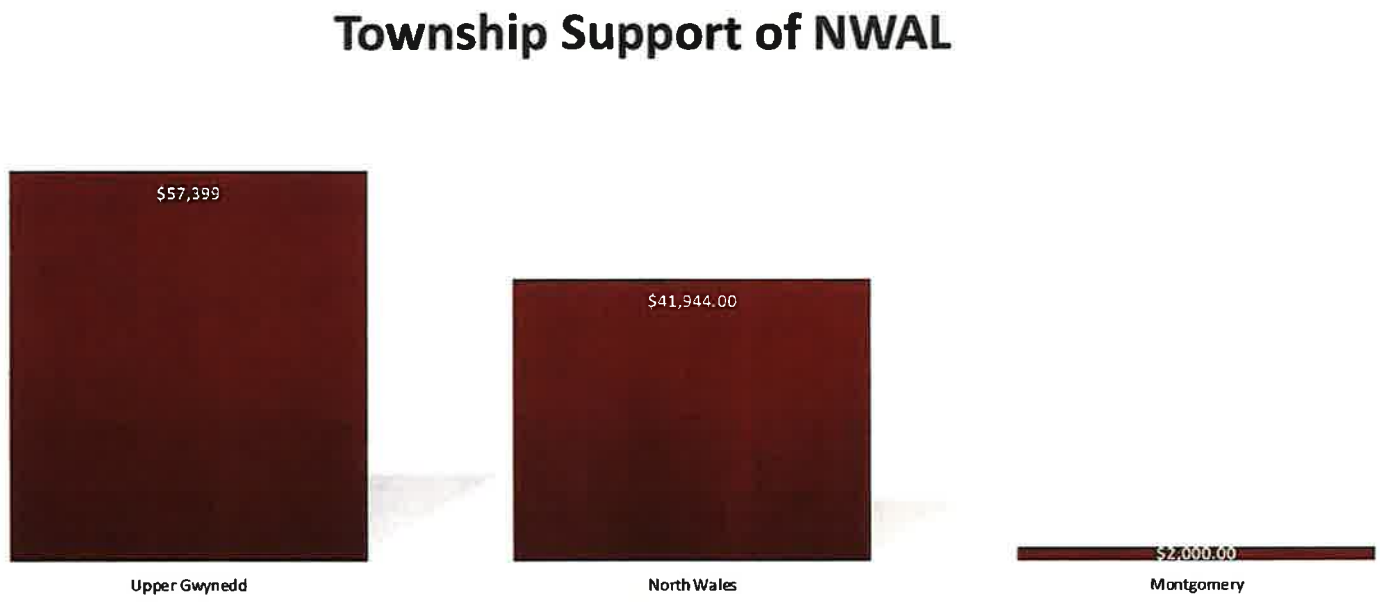
Membership by Municipality

Location	Number of Households (July 2022)
Upper Gwynedd Township	4,424
Montgomery Township	**3,015**
North Wales Borough	1,986
Towamencin	1,502
All Other	2,569
Total	**13,496**

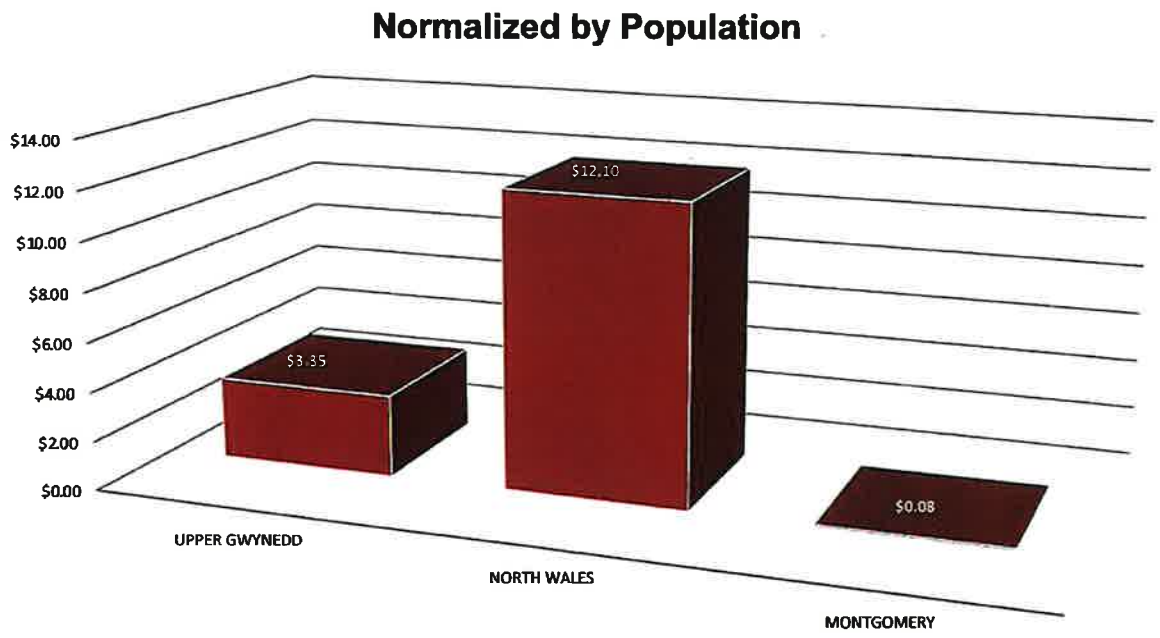
Library Usage



Funding by Township Served



Impact on Families



North Wales Area Library

233 Swartley St. North Wales, PA 215-699-5410

Montgomery Township Board of Supervisors

September 6, 2022

Please find attached as requested, the current draft version of the budget for the North Wales Area Library for the 2023 year. We are excited to serve over 3,000 households in Montgomery Township as members of our programming for seniors, teenagers, children and adults.

You will see that we are active in our own fundraising and grant procurement. However, we have seen some of our funders, for example, Merck, redirect their charitable giving toward addressing more health-based needs in this post-pandemic era. Grants, of course, are typically tied to specific projects and do not help with our general operating expenses.

Our fundraising efforts are also being redefined as activities we have relied on in the past are large unmasked public gatherings, for example our Taste of Montgomery County restaurant event. We have faced challenges and seen declining interest in even smaller gatherings like the Golf Tournament we typically run. We continue to innovate online fundraisers, have started a holiday market and are looking to engage with other in-person events this year, but this is a particularly challenging time for us.

As we provide a significant amount of programming to the residents of Montgomery Township, we are requesting an increase in the funding that we receive from the Township. This amount is consistent with what we receive from Upper Gwynedd Township and North Wales Borough. These communities have shared that they may reduce the amount of their funding, as they analyze their contributions in the context of Montgomery Township's participation.

We appreciate your consideration and look forward to additional outreach to serve Montgomery Township in the coming year.

Sincerely,

Beth Duffy

Beth Duffy

President of the Board of Trustees

North Wales Area Library

North Wales Area Library
Cash basis

	Actual 2021	Actual Jan-Jun 2022	Projected Total 2022	Budget 2022	Budget 2023	
Cash Receipts						
Appeals						
Total Appeals	**28,630**	**15,842**	**31,683**	**35,000**	**35,000**	
Donations						
General	25,193	9,262	18,524	20,000	11,156	
Car Donations	1,400	1,853	3,705	2,500	3,500	
Friends	-	140	280	1,000	1,500	
Memorial/Honorarium	1,702	10,073	10,073	2,000	2,000	
Corporate Donations	2,000	849	1,698	2,000	2,000	
Board Member Donations	1,000	1,000	1,000	1,000	1,000	
United Way	780	120	239	650	650	
Total Donations	**32,074**	**23,297**	**35,520**	**29,150**	**21,806**	
Special Activities						
5K Event	11,965	-	-	13,000	2,000	
Golf outing	17,719	-	-	22,000	-	
Virtual Auction	185	-	-	2,000	-	
PPP Grant	30,732	-	-	-	-	
Taste of Montgomery County	-	-	-	30,000	13,000	
Holiday Market	1,266	175	350	-	2,500	
Bingo Event	-	-	-	-	1,000	
Tea	-	1,838	3,676	-	3,600	
Total Special Activities	**61,867**	**2,013**	**4,026**	**67,000**	**22,100**	
Library Activities						
Book/Bake/Plant Sales	5,056	3,036	6,071	8,500	3,000	
Brick Memorial	-	-	-	200	500	
Cafe sales	553	331	661	2,000	700	
Fines	7,423	4,652	9,304	11,000	10,000	
Other	6,569	489	978	3,500	600	
Tai Chi	90	-	-	600	-	
Grocery Tapes	892	240	480	1,000	500	
Total Library Activities	**20,583**	**8,747**	**17,495**	**26,800**	**15,300**	
Grants						
Merck	-	605	605	25,000	-	
Other	7,750	10,462	10,462	3,000	3,000	
Cannoneers	-	-	-	1,000	-	
Univest Grant	2,900	2,900	2,900	2,500	2,900	
PHEAA	3,297	-	-	3,000	3,000	
Ametek	-	-	-	5,000	-	
VNA	5,050	12,500	12,500	5,000	12,500	
PA Humanities	-	8,480	8,480	-	5,000	
Total Grants	**18,997**	**34,947**	**34,947**	**44,500**	**26,400**	
Total Interest & Investment Income	**(4,935)**	**578**	**1,156**	**-**	**-**	
Municipality						
North Wales Borough	41,944	50	22,200	22,200	22,000	
Upper Gwynedd Museum Passes	6,434	7,399	7,399	7,399	8,500	
Upper Gwynedd Township	40,000	-	42,600	50,000	50,000	
Montgomery Township	2,150	975	1,950	2,000	50,000	*
State Aid	21,506	28,297	28,297	28,279	32,542	
Total Municipality	**112,035**	**36,721**	**102,446**	**109,878**	**163,042**	
Other						
NWWA Educational Information	-	-	-	7,000	7,000	
Other	250	450	900	-	-	
Copy Machine	1,679	1,085	2,170	4,000	2,000	
Adult Book Club	2,353	1,395	2,790	3,000	3,700	
Rental-CommunityRooms	5,761	1,874	5,063	6,500	4,000	
Total Other	**10,042**	**4,804**	**10,923**	**20,500**	**16,700**	
Total Cash Receipts	**279,293**	**126,949**	**238,196**	**332,828**	**300,348**	

	Actual 2021	Actual Jan-Jun 2022	Projected Total 2022	Budget 2022	Budget 2023
Cash Disbursements					
Fund Raising Expenses					
5K Event	423	-	-	2,000	2,000
Golf outing	14,101	-	-	12,000	-
Taste of Montgomery County	-	-	-	2,500	2,500
Total Fund Raising Expenses	**14,523**	**-**	**-**	**16,500**	**4,500**
Grant expenses					
Cannoneers	368	78	156	1,000	-
MerckExpense	-	30	30	25,000	-
Ametek	7,198	-	-	5,000	-
Univest	440	-	-	2,500	2,900
Museum Passes	4,503	3,784	3,784	7,399	8,500
Other	8,500	4,215	8,429	3,000	3,000
VNA	-	2,212	2,212	5,000	12,500
PA Humanities	889	4,224	4,224	-	5,000
Total Grant expenses	**21,898**	**14,543**	**18,836**	**48,899**	**31,900**
Operating Expenses					
Annual Appeal	4,027	265	530	8,000	1,000
Total Building	12,927	5,224	10,449	10,000	10,500
Total Collection	22,955	16,496	32,991	15,000	16,000
Insurance	5,096	2,956	5,912	7,000	6,500
Copier/Fax	4,962	3,026	6,053	5,000	6,000
Accounting Services/Costs	3,275	2,149	6,500	5,500	5,500
AD Computer Payroll Service	940	266	532	1,500	1,500
Software, Data, Technology	3,713	2,639	5,277	6,000	6,000
Office Expense	4,644	1,659	3,318	5,000	4,000
Publicity	-	-	-	1,000	500
Total Operating Expenses	**62,540**	**34,679**	**71,561**	**64,000**	**57,500**
Payroll and Other Expenses					
Payroll Expenses	144,650	77,535	155,071	185,000	190,550
Staff Development	-	-	-	1,500	-
Utilities	10,249	4,971	9,941	12,000	12,000
Total Payroll and Other Expenses	**154,900**	**82,506**	**165,012**	**198,500**	**202,550**
Library Activities					
Adult Book Club	76	23	46	3,000	3,700
Book Sale	(272)	-	-	-	-
BrickMemorial	429	142	284	20	125
Total Library Activities	**233**	**165**	**330**	**3,020**	**3,825**
Total Cash Disbursements	**254,093**	**131,893**	**255,739**	**330,919**	**300,275**
Cash Receipts/Disbursements over/(under)	**25,200**	**(4,944)**	**(17,542)**	**1,909**	**73**