

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
MARCH 27, 2023**

1. Call to Order: The March 27, 2023 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chair Candyce Fluehr Chimera called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

Chair Candyce Fluehr Chimera
Supervisor Tanya C. Bamford
Supervisor Annette M. Long
Supervisor Beth A. Staab
Supervisor Audrey R. Ware
Township Solicitor John F. Walko, Esq.
Township Manager Carolyn McCreary

ALSO IN ATTENDANCE:

Police Chief J. Scott Bendig
Fire Chief Bill Wiegman
Director of Finance Brian Shapiro
Director of Public Works Greg Reiff
Director of Comm. Ctr. & Recreation Floyd Shaffer
Assistant Director of Planning Marianne McConnell
Director of Information Technology Rich Grier
Recording Secretary Deborah A. Rivas

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, the following announcement was made:

- Montgomery Township will participate in the Autism Acceptance and Awareness Day Event on Sunday, April 2, 2023, from 12:00 p.m. to 3:00 p.m. at the Montgomery Mall Lower Level (Macy's Court).

4. Public Comment: There was no public comment.

5. Announcement of Executive Session – Township Solicitor John F. Walko, Esquire, announced that the Board of Supervisors met at 6:40 p.m. in the Township building earlier this evening to discuss two personnel matters. Mr. Walko stated that the topics discussed are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

6. Consent Agenda:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long and unanimously carried, the minutes of the March 13, 2023 meeting, the Payment of Bills List dated March 27, 2023, and the Construction Escrow Release No. 2 for Walnut Knoll were approved as presented.

Public Hearing:

7. Conditional Use Application – Penn Medicine: Ms. Chimera opened the public hearing at 7:04 p.m. Notes of testimony were taken by Court Reporter Tim Kurek. Greg Davis, Esquire, represented the applicant, along with Theresa Larivee, Chief Business Officer for Penn Medicine, Kent Doss, AIA, Architect, Christopher Poterjoy, P.E., Engineer, Matthew Nelson, R.L.A., Landscape

Architect, and James Markham, P.E. Traffic Engineer. Mr. Walko introduced the conditional use application public hearing format and instructed those present on how they could participate in the hearing. Mr. Davis presented the proposal for the ambulatory healthcare center with a parking garage on DeKalb Pike. The use is permitted by conditional use in the commercial zoning district. After the witnesses completed their testimony, public comment was made. Residents from the Gwynmont Farms development made comments concerning safety, screen buffers, tree size, traffic, sight distance when pulling out of the neighborhood, security, privacy, blasting, construction, lighting, walking paths, and access to their neighborhood, other possible locations in the Township, tax exemption and Township resources. Township consultants from Gilmore and Associates, James Dougherty, P.E., Engineer, Damon Drummond, P.E. Traffic Engineer, and Judith Stern Goldstein, R.L.A, ASLA, were present to address questions and concerns. With testimony and public comment completed, the hearing was closed at 9:38 p.m. Mr. Walko recommended that the Board deliberate and make their decision known at the next Board of Supervisors meeting scheduled for Monday, April 10, 2023.

Planning and Zoning:

8. Review of Zoning Hearing Board Applications: Ms. McConnell identified the pending hearing before the April 5, 2023 Zoning Hearing Board meeting. Application 23030001 is for JP Morgan Chase Bank / 773 Bethlehem Pike for a variance from the provisions of Section 230-78A of the Code of Montgomery Township to reduce the required 25-foot landscape buffer required along street frontages and side / rear boundary lines to: 3.11 feet along the northern property line, 1.56 feet along the southern property line and 6.05 feet along the eastern property line.

Board consensus was not to enter an appearance for the application, allowing the Zoning Hearing Board to render a decision based on the testimony presented.

9. Waiver of Land Development – FEI Realty Holdings II, LLC – The applicant proposes to construct a new 768-square-foot pole barn on an existing gravel lot in the rear corner of the property located at 650 Upper State Road. The proposed pole barn will provide indoor equipment storage for their existing business on the site. The structure complies with all zoning requirements, and being less than 1,000 square feet on an existing impervious surface, no stormwater management is required.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford and unanimously carried, the Board approved Resolution 2023-05, granting a waiver of the requirement of a formal land development application for FEI Realty Holdings II, LLC at 650 Upper State Road for the construction of a 768 square foot pole barn.

Public Works:

10. Bid Award for Rectangular Rapid Flashing Beacon Project – Ms. McCreary announced that bids were opened on March 10, 2023 and three bids were received, ranging from \$484,017.00 to \$555,788.58. The Township budgeted \$492,144.00 in the 2023 capital budget and last year was

awarded a grant from the County Transportation Program in the amount of \$271,072 towards this project.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford and unanimously carried, the Board awarded the bid for the installation of Rectangular Rapid Flashing Beacons and pedestrian improvements at the entrance to Spring Valley and Windlestrae Parks to Armour & Sons Electric, Inc., the lowest responsible bidder, in the amount of \$484,017.00 per the recommendation of Gilmore & Associates, Township Traffic Engineer.

11. Purchase of Trash/Recycling Cans: Mr. Reiff reported that the Public Works Department is scheduled to purchase three (3) trash/recycling cans. The trash/recycling cans will match the ones purchased last year in the testing phase that were placed at the rear of the Police Department building and Friendship Park. One new can will be placed out front of the Administration building and two will be placed in the newly remodeled Fellowship Park. This purchase was approved in the 2023 Capital Investment Plan.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long and unanimously carried, the Board approved the purchase of three (3) trash/recycling cans from KirbyBuilt for a total cost of \$5,658.26 per the quote dated March 15, 2023.

Public Safety:

12. Acceptance of 2021 FEMA SAFER Grant Award for FDMT: Chief Wiegman reported that the Fire Department of Montgomery Township was notified on March 15, 2023 that the Department's application for the FEMA fiscal year 2021 FEMA Staffing for Adequate Fire and Emergency Response (SAFER) grant funding opportunity was approved in the amount of \$193,000.00. This is a federal grant awarded to the FDMT to assist with recruiting and retaining volunteers.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long and unanimously carried, the Board approved the FDMT to accept the 2021 FEMA SAFER Grant in the amount of \$193,000.00.

13. Approval of Police Station Renovations: Chief Bendig reported that to accommodate the need for more functional operating space, the Police Department proposes renovating several areas of the police station. The renovations consist of combining two small interview rooms into one more functional interview room, the construction of a dividing wall in the men's locker room, and replacement of the Communication Center pass-through window. Three quotes were received, with the lowest responsible bidder quoting \$8,400.00 for the requested services.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried, the Board awarded the contract for the police station renovations to Nessim Renovations at a total cost of \$8,400.00 per their quote dated March 9, 2023.

Parks and Recreation:

14. Spring/Summer 2023 Programs and Fee Schedule – Mr. Shaffer presented the Spring/Summer 2023 Recreation Programs roster and the recommended fee schedules for the various activities.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried, the Board approved the 2023 Spring/Summer Recreation Program and Fee Schedule as submitted.

Old Business: None.

New Business:

15. Department Reports: Monthly reports were submitted by each department for activity in the month of February. Chief Wiegman provided an update on the ISO Assessment rating received by the Fire Department recently. In the past, the department usually received a 3 or 4 rating, but they are pleased to announce that they have received a lower rating of 2. This impressive rating is due to increased water pressure, improved emergency communications, growth in the fire department, increased training and response times. The ISO rating helps insurance companies determine premiums for residents and businesses in the Township.

16. Committee Reports: Ms. Chimera reported that the Planning Commission did not meet. Ms. Long stated that the CRC Advisory Committee met with an engineering firm to discuss the process of a feasibility study for the CRC. Ms. Bamford reported that the Sewer Authority has several work projects beginning soon and they are also celebrating their 60th Anniversary this year. The Shade Tree Commission is working on the Township Welcome sign project, which will be ready for presentation to the Board soon. Ms. Staab stated that the EAC will be reviewing the single use plastic survey which concludes this Friday, March 31st. Ms. Ware reported that the Senior Committee hosted a Medicare workshop recently which was attended by 32 people.

17. Adjournment: Upon motion by Ms. Chimera and seconded by Ms. Long, the meeting was adjourned at 10:02 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary