

**AGENDA**  
**MONTGOMERY TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**APRIL 8, 2024**  
**7:00 P.M.**

[www.montgomerytp.org](http://www.montgomerytp.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 March 25, 2024 Meeting
  - Payment of the April 8, 2024 Bills
  - Ratification of Real Estate Tax Appeal Settlement – 140 Domorah Drive
  - Ratification of Real Estate Tax Appeal Settlement – 749 Bethlehem Pike

**Public Hearing:**

7. Consider Adoption of Ordinance #24-339 – Amendments to Zoning Chapter 230:
  - a. Standby Generators
  - b. Special Events/Temporary Outdoor Sales
  - c. Changeable Copy Signs
  - d. Drive-through Signage
  - e. Above-Ground Storage Tanks

**Planning and Zoning:**

8. Village Shopping Center - Approval of Sewage Facilities Planning Module Submission to PA Department of Environmental Protection

**Public Works:**

9. Award Bid for the Stormwater Improvement Project at Bedford Basin
10. Award Bid for Lawncare Treatment at Township-Owned Parks and Buildings

**Administration and Finance:**

11. Installation of CCTV and Access Control for Public Works Building

**New Business:**

12. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #03

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SUBJECT: Announcements  
MEETING DATE: April 8, 2024  
BOARD LIAISON:  
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

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- **Local Government Week** – Pennsylvania Local Government Week is this week, April 8-14. Montgomery Township is proud to acknowledge this occasion, celebrating the foundational role local government plays in the vitality and well-being of our community, serving as the backbone that supports our residents and businesses in countless ways.
  
- **Reminder of Upcoming Events:**
  - Saturday, April 13 – Leaf and Yard Waste Curbside Pickup
  - Saturday, April 20 – 9 am to Noon – Electronic Recycling Event
  - Saturday, April 27 – 9 am to Noon – Arbor Day Tree Giveaway in Honor of Roy Rodriguez
  - Friday, May 24 – 5 pm to 9 pm – Stars, Stripes and RemembranceFor more information on all of our events, please visit our website.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

Item #04

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SUBJECT: Public Comment  
MEETING DATE: April 8, 2024  
BOARD LIAISON:  
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

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BACKGROUND:

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

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #05

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SUBJECT:                   Announcement of Executive Session  
MEETING DATE:        April 8, 2024  
BOARD LIAISON:  
INITIATED BY:         Carolyn McCreary, Township Manager

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**BACKGROUND:**

The Township Manager 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 earlier this evening at 6:30 p.m. to discuss a potential litigation matter.**

**The topic discussed is a legitimate subject of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.**

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #06

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SUBJECT: Consent Agenda  
MEETING DATE: April 8, 2024  
BOARD LIAISON:  
INITIATED BY:

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BACKGROUND:

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

- Minutes of the March 25, 2024 Board meeting
- Payment of the April 8, 2024 Bills
- Ratification of Real Estate Tax Appeal Settlement – 140 Domorah Drive
- Ratification of Real Estate Tax Appeal Settlement – 749 Bethlehem Pike

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

**MINUTES OF MEETING  
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
MARCH 25, 2024**

**1. Call to Order:** The March 25, 2024 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Candyce Fluehr Chimera called the meeting to order at 7:20 p.m.

**IN ATTENDANCE:**

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

**ALSO IN ATTENDANCE:**

Police Chief J. Scott Bendig  
Director of Finance Brian Shapiro  
Director of Planning & Zoning Marianne McConnell  
Director of Public Works Greg Reiff  
Director of Rec & Community Ctr. Floyd Shaffer  
Director of IT Richard Grier  
Recording Secretary Deborah Rivas

**ABSENT:**

Vice Chair Audrey R. Ware

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

- The annual Electronic Recycling Event will be held on Saturday, April 20, 2024, from 9 am to Noon at the William F. Maule Park at Windlestrae.
- The Shade Tree Commission is hosting its annual Arbor Day Tree Giveaway in honor of Roy Rodriguez on Saturday, April 27, 2024, from 9 am to Noon at Gazebo Park in the Municipal Building parking lot.
- The Stars, Stripes, and Remembrance event will be held on Friday, May 24th, from 5 pm to 9 pm at the William F. Maule Park at Windlestrae. Join us as we honor our country's heroes through a community event featuring fireworks, food trucks, kids' amusements, a Touch-A-Truck, and music. Entry is free, and fireworks begin at approximately 8:30 pm.
- Ms. Chimera also read a Proclamation recognizing the month of April as Autism Awareness Month.

**4. Public Comment:** Under public comment, Richard Morrow of 100 Willowood Court stated that he's heard noise that residents of the Village of Neshaminy Falls will be using the Community and Recreation Center for free since a fire destroyed their clubhouse. He expressed his concern that the center be utilized fairly by all. Residents purchase memberships and use the facility for a variety of uses. If many new residents are using the facility for free, Mr. Morrow felt that it could become a problem.

**5. Announcement of Executive Session:** Township Solicitor John Walko, Esquire, announced that the Board of Supervisors met in Executive Session earlier this evening at 6:30 p.m. in the Township building to discuss one real estate matter, one litigation matter and one potential litigation matter. 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 (4-0), the minutes of the February 26, 2024 Board meeting, the ratification of the payment of bills for March 11, 2024, the payment of bills for March 25, 2024, the Escrow Release #5 for Higher Rock (Residential), the Escrow Release #2 for Walnut Knoll and Escrow Release #1 for Pecan Properties were all approved as submitted.**

## **Planning and Zoning:**

**7. Adoption of Resolution 2024-07, Village Shopping Center Sewage Facilities Planning Module:** Ms. Chimera announced this item would be tabled to a future meeting. Ms. Bamford stated that she was the Board liaison to the Sewer Authority and that the Township needs additional information on this item before proceeding. The DEP regulates this sewer facility, and there is a limit to the EDUs, so it was agreed that the Board would be prudent to gather more information from a professional consultant to make an informed decision.

**MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab, and unanimously carried (4-0), the Board agreed to table the resolution for the Village Shopping Center Sewage Facilities Planning Module to a future date pending additional information from the consultant.**

## **Public Works:**

### **8. Bid Award for the 2024 Curb and Curb Ramp Project:**

**MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (4-0), the Board awarded the contract for the 2024 Curb and Curb Ramp Project to Drumheller Construction Co., Inc., the lowest responsible bidder, in the amount of \$163,032.50 per the recommendation of Gilmore & Associates, Township Engineer.**

### **9. Bid Award for the 2024 In-Place Paving Project:**

**MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (4-0), the Board awarded the contract for the 2024 In-Place Paving project to James D. Morrissey, the lowest responsible bidder, in the amount of \$727,557.00 per the recommendation of Gilmore & Associates, Township Engineer.**

### **10. Bid Award for the Mill and Overlay of the FDMT Battalion 1 Parking Lot:**

**MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (4-0), the Board awarded the contract for the Mill and Overlay of the FDMT Battalion 1 Parking lot project to A. H. Cornell & Son, Inc., the lowest responsible bidder, in the amount of \$81,846.52 per the recommendation of Gilmore & Associates, Township Engineer.**

**11. Approve Purchase of Window Treatments:**

**MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab, and unanimously carried (4-0), the Board approved the purchase and installation of new window treatments from Yocum Shutter & Blinds, a COSTARS vendor, for the Township Building and Battalion 2 Firehouse for \$14,000.00.**

**Public Safety:**

**12. Adoption of Ordinance #24-340 – Amendment to Chapter 222, Vehicles and Traffic – Bridge Weight Restrictions for Knapp Road Culverts:** Chief Bendig reported that Gilmore and Associates conducted a study last year on two culverts located on Knapp Road between Norway Drive and Valleybrook Drive. To maintain the structural integrity of the culverts and the safety of those traveling over them, Gilmore and Associates have recommended that the maximum speed of all vehicles driving over the culverts be reduced to fifteen (15) miles per hour and their maximum weight be restricted to eighteen (18) tons. Additionally, recent state and county bridge construction projects on Route 152 at Lower State Road and Stump Road over Little Neshaminy Creek have resulted in recommendations by state and county officials to repeal the current weight limit restrictions on those bridges. An ordinance amendment has been drafted to amend Township Code Part II, General Legislation, Chapter 222-Vehicles and Traffic.

**MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (4-0), the Board adopted Ordinance #24-340 – Amending the Township Code Part II, General Legislation, Chapter 222 – Vehicles and Traffic to provide for a 15 mph speed limit and an 18 ton weight limit over the two culverts locate under Knapp Road between Norway Drive and Valleybrook Drive and removing the other weight limits under Section 222-17.A.**

**13. Spring/Summer 2024 Recreation Programs:** Mr. Shaffer presented the lineup of activities at the Montgomery Township Community and Recreation Center (MontCRC) for Spring/Summer 2024, including the recommended fees/charges for each program/event.

**MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried, the Board approved the 2024 Spring/Summer Recreation Program and Fee Schedule as submitted.**

**Old Business:** Ms. Bamford has received concerns from residents about sidewalk maintenance. Several years ago, the Board changed the policy of repairing and replacing sidewalks due to the increasing expense. Ms. Bamford requested that staff address the code and proposed that it be changed to clearly explain that the responsibility of sidewalk maintenance belongs to the homeowner.

**New Business:**

**19. Department Reports** - Monthly reports were submitted by each department for activity in February. Township Manager Carolyn McCreary provided an update on the current grant awards received, pending grant applications made, and future grant opportunities.

**20. Committee Liaison Reports** – Ms. Long reported that the Community and Recreation Center main steps are completed and opened for use. There are new railings and lights on the stairs. The fencing around the great lawn has been delivered with an installation date in early April. Repairs and seeding will be done to the lawn area. The interior has been painted, including the hallways, fitness areas, event room, etc. The Public Safety Committee discussed the fire at the Village of Neshaminy Falls clubhouse and commended the responders, who worked well together.

Ms. Chimera reported that she could not attend the Planning Commission meeting, but Ms. McConnell provided an update that the Planning Commission reviewed the Chase Bank Land Development Plan. The commission had some concerns about the corner of Rt. 309 and North Wales Road.

Ms. Bamford reported that the Shade Tree Commission is finalizing its recommendations on street tree replacement, including educational requirements. The commission also discussed Bamboo regulations. The Arbor Day Tree Giveaway and Forestry Workshop were also discussed. The Park and Recreation Board is excited about the new dog park. They are aware that the new grass will need time to establish to wear better once the park is open for use. The Park Board is interested in having a grand opening event. The Park Board also reviewed the Architectural presentation for a feasibility plan for the Windlestrae House.

Ms. Staab reported that the Environmental Advisory Committee will host the annual eRecycling Event on Saturday, April 20<sup>th</sup>, and the Single-Use Plastic Reduction Ordinance will take effect on April 22<sup>nd</sup>, Earth Day. Ms. Staab also noted that the Township received a check for over \$37,000 from the Northern Montgomery County Recycling Committee.

**21. Adjournment:** Upon motion by Ms. Chimera and seconded by Ms. Bamford, the meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



Montgomery Township, PA

# My Check Report

By Check Number

Date Range: 03/26/2024 - 04/08/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: POOL AP-APBNK</b>						
MT002125	Kleinfelder	03/28/2024	Regular	0.00	16,115.00	98032
PAYR-IAFF	Montgomery Township Professional	03/28/2024	Regular	0.00	285.52	98033
MT000006	21st Century Media Newspapers LLC	04/04/2024	Regular	0.00	889.64	98034
MT000040	Acme Uniforms For Industry	04/04/2024	Regular	0.00	422.94	98035
MT000045	Adam Deussing	04/04/2024	Regular	0.00	857.40	98036
MT000046	Adam J. Morrow	04/04/2024	Regular	0.00	200.00	98037
MT000050	Adam Zwislewski	04/04/2024	Regular	0.00	560.00	98038
MT000167	Amazon.com Services, Inc	04/04/2024	Regular	0.00	5,662.24	98039
	**Void**	04/04/2024	Regular	0.00	0.00	98040
MT000184	American Red Cross	04/04/2024	Regular	0.00	37.00	98041
MT000229	Andrew Weiner	04/04/2024	Regular	0.00	300.00	98042
MT000233	Angel G. Mejias	04/04/2024	Regular	0.00	200.00	98043
MT000293	Armour & Sons Electric, Inc.	04/04/2024	Regular	0.00	396.00	98044
MT000320	AT&T	04/04/2024	Regular	0.00	120.39	98045
MT000342	B Safe Inc.	04/04/2024	Regular	0.00	2,068.15	98046
MT000378	Beanie Bounce Party Rentals	04/04/2024	Regular	0.00	1,048.95	98047
MT000394	Bergey's, Inc.	04/04/2024	Regular	0.00	30.00	98048
MT004287	Bowlero - AMF Bowling Centers, Inc.	04/04/2024	Regular	0.00	1,307.13	98049
MT000467	Brandi Blusiewicz	04/04/2024	Regular	0.00	200.00	98050
MT000469	Brandon Uzdzienski	04/04/2024	Regular	0.00	100.00	98051
MT000550	C L Weber Co Inc.	04/04/2024	Regular	0.00	20.24	98052
MT000552	C.E.S.	04/04/2024	Regular	0.00	733.24	98053
MT000567	Canon Financial Services, Inc	04/04/2024	Regular	0.00	2,599.71	98054
MT000573	Caracausa Acquisitions LP	04/04/2024	Regular	0.00	26,331.33	98055
MT000580	Carl F. Herr	04/04/2024	Regular	0.00	100.00	98056
MT000585	Carlos A. Gonzalez Jr	04/04/2024	Regular	0.00	100.00	98057
MT000632	CDW Government, Inc.	04/04/2024	Regular	0.00	2,433.28	98058
MT000662	Chess Wizards	04/04/2024	Regular	0.00	2,860.00	98059
MT000678	Chris Cardamone	04/04/2024	Regular	0.00	150.00	98060
MT000786	COMCAST	04/04/2024	Regular	0.00	13.21	98061
MT000787	Comcast Corporation	04/04/2024	Regular	0.00	495.85	98062
MT000845	Crash Champions #0504	04/04/2024	Regular	0.00	1,050.00	98063
MT000897	Daniela Vogel	04/04/2024	Regular	0.00	500.00	98064
MT000970	Dei D'Huy Engineering Inc	04/04/2024	Regular	0.00	524.12	98065
MT001030	DJB Specialties, Inc.	04/04/2024	Regular	0.00	2,855.38	98066
MT001076	DVHT Delaware Valley Health Trust	04/04/2024	Regular	0.00	209,425.88	98067
MT001079	DVPLT Delaware Valley Property and	04/04/2024	Regular	0.00	113,673.50	98068
MT001080	DVWCT Delaware Valley WC Trust	04/04/2024	Regular	0.00	81,291.50	98069
MT001229	Eureka Stone Quarry, Inc.	04/04/2024	Regular	0.00	238.12	98070
MT001265	FedEx	04/04/2024	Regular	0.00	22.66	98071
MT006710	Ferguson Waterworks #920	04/04/2024	Regular	0.00	209.85	98072
MT004290	Fox Valley Technical College	04/04/2024	Regular	0.00	625.00	98073
MT001320	Frank J. Blusiewicz Jr	04/04/2024	Regular	0.00	50.00	98074
MT001351	Galeton Gloves	04/04/2024	Regular	0.00	463.24	98075
MT001352	Galls, an Aramark Co., LLC	04/04/2024	Regular	0.00	108.93	98076
MT001379	George Allen Portable Toilets, Inc.	04/04/2024	Regular	0.00	160.00	98077
MT001398	Gilmore and Associates Inc.	04/04/2024	Regular	0.00	121,216.41	98078
	**Void**	04/04/2024	Regular	0.00	0.00	98079
	**Void**	04/04/2024	Regular	0.00	0.00	98080
MT001408	Glen Roetman	04/04/2024	Regular	0.00	50.00	98081
MT001409	Glenn A. Davis	04/04/2024	Regular	0.00	358.81	98082
MT001412	Glick Fire Equipment Company Inc	04/04/2024	Regular	0.00	2,572.20	98083
MT001426	Google Inc.	04/04/2024	Regular	0.00	18.78	98084
MT001427	Goose Squad L.L.C.	04/04/2024	Regular	0.00	900.00	98085

My Check Report

Date Range: 03/26/2024 - 04/08/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT001548	Home Depot Credit Services	04/04/2024	Regular	0.00	500.92	98086
MT001612	Interstate Graphics	04/04/2024	Regular	0.00	360.00	98087
MT004284	Jacqueline Willmunder	04/04/2024	Regular	0.00	1,904.00	98088
MT001659	Jamar Technologies, Inc.	04/04/2024	Regular	0.00	4,335.00	98089
MT001693	Janice Elgedawy	04/04/2024	Regular	0.00	220.00	98090
MT001760	Jennifer Choi Pure Cleaners	04/04/2024	Regular	0.00	1,473.00	98091
MT004263	John A. Otte	04/04/2024	Regular	0.00	100.00	98092
MT004263	John A. Otte	04/04/2024	Regular	0.00	50.00	98093
MT001856	John Bereschak	04/04/2024	Regular	0.00	200.00	98094
MT001868	John H. Mogensen	04/04/2024	Regular	0.00	100.00	98095
MT001868	John H. Mogensen	04/04/2024	Regular	0.00	50.00	98096
MT001887	John R. Young and Company	04/04/2024	Regular	0.00	6,150.80	98097
MT001952	Julius Mack	04/04/2024	Regular	0.00	240.00	98098
MT001959	Justin Green	04/04/2024	Regular	0.00	160.00	98099
MT001960	K.J. Door Services Inc.	04/04/2024	Regular	0.00	7,551.75	98100
MT002038	Keith Grierson	04/04/2024	Regular	0.00	100.00	98101
MT002062	Kenco Hydraulics	04/04/2024	Regular	0.00	79.79	98102
MT002072	Kershaw and Fritz Tire Service Inc.	04/04/2024	Regular	0.00	2,145.60	98103
MT002089	Keystone Municipal Services, Inc.	04/04/2024	Regular	0.00	20,025.00	98104
MT002170	Kyle W. Stump	04/04/2024	Regular	0.00	250.00	98105
MT004269	Laura Nicholas	04/04/2024	Regular	0.00	300.00	98106
MT002228	Lauren K Maxwell	04/04/2024	Regular	0.00	100.00	98107
MT002349	Luke Kirchner	04/04/2024	Regular	0.00	50.00	98108
MT002349	Luke Kirchner	04/04/2024	Regular	0.00	50.00	98109
MT004281	Mansi Balapuria	04/04/2024	Regular	0.00	240.00	98110
MT002450	Marquis Barefield	04/04/2024	Regular	0.00	80.00	98111
MT002451	Marriott's Emergency Equipment	04/04/2024	Regular	0.00	630.00	98112
MT002470	Mary Kay Kelm, Esquire	04/04/2024	Regular	0.00	1,495.00	98113
MT002496	Mastertech Auto Service, LLC.	04/04/2024	Regular	0.00	1,366.22	98114
MT004280	Meghan Mcgillian	04/04/2024	Regular	0.00	60.00	98115
MT002621	Michael H. Bean	04/04/2024	Regular	0.00	150.00	98116
MT002624	Michael J. Kunzig	04/04/2024	Regular	0.00	100.00	98117
MT004278	Midmark Corporation - Leesburg	04/04/2024	Regular	0.00	2,140.00	98118
MT002685	Minds in Motion LLC	04/04/2024	Regular	0.00	1,015.00	98119
MT002852	National Decalcraft Corp.	04/04/2024	Regular	0.00	209.80	98120
MT002919	North American Rescue, LLC	04/04/2024	Regular	0.00	2,415.34	98121
MT002952	NYCO Corporation	04/04/2024	Regular	0.00	470.93	98122
MT002957	Occupational Health Centers	04/04/2024	Regular	0.00	165.00	98123
MT002974	Omega Systems Consultants, Inc.	04/04/2024	Regular	0.00	4,235.00	98124
MT002986	Otto A. Gaylord	04/04/2024	Regular	0.00	160.00	98125
MT004267	PA Chapter of APA	04/04/2024	Regular	0.00	112.00	98126
MT003044	Patrick Kerr	04/04/2024	Regular	0.00	100.00	98127
MT004286	Paul Giorgio	04/04/2024	Regular	0.00	2,000.00	98128
MT004282	Pauline Lee	04/04/2024	Regular	0.00	131.00	98129
MT003076	PECO Energy	04/04/2024	Regular	0.00	58.33	98130
MT003086	Penn Care	04/04/2024	Regular	0.00	619.60	98131
MT003134	Petroleum Traders Corp.	04/04/2024	Regular	0.00	3,770.74	98132
MT003135	Petroleum Traders Corp.	04/04/2024	Regular	0.00	2,359.12	98133
MT003136	Petty Cash	04/04/2024	Regular	0.00	42.30	98134
MT003137	Petty Cash Police	04/04/2024	Regular	0.00	147.86	98135
MT003159	Pipersville Garden Center, Inc.	04/04/2024	Regular	0.00	1,192.26	98136
MT004291	Pitney Bowes, Inc.	04/04/2024	Regular	0.00	76.49	98137
MT004283	Prabina Dhakal	04/04/2024	Regular	0.00	240.00	98138
MT003227	Rachel Brick	04/04/2024	Regular	0.00	200.00	98139
MT003230	Rachel Gibson	04/04/2024	Regular	0.00	50.00	98140
MT003230	Rachel Gibson	04/04/2024	Regular	0.00	270.00	98141
MT003265	RCX Sports LLC	04/04/2024	Regular	0.00	1,750.00	98142
MT003286	Regent Hydraulic and Machine Works	04/04/2024	Regular	0.00	1,905.00	98143
MT003291	RemArk Alloys, Inc.	04/04/2024	Regular	0.00	439.51	98144
MT003359	Robert E. Little, Inc.	04/04/2024	Regular	0.00	1,270.95	98145
MT003365	Robert H. Grunmeier II	04/04/2024	Regular	0.00	50.00	98146

My Check Report

Date Range: 03/26/2024 - 04/08/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT003444	Ryan W. Irvin	04/04/2024	Regular	0.00	200.00	98147
MT003458	SafetyKleen Systems, Inc.	04/04/2024	Regular	0.00	703.78	98148
MT003499	Scatton's Heating and Cooling, Inc.	04/04/2024	Regular	0.00	2,593.84	98149
MT003533	Service Tire Truck Centers	04/04/2024	Regular	0.00	753.80	98150
MT004285	ShopKey	04/04/2024	Regular	0.00	1,908.00	98151
MT003583	Signal Control Products, LLC	04/04/2024	Regular	0.00	7,983.00	98152
MT003595	Sky Zone Trampoline Park	04/04/2024	Regular	0.00	200.00	98153
MT003624	Spencer D. Borine	04/04/2024	Regular	0.00	60.00	98154
MT003657	Staples Business Credit	04/04/2024	Regular	0.00	1,105.93	98155
MT003729	Sunbelt Rentals, Inc.	04/04/2024	Regular	0.00	2,548.72	98156
MT004265	TAC Mechanical	04/04/2024	Regular	0.00	194.50	98157
MT003796	Tees With a Purpose	04/04/2024	Regular	0.00	146.00	98158
ZZ002274	Tilley Fire Solutions	04/04/2024	Regular	0.00	525.00	98159
MT003890	Tim Kurek	04/04/2024	Regular	0.00	927.50	98160
MT003975	Turf Equipment and Supply Co.	04/04/2024	Regular	0.00	55,964.72	98161
MT003982	Tyler Technologies, Inc	04/04/2024	Regular	0.00	4,355.83	98162
MT004279	Urban Air	04/04/2024	Regular	0.00	500.00	98163
MT004049	Veritiv	04/04/2024	Regular	0.00	721.00	98164
MT004051	Verizon	04/04/2024	Regular	0.00	369.75	98165
MT004051	Verizon	04/04/2024	Regular	0.00	604.42	98166
MT004051	Verizon	04/04/2024	Regular	0.00	269.00	98167
MT004051	Verizon	04/04/2024	Regular	0.00	191.20	98168
MT004056	Verizon Wireless Services, LLC	04/04/2024	Regular	0.00	600.15	98169
MT004056	Verizon Wireless Services, LLC	04/04/2024	Regular	0.00	3,702.11	98170
MT004080	Vinay P. Setty	04/04/2024	Regular	0.00	350.00	98171
MT004096	VMSC	04/04/2024	Regular	0.00	500.00	98172
MT004138	Weldon Auto Parts	04/04/2024	Regular	0.00	7.99	98173
MT004173	William E. Adams	04/04/2024	Regular	0.00	50.00	98174
MT004187	William R. Peoples	04/04/2024	Regular	0.00	327.16	98175
MT004189	William Tuttle	04/04/2024	Regular	0.00	250.00	98176
PAYR-PBA	Police Benevolent Association	03/28/2024	Bank Draft	0.00	1,396.00	DFT0000223
PAYR-POL PEN	U.S. Bank	03/28/2024	Bank Draft	0.00	8,364.14	DFT0000224
PAYR-PA SCDU	PA SCDU	03/28/2024	Bank Draft	0.00	530.77	DFT0000225
PAYR-401	Empower Retirement	03/28/2024	Bank Draft	0.00	18,699.15	DFT0000226
PAYR-457	Empower Retirement	03/28/2024	Bank Draft	0.00	19,847.70	DFT0000227
PAYR-PHILA	City of Philadelphia	03/28/2024	Bank Draft	0.00	290.30	DFT0000228
PAYR-SITW	State of Pennsylvania	03/28/2024	Bank Draft	0.00	11,122.74	DFT0000229
PAYR-457	Empower Retirement	03/28/2024	Bank Draft	0.00	22.40	DFT0000231
PAYR-SITW	State of Pennsylvania	03/28/2024	Bank Draft	0.00	17.19	DFT0000232
PAYR-457	Empower Retirement	03/28/2024	Bank Draft	0.00	13.55	DFT0000234
PAYR-SITW	State of Pennsylvania	03/28/2024	Bank Draft	0.00	10.40	DFT0000235
PAYR-EIT	HAB-EIT	04/05/2024	Bank Draft	0.00	28,030.44	DFT0000237
PAYR-LST	HAB-LST	04/05/2024	Bank Draft	0.00	1,648.00	DFT0000238
PAYR-FITW	United States Treasury	04/03/2024	Bank Draft	0.00	1,913.64	DFT0000239
PAYR-PA UC	PA Unemployment Compensation Fund	04/03/2024	Bank Draft	0.00	1,823.20	DFT0000240

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	296	142	0.00	769,778.31
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	15	15	0.00	93,729.62
EFT's	0	0	0.00	0.00
	<b>311</b>	<b>160</b>	<b>0.00</b>	<b>863,507.93</b>

### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	296	142	0.00	769,778.31
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	15	15	0.00	93,729.62
EFT's	0	0	0.00	0.00
	<b>311</b>	<b>160</b>	<b>0.00</b>	<b>863,507.93</b>

### Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	3/2024	76,714.86
99	Claim on Pooled Cash	4/2024	786,793.07
			<b>863,507.93</b>

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #06c

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**SUBJECT:** Ratification of Real Estate Tax Appeal Settlement – 140 Domorah Drive  
**MEETING DATE:** April 8, 2024  
**BOARD LIAISON:** Audrey R. Ware  
**INITIATED BY:** Brian Shapiro, Director of Finance

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**BACKGROUND:**

The School District filed an appeal for the property tax related to 140 Domorah Drive (TMP 46-00-00796-53-5) for the 2024 tax year. On October 23, 2023, after the School District presented information to the Board of Assessment Appeals (“BOAA”) the BOAA issued a “Notice of No Change in Assessment” determination. The School District thereafter filed an appeal to the Court of Common Pleas. The proposed settlement negotiated between the School District and the Taxpayer is a fair market value of \$3,800,000.00 for Tax Year 2024. Applying the applicable Common Level Ratio, the assessed value would become \$1,349,000.00, resulting in an increase of the assessed value of \$277,250.00 for Tax Year 2024.

**BUDGET IMPACT:**

Based on the proposed settlement, should the Township agree to the settlement, the Taxpayer will owe an additional \$815.12 for the 2024 Tax Year. The assessed value of the Property will increase by \$277,250.00 for the 2024 Tax Year.

**RECOMMENDATION:**

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

**MOTION/RESOLUTION:**

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #06d

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SUBJECT: Ratification of Real Estate Tax Appeal Settlement – 749 Bethlehem Pike  
MEETING DATE: April 8, 2024  
BOARD LIAISON: Audrey R. Ware  
INITIATED BY: Brian Shapiro, Director of Finance

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**BACKGROUND:**

The School District filed an appeal for the property tax related to 749 Bethlehem Pike (TMP 46-00-00175-00-4) for the 2023 tax year, which Kwik Marts LLC owns. On November 2, 2022, after the School District presented information to the Board of Assessment Appeals (“BOAA”) the BOAA issued a “Notice of No Change in Assessment” determination. The School District thereafter filed an appeal to the Court of Common Pleas.

The proposed settlement negotiated between the School District and the Taxpayer is a fair market value of \$1,300,000.00 for Tax Year 2023. Applying the applicable Common Level Ratio, the assessed value would become \$514,800.00, resulting in an increase of the assessed value of \$275,460.00 for 2023.

For Tax Year 2024, the fair market value will become \$1,300,000.00. Applying the applicable Common Level Ratio, the assessed value would become \$461,500.00, resulting in an increase of the assessed value of \$222,160.00 for 2024.

**BUDGET IMPACT:**

Based on the proposed settlement, should the Township agree to the settlement, the Taxpayer will owe an additional \$685.90 for the 2023 Tax Year. The assessed value of the Property will increase by \$275,460 for the 2024 Tax Year.

**RECOMMENDATION:**

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

**MOTION/RESOLUTION:**

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #7

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**SUBJECT:** Consider Adoption of Amendments to Zoning Ordinance, Chapter 230  
**MEETING DATE:** April 8, 2024  
**BOARD LIAISON:** Candyce Fluehr Chimera, Chair  
**INITIATED BY:** Marianne McConnell, Director of Planning & Zoning

---

**BACKGROUND:**

Staff is requesting the Board of Supervisors adopt proposed amendments to the Montgomery Township Zoning Code, Chapter 230, to create provisions for “Standby Generators”; to revise the definition and provisions for “Special Events”; to create separate provisions for “Temporary Outdoor Sales”; to permit changeable copy signs for institutional uses located in residential districts and amend the copy change rate; to create provisions for “Menu/Drive-Through Signs”; and to prohibit storage above ground or partially above ground of inflammable or explosives materials in excess of 550 gallons.

Township staff, consultants, and Montgomery County have had the opportunity to review the details of the proposed text amendments.

During their September 23, 2023 and February 15, 2024 meetings, the Planning Commission unanimously recommended the Board of Supervisors authorize the advertisement and subsequent adoption of the proposed ordinances as presented.

The Board previously authorized advertisement of the proposed ordinance during their February 24<sup>th</sup> meeting.

**RECOMMENDATION:**

Staff recommends that the Board of Supervisors adopt the proposed ordinance to amend Chapter 230 of the Code of Montgomery Township as presented.

**MOTION/RESOLUTION:**

**Motion** to adopt proposed Ordinance #24-339 to amend Chapter 230 of the Code of Montgomery Township as presented.

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

**ORDINANCE NO. 24-339**

**MONTGOMERY TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP ZONING CODE, CHAPTER 230, TO CREATE PROVISIONS FOR “STANDBY GENERATORS”; TO REVISE THE DEFINITION AND PROVISIONS FOR “SPECIAL EVENTS”; TO CREATE SEPARATE PROVISIONS FOR “TEMPORARY OUTDOOR SALES”; TO PERMIT CHANGEABLE-COPY SIGNS FOR INSTITUTIONAL USES LOCATED IN RESIDENTIAL DISTRICTS AND AMEND THE COPY CHANGE RATE; TO CREATE PROVISIONS FOR MENU/DRIVE-THROUGH SIGNS; AND TO PROHIBIT STORAGE ABOVE GROUND OR PARTIALLY ABOVE GROUND OF INFLAMMABLE OR EXPLOSIVE MATERIALS IN EXCESS OF 550 GALLONS**

**WHEREAS**, the Pennsylvania Second Class Township Code and the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.*, authorizes the Board of Supervisors of Montgomery Township (“Board”) to make, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care and control of Montgomery Township (“Township”) and the maintenance of peace, good government, health and welfare of the Township and its citizens;

**WHEREAS**, the Board desires to amend the Township Zoning Code, Chapter 230, to make comprehensive changes throughout to better maintain the peace, good government, health and welfare of the Township and its citizens;

**WHEREAS**, the Board of Supervisors of Montgomery Township has determined that it is in the best interest of Montgomery Township to create new provisions for Menu/Drive-Through Signs; and

**WHEREAS**, the Board of Supervisors of Montgomery Township has determined that it is in the best interests of the residents of Montgomery Township to create new provisions for Standby Generators;

**WHEREAS**, the Board of Supervisors of Montgomery Township has determined that it is in the best interest of the residents of Montgomery Township to create new provisions for Temporary Outdoor Sales, and to amend provisions for Special Events and Changeable-Copy Signs; and

**WHEREAS**, the Board of Supervisors of Montgomery Township has determined that it is in the best interests of the residents of Montgomery Township to prohibit storage above ground or partially above ground of inflammable or explosive materials in excess of 550 gallons.

**WHEREAS**, the Board has met the procedural requirements of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including advertising, submission to the planning commissions, and holding a public hearing; and

**WHEREAS**, the Board, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents and guests of the Township will be served by this amendment of the Montgomery Township Zoning Code as set forth below;

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Supervisors of the Montgomery Township, Montgomery County, Pennsylvania, it is hereby enacted and ordained by the authority of same, as follows:

**I. Code Amendment.**

**A. Chapter 230, Zoning, Section 230-123.A, shall be amended to add the following term under “TYPES OF SIGNS”:**

230-123.A        Menu/Drive-Through Sign – a wall or freestanding sign that lists the foods or other products available at drive-through facilities.

**B. Chapter 230, Section 230-127.A, shall be amended to add the following:**

230-127.A.12    Menu/drive-through sign. Menu signs for drive-through establishments are permitted, provided that a maximum of two such signs shall be permitted per drive-through, and:

- (a) A menu sign shall not exceed a height of six feet and shall not exceed an area of 24 square feet.
- (b) In no case shall a menu sign be located in such a way as to cause a safety hazard.
- (c) A menu sign shall not be located where it causes vehicles to stack onto a public right-of-way.
- (d) A menu sign may be equipped with communication and/or point-of-sale equipment.
- (e) The display area of the menu sign shall not face a street.

**C. Chapter 230, Section 230-156, shall be amended to add the following:**

- 230-156.7 Requirements for standby (whole-home) generators. Standby generators. Standby generators, used only on a temporary emergency basis, are permitted in all zoning districts as an accessory use provided that:
- A. The generator must be installed on an approved pad.
  - B. Generators shall be installed per the Manufacturer's Installation Instructions and must be rated by the manufacturer for the installed proximity to a dwelling or primary structure.
  - C. Generators shall be set back behind the front line of the principal structure. For corner lots, the front line of the principal building shall be determined along both street frontages regardless of orientation of the structure.
  - D. Generators shall be located a minimum of three (3) feet from side and rear proper lines in residential districts. In all non-residential districts, generators shall only be installed within the required building envelope and meet all setback requirements of the principal use.
  - E. Any generators whose dimensions exceed 4'x4'x4' shall only be installed within the required building envelope and meet all setback requirements of the principal use.

**D. Chapter 230, Section 230-5, shall be amended to revise the following term:**

Special Event – A temporary event held indoors or outdoors on private or public property that may significantly impact the property, normal vehicular and pedestrian traffic, and/or the safety of citizens and visitors, and/or extends beyond the normal use(s) or standards allowed by Chapter 230, Zoning. A special event shall not include temporary outdoor sales associated with a principal use located on the event site. Temporary outdoor sales part of, and accessory to, existing registered retail businesses in the Township shall comply with §230-132.1.

**E. Chapter 230, Section 126.B(1)(i), shall be amended to read as follows:**

- 230-126.B(1)(i) Signs for a school, church, hospital, sanitarium or other institutions of a similar nature, on the same lot therewith, for the purpose of displaying the name of the institution, provided that the area on one face of the sign shall not exceed 24 square feet, and provided that not more than one sign shall be erected on any one street frontage of any property. On-premise signs for such uses are permitted to be changeable-copy signs, provided that said sign copy is not altered at a rate greater than once per 20 seconds, and the changeable-copy sign area is limited to 16 square feet with a non-changeable background area. Additionally, such signs shall not flash, scroll, fade, revolve, move, or have intermittent lighting or movable characters or animated parts.

**F. Chapter 230, Section 127.A(1)(a)[1], shall be amended to read as follows:**

230-127.A(1)(a)[1] Changeable-copy signs, provided that said sign copy is not altered at a rate greater than once per 20 seconds, and the changeable-copy sign area is limited to 16 square feet with non-changeable background area. Additionally, such signs shall not flash, scroll, fade, revolve, move, or have intermittent lighting or moveable characters or animated parts.

**G. Chapter 230, Section 230-132, shall be amended to read as follows:**

230-132 Special events.

- A. A special event is a temporary event which may significantly impact public or private property, extend beyond the normal use or standards allowed by Chapter 230, Zoning, and exceed normal vehicular and pedestrian traffic. It may require the need for services of the Township's Police and Fire Departments. Such events include, but are not limited to, entertainment, amusement, cultural recognition, sporting events, arts and crafts or trade shows, special seasonal events, special automobile sales/shows, fund-raising events and grand openings or other similar activities. Indoor special events in the RS District require a permit but are not limited by the number of events per year.
- B. Displays and/or demonstrations held by police or emergency service organizations, Township-sponsored or recognized events when conducted on Township-owned property and customary company picnics are exempt unless a tent(s) or temporary structure(s) is erected.
- C. It is the purpose of this policy to provide for the issuance of a special event permit to regulate events on public streets and outdoor use of private and public property of the Township or events that impact the public health, safety, and welfare of the residents and visitors of the Township and to provide for standardized fees, charges and procedures required to administer the permit process, which may be changed from time to time by resolution.
- D. Activities may not inhibit or block safe access by emergency responders or adversely impact access and parking required to adequately serve the facility. Proposed activities may not violate uses permitted in Chapter 230, Zoning, which regulate the subject property.
- E. Permits for special events shall be limited to no more than six times per calendar year. Each permit may not exceed seven days per event. Permits are not nontransferable.
- F. Activities such as hot air ballooning, skydiving events, hang gliding, bungee jumping, etc. are not permitted unless the Zoning Hearing Board approves such activities by special exception. Fireworks displays, unless sponsored by the Township, are prohibited.

**G. The following requirements must be met prior to the issuance of a special event permit.**

- (1) A site plan clearly outlining the property and the proposed area where event shall occur must be submitted for review.
- (2) Any other required permits shall be obtained if lighting, temporary construction or sanitary facilities are proposed.
- (3) All signs must be approved prior to the issuance of the permit.
- (4) Liability insurance is required for events that are held on Township property. A copy of the insurance certificate must be submitted with the policy naming Montgomery Township as an "additional insured."
- (5) For applications that include amplified music, the applicant must submit supplemental information regarding noise. No music shall be permitted between the hours of 10:00 p.m. and 7:00 a.m.
- (6) If food or beverage are included in the event, provisions for appropriate recycling/trash containers must be provided. Montgomery County Health Department approval may also be required.
- (7) If the event includes a tent or temporary structure, a building permit may be required prior to issuance of the permit.
- (8) A detailed statement setting forth, to the satisfaction of the Township, the safety and traffic control measures being taken to protect the public at large while such activity is being conducted.
- (9) Upon compliance with the required items above, a permit may be issued.

**H. Chapter 230, Section 230-132, shall be amended to add the following:**

230-132.1 Temporary outdoor sales.

- A. Outdoor sales shall be permitted as part of an accessory to existing registered retail businesses in the Township.
- B. Permits for temporary outdoor sales shall be limited to no more than six times per calendar year. Each permit may not exceed seven days per sale. Permits are not nontransferable.
- C. The outdoor area devoted to temporary outdoor sales shall not exceed ten (10) percent of the ground floor area of the principal retail establishment.
- D. All applications for outdoor sales must demonstrate that the principal use on the lot will continue to meet all parking requirements during the periods for such sales,

there will be no impact upon circulation (both vehicular and pedestrian), and there will be no significant increase in lighting and noise.

**I. Chapter 230, Zoning, Section 230-150.A, shall be amended to add the state the following under "Prohibited uses":**

230-150. Prohibited uses.

The following uses shall be prohibited in any district in this Township:

- A. The storage above ground or partially above ground of any inflammable or explosive materials in excess of 550 gallons.

**SECTION II. Severability.** The terms, conditions and provisions of this Ordinance are hereby declared to be severable, and, should any portion, part, or provision of this Ordinance 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 Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Ordinance, and the remainder of the Ordinance shall remain in force.

**SECTION III. 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 IV. Effective Date.** This Ordinance shall become effective upon enactment as provided by law.

**SECTION V. Failure to Enforce Not a Waiver.** The failure of Montgomery Township to enforce or delay enforcement of any provision of this Ordinance shall not constitute a waiver by Montgomery Township of its rights to future enforcement hereunder.

**ORDAINED AND ENACTED** by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

**ATTEST:**

**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

By: \_\_\_\_\_  
Carolyn McCreary, Township Secretary

By: \_\_\_\_\_  
Candyce Chimera, Chair  
Montgomery Township Board of Supervisors

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR  
NEIL K. MAKHIJA, VICE CHAIR  
THOMAS DIBELLO, COMMISSIONER

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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO BOX 311  
NORRISTOWN, PA 19404-0311

610-278-3722  
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SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

March 18, 2024

Ms. Marianne McConnell, Assistant Director of Planning & Zoning  
Montgomery Township  
1001 Stump Road  
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #24-0053-001  
Proposal Name: Zoning Text Amendment 24-339  
Montgomery Township

Dear Ms. McConnell:

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 March 6, 2024. We forward this letter as a report of our review.

## BACKGROUND

Montgomery Township has submitted a zoning text amendment covering a number of minor additions and changes to various sections of the code. Nine separate amendments are proposed:

- Add "menu/drive-through sign" to the list of Types of Signs in Section 230-123.A
- Provide provisions for size and placement of menu/drive-through signs in Section 230-127.A.12
- Provide provisions for placement of standby (whole-home) electric generators in Section 230-156.7
- Add a clause to the definition of "Special Event" in Section 230-5 to note that special events shall not include temporary outdoor sales associated with a principal use located on the event site
- Add a provision to permit changeable-copy signs (with restrictions) in Section 230-126.B(1)(i) (for residential districts)
- Requiring that changeable-copy signs in commercial and industrial districts shall not flash, scroll, fade, revolve, move or have intermittent lighting in Section 230-127.A(1)(a)[1]
- Modify Section 230-132 on special events to:
  - Remove permit provisions for Regional Shopping Center indoor special events in Section C
  - Remove the special exception requirement for "carnivals, circuses, festivals, [and] fairs" in Section F
  - Remove the requirement for a temporary business license in Section G(2)
  - Remove the requirement for temporary sales licenses in Section G(7)
  - Add Section G(8) regarding providing a statement on safety and traffic control measures
- Adding a new Section 230-132.1 on temporary outdoor sales, permitting them as an accessory to existing retail businesses on up to 10% of the ground floor area of the existing establishment, following the same time limits as regular special events, and requiring no impacts on parking provisions or circulation



- Removing the possibility for a special exception for above ground storage tanks of explosive materials greater than 550 gallons in Section 230-150.A

## COMPREHENSIVE PLAN COMPLIANCE

While these types of zoning text amendments covering several disparate topics are not explicitly discussed in either the county's comprehensive plan or the township's comprehensive plan, each document encourages continual refinement and improvement of how a municipality establishes its own regulations. We believe that this amendment is generally in the spirit of both comprehensive plans.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the municipality may wish to consider prior to zoning amendment adoption. Our comments are as follows:

## REVIEW COMMENTS

### MENU/DRIVE-THROUGH SIGN COMMENTS

- A. The proposed definition of "Menu/Drive-Through Sign" is content based ("... sign that lists the foods or other products...") which the MCPC recommends avoiding based on interpretations of recent case law, but we always defer to local legal guidance and preference. Our model sign ordinance avoids the content issue by allowing an additional freestanding sign for drive-through properties where the additional sign is tied to the land use and the content on the additional sign is not restricted.
- B. We have several notes of clarification that the municipality may wish to consider:
  - a. Section 230-127.A.12 notes that "two such signs shall be permitted per drive-through", but it is unclear as to whether this is referring to drive-through lanes or drive-through windows. Certain restaurants offer multiple lanes to collect orders but only have one pick-up window. The signage likely should be connected to the number of drive-through lanes.
  - b. Section 230-127.A.12(c) notes that menu signs should not be located where it would cause vehicles to stack onto a public right-of-way; we would encourage this to be better connected with the stacking requirements already present in the zoning code based on number of vehicles.
  - c. The Township may want to consider specifying what types of illumination are permitted for menu and drive-through lane signs. Are digital displays officially permitted?
  - d. A maximum area of 24 square feet for an individual sign seems small, though we note that the code allows for two such signs for a total of 48 square feet. Our model allows 50 square feet of sign area in total.

### CHANGEABLE COPY SIGN COMMENTS

- A. The township's definition of "changeable copy" appears to include both manual and digital displays. We are unsure about the request for amending Section 230-126(B)(1)(i) as the current text states that these

signs are meant to be “for the purpose of displaying the name of the institution”, which should not require any sort of changeable copy. At this point, the Township should consider additional distinctions between manual and digital displays with regards to changeable copy standards, as digital displays (also known as electronic message centers in our model ordinance) permit additional information to be shared beyond the name of the institution.

- B. References should also be made to Section 230-246 for code compliance requirements, especially with regards to subsection D regarding brightness and malfunction screens.
- C. Our model ordinance recommends tying a digital message duration to the speed limit of the road on which the sign fronts. The slower cars are moving in front of the sign, the longer the message duration should be with the idea being that a driver should only see one message or message change in the time from when they first see the sign to when they pass the sign, so that the sign does not appear to be flashing at them or causing a distraction. That said, 20 seconds seems like a reasonable and conservative time frame to apply in different contexts. The model recommends a bare minimum of 8 seconds – 20 seconds would be the equivalent of a sign along a road with a 35 MPH speed limit that becomes visible to drivers at a distance of 1,000 feet from the sign.

## 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 mixed use 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, AICP  
Transportation Planning Assistant Manager  
[mpopek@montcopa.org](mailto:mpopek@montcopa.org) - 610-278-3730

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

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

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SUBJECT: Village Shopping Center - Approval of Sewage Facilities Planning Module to Pennsylvania Department of Environmental Protection  
MEETING DATE: April 8, 2024  
BOARD LIAISON:  
INITIATED BY:

---

BACKGROUND:

At the March 25 public meeting, the Board of Supervisors voted to table this matter.

Gilmore & Associates subsequently reviewed the data provided by the applicant's engineer relating to concerns expressed about the EDU calculations and the capacity of the private treatment plant.

This application is for the proposed mixed-use complex at 511-521 Stump Road. This plan proposes to connect to the existing privately owned Montgomery Sewer Company Inc. Orchard Development STP for treatment and disposal.

*The planning module will be reviewed by PaDEP for compliance before their approval. If they have any issues or concerns they will notify the applicant and advise the Township. The applicant will still need to come before the Board of Supervisors for land development approval.*

RECOMMENDATION:

Staff recommends the Board of Supervisors adopt the resolution and authorize the Township Manager to execute the necessary documents for submission to PADEP.

MOTION/RESOLUTION:

**Motion** to adopt Resolution No. 2024-07, Plan Revision for New Land Development relating to the Village Shopping Center.

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

## Carolyn McCreary

---

**From:** Jim Dougherty <JDOUGHERTY@gilmore-assoc.com>  
**Sent:** Thursday, March 28, 2024 2:00 PM  
**To:** Carolyn McCreary  
**Cc:**  
**Subject:** RE: Village Shopping Center - Treatment Capacity

Carolyn,

We looked over the data Fred sent over.

Fred provided a year of monitoring data. The data looks reasonable. We have no reason to argue the monitoring reports. They indicate that the annual average flow is 68,667 gpd and the three consecutive monthly flow is 75,667 gpd.

Per the Act 537 Plan, the Orchard WWTP has a maximum monthly flow capacity of 110,000 gpd and is a 150,000 gpd NPDES rated facility.

Using the more conservative flow and capacity values, there is about 34,000 gpd not utilized (110,000 – 76,000).

Ebert used 125 gpd per apartment for the proposed development. With 25 DU, this equates to 3,125 gpd. Using a more typical 250 gpd results in 6,250 gpd. On the conservative side, neither considers existing EDUs that would be converted from their current use to new residential uses.

It appears that the Orchard WWTP has adequate capacity with the projected flow from the proposed development being well below the available capacity.

Ultimately, this may come down to what PADEP requires. The 537 Plan includes that the Orchard WWTP is intended to not be phased out to the MTMSA WWTP unless directed by PADEP.

### **6.4 Five and Ten Year Planning Map**

**Figure IV-6 (revised) presents the revised Five and Ten Year Planning Horizon areas. Thus it is anticipated but not required that sanitary sewer service will be available to the study area within the ten year horizon. The construction of any conveyance system, with a few exceptions, is dependent upon the developer to design and construct under design review/observation/inspection by the MTMSA through agreements with the developers. The Orchard WWTP services the Orchard development and is intended to remain a self-contained area for its sewerage services unless directed by the Pennsylvania Department of Environmental Protection to phase its flows into the Eureka WWTP for treatment upon completion of the plant expansion.**

Let us know if you have any questions or need anything else.

Thanks,  
Jim



## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Montgomery  
(TOWNSHIP) (BOROUGH) (CITY), Montgomery COUNTY, PENNSYLVANIA (hereinafter "the municipality").

**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** Oxford Land Development land developer has proposed the development of a parcel of land identified as

The Village name of subdivision, and described in the attached Sewage Facilities Planning Module, and

proposes that such subdivision be served by: (check all that apply),  sewer tap-ins,  sewer extension,  new treatment facility,  individual onlot systems,  community onlot systems,  spray irrigation,  retaining tanks,  other, (please specify).

**WHEREAS**, Montgomery Township municipality finds that the subdivision described in the attached

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of Montgomery hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary, Montgomery  
(Signature)

Township Board of Supervisors (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the Township (~~Borough~~) (~~City~~) Resolution # 2024-07, adopted, April 8, 2024.

Municipal Address:

Montgomery Township  
1001 Stump Road  
Montgomery, PA 18936  
Telephone 215-393-6900

Seal of  
Governing Body

**ACT 537 OFFICIAL PLAN REVISION**  
**FOR**  
**MONTGOMERY TOWNSHIP**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

**DECEMBER 1995**  
**REVISED JULY 1997**  
**ADOPTED SEPTEMBER 22, 1997**

**VOLUME I**

**PREPARED BY**

**R.F. PRESTON ENGINEERING, INC.**  
**831 DeKALB PIKE**  
**BLUE BELL, PA 19422**  
**(610) 275-7560**

### III. EXISTING SEWAGE FACILITIES IN THE PLANNING AREA

#### Reserve Capacity

As stated above, there is no reserve capacity and all capacity is fully allocated.

#### Industrial Waste Flow

There are no industrial waste flows into this facility.

#### 2.5 Orchard Wastewater Treatment Plant

##### 2.5.1 Location and Ownership

The Orchard Wastewater Treatment Plant is located, as seen on Figure III-2, off Horsham Road near Stayman Drive and Stump Road. The Orchard WWTP is a 150,000 gpd privately owned and operated facility which was constructed in 1986. The Orchard WWTP was constructed by the Hassan Builders, Inc. and designed to service approximately 396 homes and some commercial development located in Basin C.

##### Point of Discharge

The Orchard WWTP discharges its effluent into Little Neshaminy Creek.

##### NPDES Permit

The effluent discharge requirements are established by Permit No. PA0052094.

##### 2.5.2 Process

The plant includes a raw sewage grinder (comminutor) into a fermentation tank. The fermentation tank provides an anaerobic condition to promote phosphorus removal. The flow then passes into aeration tanks for nitrification. After nitrification, the sewage enters the second-stage anoxic tank for residual  $\text{NO}_x\text{-N}$  removal or denitrification. It then passes into the reaeration tank for DO addition in order to meet effluent limits. Clarifiers are provided for suspended solids removal and sludge return back into the system. The flow from the clarifiers enters the chlorine contact tanks before being discharged.

##### Capacity and Performance

The treatment plant is designed for 0.15 mgd. There are 396 EDUs in The Orchard wastewater system. The plant service is limited

### III. EXISTING SEWAGE FACILITIES IN THE PLANNING AREA

to the Orchard development, and some commercial development located within the development. The plant is limited by PUC and PA DEP regulations to a maximum of 425 EDU's.

#### 2.5.3 Operation and Maintenance

In 1988 the Montgomery Township Board of Supervisors (MTBOS) and the MTMSA signed a court settlement allowing this facility to be operated indefinitely under the regulations of the Public Utility Commission (PUC) and of the PA DEP up to a maximum of 425 EDUs.

Total responsibility for operation, maintenance and control of the Orchard WWTP rests with the PUC, PA DEP and owner/operator, Montgomery Sewer Company. See Appendix B, Table B-4 for available NPDES effluent data.

#### 2.5.4 Upgrading

There are no known plans to upgrade The Orchard WWTP in the near future.

#### Reserve Capacity

The Orchard Wastewater Treatment Plant has reached its design capacity of 150,000 gpd and all capacity has been allocated.

The Montgomery Township Board of Supervisors intends that this development continue to be self-contained and utilize its wastewater treatment plant.

#### Industrial Waste Flow

There are no industrial flows into this facility.

### 2.6 Mallard Pond Wastewater Treatment Plant

#### 2.6.1 Location and Ownership

The Mallard Pond Wastewater Treatment Plant was located off Kenas Road, between Horsham Road and County Line Road, as shown in Figure III-2. The treatment plant was owned by the Cutler Group.

#### Point of Discharge

The plant discharged to Little Neshaminy Creek.

#### 2.6.2 Capacity and Performance

**SENT VIA ELECTRONIC MAIL ONLY**

June 8, 2023

Ms. Sabrena Johnson  
Ebert Engineering, Inc.  
4397 Skippack Pike  
P.O. Box 540  
Skippack, PA 19474

Re: Checklist Letter – Component 3 Planning Module  
The Village  
DEP Code No. 1-46940-412-3  
Montgomery Township  
Montgomery County

Dear Ms. Johnson:

In response to the application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (“DEP”) as a complete module packet for the proposed development. The project proposes the conversion of two existing office buildings to apartments and the construction of a third building that will contain apartments and commercial space. The project will be served by sewers. The project is located at 511-521 Stump Road in Montgomery Township, Montgomery County on Tax Parcel 46-00-03482-00-9.

*This project proposes a connection to a private sewage treatment plant. As such, Section O must be completed in its entirety. The project sponsor should refer to the instructions in the Component 3 Planning Module to ensure that all the information required is submitted to DEP.*

Sewage Facilities Planning Module forms are available online at [www.dep.pa.gov](http://www.dep.pa.gov). At the top of the page, select *Businesses*, then *Water*. On the right-side of the page, select the following: *Bureau of Clean Water; Wastewater Management; Act 537*; and *Sewage Facilities Planning*. Select the appropriate forms from the center of the page.

Please select the following forms for this project and enter the above referenced DEP Code Number on the first page of each form:

Sewage Facilities Planning Module Transmittal Letter, Form 3850-FM-BCW0355

Sewage Facilities Planning Module Resolution, Form 3850-FM-BCW0356

Sewage Facilities Planning Module Component 3, Form 3800-FM-BPNPSM0353

- Instructions
- Form

Sewage Facilities Planning Module Component 4

- 4A-Municipal Planning Agency Review, Form 3850-FM-BCW0362A
- 4B-County Planning Agency Review, Form 3850-FM-BCW0362B
- 4C-County or Joint Health Department Review, Form 3850-FM-BCW0362C

Please submit the completed planning modules and supporting information to the municipality or municipalities in which the project is located. DEP must receive 1 electronic copy of the completed planning module. Instructions for electronic document submittal through the DEP OnBase Electronic Upload Form can be found on the DEP website at <https://www.dep.pa.gov/DataandTools/Pages/Application-Form-Upload.aspx>. Please send a copy of the confirmation e-mail to Stefanie Rittenhouse-Loughery at [SteRittenh@pa.gov](mailto:SteRittenh@pa.gov).

Please answer all questions within the planning module. Do not simply answer "N/A" or "Not Applicable". If you feel a question does not apply, explain all reasons to support that answer. For this project, Section J must be completed.

Please pay careful attention to the public notification requirements in the planning module forms, the instructions for completing the planning modules, and Chapter 71, Section 71.53. Be advised that Section 71.53(d)(6) and Item 10 in Section P of Component 3 requires public notification when the proposal involves one or more of the following:

1. The project is inconsistent with Chapter 94 municipal wasteload management plans submitted to DEP.
2. The project proposes a point source discharge into high quality or exceptional value waters.
3. Potential conflicts have been identified by the Pennsylvania Natural Diversity Inventory and are not resolved by the appropriate agency. Please note that publication is required even if a mitigation plan is in place.
4. Potential conflicts with historical resources have been identified by the Pennsylvania Historical and Museum Commission.
5. The project proposes sewage facilities that will encroach on wetlands.
6. The applicant, the municipality, or one of the reviewing agencies has identified conflicts with prime agricultural land policies.
7. The project has conflicts with municipal or county comprehensive plans.

Please refer to the Standard Operating Procedures (SOP) that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the DEP website at <http://www.dep.pa.gov/Business/ProgramIntegration/DecisionGuarantee/Pages/StandardOperatingProcedures.aspx>. Consistent with the SOP, DEP may disapprove an administratively incomplete planning module submission. Please use the checklist provided in this letter below to guide both you and the municipality in providing an administratively complete planning module submission to DEP for review.

A copy of this letter should be attached to the planning module when submitted through the municipality to DEP. This letter is to be used by the applicant (or the applicant's authorized representative) as a checklist and guide to completing the planning modules and does not supersede the

rules and regulations found in Chapter 71. The municipality must submit a complete module package. (See end of letter for applicant and municipal certification statements).

**Upon review of the planning module, DEP will calculate the required review fee and send an invoice to the developer. Please do not submit checks for the module review fee prior to receiving an invoice.**

**On March 31, 2023, the United States Fish & Wildlife Service (“USFWS”) issued a final rule to reclassify the federal listing of the Northern Long-Eared Bat as an Endangered Species under the Endangered Species Act. To ensure your project considers potential impacts to this federally listed species, all PNDI receipts and clearance letters from USFWS, if applicable, must be dated after March 31, 2023.**

In all cases, address the immediate and long-range sewage disposal needs of the proposal and comply with 25 Pa. Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

If you have any questions concerning the information required, please contact me at 484.250.5186.

Sincerely,



Stefanie Rittenhouse-Loughery  
Sewage Planning Specialist 2  
Clean Water

cc: Montgomery County Health Department  
Montgomery County Planning Commission  
Montgomery County Conservation District  
Oxford Land Development  
Montgomery Township  
MTMSA  
Planning Section

Applicant Checklist (✓ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
<b>DEP Checklist Letter</b>		
✓	DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included	
✓	DEP checklist letter certification statement completed and signed	
<b>Transmittal Letter (Form 3800-FM-BPNPSM0355)</b>		
✓	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
✓	Transmittal Letter is signed by the municipal secretary	
<b>Resolution of Adoption (Form 3800-FM-BPNPSM0356)</b>		
✓	Resolution of Adoption is attached and completed	
✓	Resolution of Adoption is signed by the municipal secretary	
✓	Resolution of Adoption has a visible municipal seal	
<b>Component 4A - Municipal Planning Agency Review (Form 3800-FM-BPNPSM0362A)</b>		
✓	Component 4A is attached, completed and signed	
	Municipal Responses to Component 4A comments are included	
<b>Component 4B – County Planning Agency Review (Form 3800-FM-BPNPSM0362B)</b>		
	Component 4B is attached, completed and signed	
	Municipal Responses to Component 4B comments are included	
<b>Component 4C – County or Joint Health Department Review (Form 3800-FM-BPNPSM0362C)</b>		
	Component 4C is attached, completed and signed	
	Municipal Responses to Component 4C comments are included	
<b>Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)</b>		
<i>Section A: Project Information</i>		
✓	Section A.1. The Project Name is completed	
✓	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
✓	Client Information is completed	
<i>Section C: Site Information</i>		
✓	Site Information is completed	
✓	A copy of the 7.5 minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	
<i>Section D: Project Consultant Information</i>		
✓	Project Consultant Information is completed	
<i>Section E: Availability of Drinking Water Supply</i>		
✓	The appropriate box is checked in Section E	
✓	For existing public water supplies, the name of the company is provided	
	For public water supplies, the certification letter from the public water company is attached	

<i>Section F: Project Narrative</i>		
✓	The Project Narrative is attached	
✓	All information required in the module directions has been addressed	
<i>Section G: Proposed Wastewater Disposal Facilities</i>		
✓	Section G.1.a. The collection system boxes are checked	
✓	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
✓	Section G.1.b. The questions on the collection system are completed	
✓	Section G.2.a. The appropriate treatment facility box is checked	
✓	For existing treatment facilities, the name is provided	
✓	For existing treatment facilities, the NPDES permit number is provided	
✓	For existing treatment facilities, the CSL permit number is provided	
	For new treatment facilities, the discharge location is provided	
✓	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
✓	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
✓	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
	Copies of easement(s) or right-of-way(s) are attached	
✓	Section G.4. The boxes are checked regarding Wetland Protection	
✓	Section G.5. The boxes are checked regarding Primary Agricultural Land	
✓	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
✓	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	
✓	A return receipt for its submission to the PHMC is attached	
✓	The PHMC review letter is attached	
✓	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
✓	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	
✓	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	

	A completed PNDI Large Project Form (PNDI Form) (Form 8100-FM-FR0161) is attached with all supplemental materials and DEP is requested to complete the search.	
<i>Section H: Alternative Sewage Facilities Analysis</i>		
✓	The Alternative Sewage Facilities Analysis is attached	
✓	All information required in the module directions has been addressed	
<i>Section I: Compliance with Water Quality Standards and Effluent Limitations</i>		
N/A	The box is checked regarding Waters Designated for Special Protection	
	The Social or Economic Justification is attached	
	The box is checked regarding Pennsylvania Waters Designated As Impaired	
	The box is checked regarding Interstate and International Waters	
	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	
<i>Section J: Chapter 94 Consistency Determination</i>		
N/A	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
	Section J.1. The Project Flows are provided	
	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
	Section J.3.b. The Collection System information is completed, signed and dated	
	Section J.3.b. The Conveyance System information is completed, signed and dated	
	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
	Section J.4.b. The Treatment Facility information is completed, signed and dated	
	The Permittee of the wastewater treatment facility has submitted a Chapter 94 Wasteload Management Report, which includes the information for the collection and conveyance system to serve this project	
	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	

✓	A letter from the permittee, which grants allocations to the project consistent with the CAP, and a copy of the connection management plan has been submitted	
✓	Letter indicating the treatment plant is an interim regional treatment facility is attached	
<i>Section K: Treatment and Disposal Options</i>		
N/A	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
<i>Section L: Permeability Testing</i>		
N/A	The Permeability Testing information is attached	
<i>Section M: Preliminary Hydrogeologic Study</i>		
N/A	The Preliminary Hydrogeologic Study is attached	
N/A	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section N: Detailed Hydrogeologic Study</i>		
N/A	The Detailed Hydrogeologic Study is attached	
N/A	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
✓	Section O.1. The box is checked indicating municipal or private facilities	
	If municipal, the remainder of Section O is not applicable	
	If private, the required analysis and evaluation of sewage management options is attached	
✓	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
✓	Section O.3. The Project Flows for the private facilities are provided	
✓	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
✓	Section O.4.b. The private Collection System information is completed, signed and dated	
✓	Section O.4.c. The private Conveyance System information is completed, signed and dated	
✓	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
✓	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
✓	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
N/A	All Public Notification boxes in this section are checked	
✓	The public notice is attached, if public notification is necessary	

	All comments received as a result of the notice are attached	
	The municipal responses to these comments are attached	
	The box is checked indicating that no comments were received, if valid	
<i>Section Q: False Swearing Statements</i>		
✓	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
✓	The correct fee has been <del>calculated</del> <i>requested</i>	
	The correct fee has been paid	
	The request for fee exemption has been checked	
	The deed reference information is provided to support the fee exemption	
<i>Completeness Checklist</i>		
✓	The module completeness checklist is included	
✓	All completeness items have been checked as included by the municipality, as appropriate	
✓	The Municipal Official has signed and dated the checklist	

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. I understand that failure to submit a complete module package may result in a denial of the application.

Signed: \_\_\_\_\_  
**Applicant (or Applicant's authorized representative)**

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
**Municipal Secretary**

Date: \_\_\_\_\_

## Checklist



COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

### Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

#### Sewage Collection and Treatment Facilities

- Name and Address of land development project.
- U.S.G.S. 7.5 minute topographic map with development area plotted.
- Project Narrative.
- Letter from water company (if applicable).
- Alternative Analysis Narrative.
- Details of chosen financial assurance method.
- Proof of Public Notification (if applicable).
- Name of existing collection and conveyance facilities.
- Name and NPDES number of existing treatment facility to serve proposed development.
- Plot plan of project with required information.
- Total sewage flows to facilities table.
- Signature of existing collection and/or conveyance Chapter 94 report preparer.
- Signature of existing treatment facility Chapter 94 report preparer.
- Letter granting allocation to project (if applicable).
- Signature acknowledging False Swearing Statement.
- Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- Information on selected treatment and disposal option.
- Permeability information (if applicable).
- Preliminary hydrogeology (if applicable).
- Detailed hydrogeology (if applicable).

#### Municipal Action

- Component 3 (Sewage Collection and Treatment Facilities).
- Component 4 (Planning Agency Comments and Responses).
- Proof of Public Notification.
- Long-term operation and maintenance option selection.
- Comments, and responses to comments generated by public notification.
- Transmittal Letter

---

Signature of Municipal Official

---

Date submittal determined complete



**TRANSMITTAL LETTER  
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #
1-46940-412-3				

TO: Approving Agency (DEP or delegated local agency)  
PA DEP - Southeast Region  
2 East Main Street  
Norristown, PA 19401-4915

Date \_\_\_\_\_

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Ebert Engineering, Inc.  
(Name)  
\_\_\_\_\_ for The Village  
(Name)  
(Title)  
a subdivision, commercial, or industrial facility located in Montgomery Township,

Montgomery \_\_\_\_\_ County.  
(City, Borough, Township)

**Check one**

(i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed  revision  supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is  adopted for submission to DEP  transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

(ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

**Check Boxes**

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics).

*Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.*

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Resolution of Adoption                   | <input checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review         |
| <input checked="" type="checkbox"/> Module Completeness Checklist            | <input type="checkbox"/> 3s Small Flow Treatment Facilities                  | <input checked="" type="checkbox"/> 4B County Planning Agency Review            |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage |  | <input checked="" type="checkbox"/> 4C County or Joint Health Department Review |

Municipal Secretary (print)

Signature

Date

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

**BOARD ACTION SUMMARY**

Item #09

---

**SUBJECT:** Consider Award of Contract for Storm Sewer Infrastructure Improvements on Bedford Lane  
**MEETING DATE:** April 8, 2024  
**BOARD LIAISON:** Candyce Fluehr Chimera, Chairwoman  
**INITIATED BY:** Greg Reiff, Public Works Director

---

**BACKGROUND:**

The Township received and opened bids utilizing PennBid on April 2, 2024, at the Township building. Gilmore & Associates, the Township Engineer reviewed the ten (10) bids ranging from \$66,699.50 to \$165,750.00 and is recommending award of the bid to AH Cornell and Son, the lowest responsible bidder with a bid of \$66,699.50. The recommendation letter and bid tabulation sheets are included in your packet.

**PREVIOUS BOARD ACTION:**

The Board authorized the advertisement of the bid at its public meeting on February 12, 2024.

**BUDGET IMPACT:**

A total of \$60,000.00 has been included in the 2024 Capital Investment Plan for storm water improvements at the basin on Bedford Lane.

**RECOMMENDATION:**

Award the bid as recommended to AH Cornell and Son, the lowest responsible bidder.

**MOTION/RESOLUTION:**

**Motion** to award the contract for the Storm Sewer Infrastructure Improvements at Bedford Basin to AH Cornell and Son, the lowest responsible bidder, in the amount of \$66,699.50 per the recommendation of Gilmore & Associates, Township Engineer.

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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

April 3, 2024

File No. 23-02049

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

Reference: Montgomery Township Basin Maintenance – Bedford Lane  
**Bid Tabulation & Award Recommendation**

Dear Ms. McCreary:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the ten (10) bids submitted for the above referenced project. (A copy of the complete bid tabulation has been attached for your review.)

Upon review, we have determined that A.H. Cornell and Sons is the low bidder for the project. All the required bid documents were properly completed, and a Bid Bond was included. We have completed several reference checks regarding A.H. Cornell and note that they have previously worked on similar projects in other municipalities. As such, we feel comfortable they are capable of handling this project.

We recommend that the contract for the Montgomery Township Basin Maintenance – Bedford Lane project be awarded to **A.H. Cornell and Son** in the amount of **\$66,699.50**, subject to review by the Township Solicitor.

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

Sincerely,

Edward Brown, P.E.  
Project Manager  
Gilmore & Associates, Inc.

EB/sl

Enclosure: As referenced

cc: Greg Reiff, Director of Public Works, Montgomery Township  
Scott Stutzman, Road Foreman  
Erik Garton, P.E., Executive Vice President, Gilmore & Associates, Inc.  
James P. Dougherty, P.E., Gilmore & Associates, Inc

**G GILMORE & ASSOCIATES, INC.**  
**&A BID TABULATION**

**CLIENT:**  
 Montgomery Township  
**PROJECT NAME:**  
 Montgomery Township Basin Maintenance - Bedford Lane  
**PROJECT NUMBER:**  
 23-02049  
**PROJECT BID DATE:**  
**DATE:** April 2, 2024

AH Cornell and Son  
 2362 York Road  
 Jamison, PA 18925  
 215-343-1830

Couzens, Inc  
 PO Box 1155  
 North Wales, PA 19454  
 215-393-9086

Lawrence Site  
 554 Gilbertsville Road  
 Gilbertsville, PA 19525  
 484-614-2559

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
<b>BASE BID</b>									
<b>BEDFORD LANE</b>									
1	Mobilization	1	LS	\$8,752.00	\$8,752.00	\$8,000.00	\$8,000.00	\$5,000.00	\$5,000.00
2	Remove Trees	4	EA	\$1,100.00	\$4,400.00	\$1,200.00	\$4,800.00	\$2,000.00	\$8,000.00
3	Remove and Replace Chain Link Fence	70	LF	\$83.00	\$5,810.00	\$25.00	\$1,750.00	\$42.85	\$2,999.50
4	Plant Evergreen Green	3	EA	\$440.00	\$1,320.00	\$800.00	\$2,400.00	\$900.00	\$2,700.00
5	Plant Deciduous Tree	1	EA	\$765.00	\$765.00	\$900.00	\$900.00	\$900.00	\$900.00
6	Remove Existing 12" CMP Pipe	125	LF	\$27.50	\$3,437.50	\$30.00	\$3,750.00	\$40.00	\$5,000.00
7	Install 12" HDPE Pipe	125	LF	\$85.00	\$10,625.00	\$160.00	\$20,000.00	\$72.00	\$9,000.00
8	Install Concrete Anti-Seep Collar	2	EA	\$1,515.00	\$3,030.00	\$1,400.00	\$2,800.00	\$1,750.00	\$3,500.00
9	Reset Outlet Structure	1	LS	\$2,115.00	\$2,115.00	\$1,000.00	\$1,000.00	\$4,500.00	\$4,500.00
10	Restore and Sod Area Disturbed between Inlet and Outlet Structure	1	LS	\$5,625.00	\$5,625.00	\$3,500.00	\$3,500.00	\$8,000.00	\$8,000.00
11	Remove and Replace Sidewalk	120	SF	\$40.00	\$4,800.00	\$25.00	\$3,000.00	\$25.00	\$3,000.00
12	Desilt 10' Wide Channey Between Basin Inflow and Outlet Structure	180	LF	\$31.75	\$5,715.00	\$40.00	\$7,200.00	\$47.22	\$8,499.60
13	Install 10' Wide Rock Low Flow Channel (R-4 Riprap)	180	LF	\$57.25	\$10,305.00	\$60.00	\$10,800.00	\$63.89	\$11,500.20
<b>Total Base Bid</b>					<b>\$66,699.50</b>	<b>\$69,900.00</b>	<b>\$72,599.30</b>		

**G GILMORE & ASSOCIATES, INC.**  
**&A BID TABULATION**

**CLIENT:**  
 Montgomery Township  
**PROJECT NAME:**  
 Montgomery Township Basin Maintenance - Bedford Lane  
**PROJECT NUMBER:**  
 23-02049  
**PROJECT BID DATE:**  
**DATE:** April 2, 2024

KBC Construction, LLC  
 1475 Hampton Lane  
 Warminster, PA 18974  
 215-975-5334

M. Dobron and Sons, Inc.  
 7273 Ferry Road  
 New Hope, PA 18938  
 215-589-5028

Eagle Contracting & Landscaping, Inc.  
 1150 Boot Road  
 Downingtown, PA 19335  
 610-496-8254

#	DESCRIPTION	QUANTITY & UNITS		KBC Construction, LLC		M. Dobron and Sons, Inc.		Eagle Contracting & Landscaping, Inc.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
<b>BASE BID</b>									
<b>BEDFORD LANE</b>									
1	Mobilization	1	LS	\$10,000.00	\$10,000.00	\$6,305.00	\$6,305.00	\$12,500.00	\$12,500.00
2	Remove Trees	4	EA	\$1,800.00	\$7,200.00	\$1,521.00	\$6,084.00	\$750.00	\$3,000.00
3	Remove and Replace Chain Link Fence	70	LF	\$10.00	\$700.00	\$65.00	\$4,550.00	\$45.00	\$3,150.00
4	Plant Evergreen Green	3	EA	\$1,000.00	\$3,000.00	\$1,300.00	\$3,900.00	\$650.00	\$1,950.00
5	Plant Deciduous Tree	1	EA	\$1,000.00	\$1,000.00	\$1,300.00	\$1,300.00	\$650.00	\$650.00
6	Remove Existing 12" CMP Pipe	125	LF	\$18.00	\$2,250.00	\$55.55	\$6,943.75	\$65.00	\$8,125.00
7	Install 12" HDPE Pipe	125	LF	\$120.00	\$15,000.00	\$127.86	\$15,982.50	\$125.00	\$15,625.00
8	Install Concrete Anti-Seep Collar	2	EA	\$1,400.00	\$2,800.00	\$942.50	\$1,885.00	\$1,250.00	\$2,500.00
9	Reset Outlet Structure	1	LS	\$1,500.00	\$1,500.00	\$1,820.00	\$1,820.00	\$3,500.00	\$3,500.00
10	Restore and Sod Area Disturbed between Inlet and Outlet Structure	1	LS	\$12,500.00	\$12,500.00	\$5,876.00	\$5,876.00	\$3,000.00	\$3,000.00
11	Remove and Replace Sidewalk	120	SF	\$10.00	\$1,200.00	\$54.60	\$6,552.00	\$18.00	\$2,160.00
12	Desilt 10' Wide Channey Between Basin Inflow and Outlet Structure	180	LF	\$10.00	\$1,800.00	\$33.62	\$6,051.60	\$45.00	\$8,100.00
13	Install 10' Wide Rock Low Flow Channel (R-4 Riprap)	180	LF	\$100.00	\$18,000.00	\$93.60	\$16,848.00	\$157.00	\$28,260.00
<b>Total Base Bid</b>				<b>\$76,950.00</b>		<b>\$84,097.85</b>		<b>\$92,520.00</b>	

**G GILMORE & ASSOCIATES, INC.**  
**&A BID TABULATION**

**CLIENT:**  
 Montgomery Township  
**PROJECT NAME:**  
 Montgomery Township Basin Maintenance - Bedford Lane  
**PROJECT NUMBER:**  
 23-02049  
**PROJECT BID DATE:**  
**DATE:** April 2, 2024

Stonewood Landshaping, Inc.  
 3158 Wentling Schoolhouse Road  
 East Greenville, PA 18041  
 610-721-2447

G&B Construction  
 415 W. Bristol Road  
 Feasterville Trevose, PA 19053  
 215-919-6600

Gordon H. Bayer, Inc.  
 187 W. 8th Street  
 Pennsburg, PA 18073  
 216-679-7988

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
<b>BASE BID</b>									
<b>BEDFORD LANE</b>									
1	Mobilization	1	LS	\$20,000.00	\$20,000.00	\$5,000.00	\$5,000.00	\$16,500.00	\$16,500.00
2	Remove Trees	4	EA	\$1,750.00	\$7,000.00	\$2,000.00	\$8,000.00	\$1,625.00	\$6,500.00
3	Remove and Replace Chain Link Fence	70	LF	\$71.50	\$5,005.00	\$75.00	\$5,250.00	\$108.00	\$7,560.00
4	Plant Evergreen Green	3	EA	\$600.00	\$1,800.00	\$850.00	\$2,550.00	\$1,110.00	\$3,330.00
5	Plant Deciduous Tree	1	EA	\$600.00	\$600.00	\$850.00	\$850.00	\$965.00	\$965.00
6	Remove Existing 12" CMP Pipe	125	LF	\$32.00	\$4,000.00	\$50.00	\$6,250.00	\$18.00	\$2,250.00
7	Install 12" HDPE Pipe	125	LF	\$50.00	\$6,250.00	\$220.00	\$27,500.00	\$210.00	\$26,250.00
8	Install Concrete Anti-Seep Collar	2	EA	\$2,500.00	\$5,000.00	\$1,200.00	\$2,400.00	\$1,930.00	\$3,860.00
9	Reset Outlet Structure	1	LS	\$2,500.00	\$2,500.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00
10	Restore and Sod Area Disturbed between Inlet and Outlet Structure	1	LS	\$15,000.00	\$15,000.00	\$7,800.00	\$7,800.00	\$8,200.00	\$8,200.00
11	Remove and Replace Sidewalk	120	SF	\$65.00	\$7,800.00	\$27.00	\$3,240.00	\$41.00	\$4,920.00
12	Desilt 10' Wide Channey Between Basin Inflow and Outlet Structure	180	LF	\$120.00	\$21,600.00	\$25.00	\$4,500.00	\$72.00	\$12,960.00
13	Install 10' Wide Rock Low Flow Channel (R-4 Riprap)	180	LF	\$50.00	\$9,000.00	\$180.00	\$32,400.00	\$170.00	\$30,600.00
<b>Total Base Bid</b>					<b>\$105,555.00</b>	<b>\$106,740.00</b>	<b>\$126,895.00</b>		

**G GILMORE & ASSOCIATES, INC.**  
**&A BID TABULATION**

**CLIENT:**

Montgomery Township

**PROJECT NAME:**

Montgomery Township Basin Maintenance - Bedford Lane

**PROJECT NUMBER:**

23-02049

**PROJECT BID DATE:**

**DATE:** April 2, 2024

Associated Paving Contractors, Inc.  
 1525 Campus Drive  
 Warminster, PA 18974  
 215-672-8000

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL
<b>BASE BID</b>					
<b>BEDFORD LANE</b>					
1	Mobilization	1	LS	\$6,950.00	\$6,950.00
2	Remove Trees	4	EA	\$20,250.00	\$81,000.00
3	Remove and Replace Chain Link Fence	70	LF	\$125.00	\$8,750.00
4	Plant Evergreen Green	3	EA	\$750.00	\$2,250.00
5	Plant Deciduous Tree	1	EA	\$950.00	\$950.00
6	Remove Existing 12" CMP Pipe	125	LF	\$50.00	\$6,250.00
7	Install 12" HDPE Pipe	125	LF	\$100.00	\$12,500.00
8	Install Concrete Anti-Seep Collar	2	EA	\$3,500.00	\$7,000.00
9	Reset Outlet Structure	1	LS	\$5,000.00	\$5,000.00
10	Restore and Sod Area Disturbed between Inlet and Outlet Structure	1	LS	\$7,500.00	\$7,500.00
11	Remove and Replace Sidewalk	120	SF	\$35.00	\$4,200.00
12	Desilt 10' Wide Channey Between Basin Inflow and Outlet Structure	180	LF	\$40.00	\$7,200.00
13	Install 10' Wide Rock Low Flow Channel (R-4 Riprap)	180	LF	\$90.00	\$16,200.00
<b>Total Base Bid</b>					<b>\$165,750.00</b>

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

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SUBJECT: Consider Award of Contract for the 2024 Lawn Care Treatment  
MEETING DATE: April 8, 2024  
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman  
INITIATED BY: Greg Reiff, Public Works Director

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BACKGROUND:

The Township received and opened bids utilizing PennBid on March 29, 2024, at the Township building. The bid documents were downloaded eleven (11) times, and one (1) bid was received. The Township reviewed the one (1) bid, found everything to be complete, and is recommending the award of the bid to Moyer & Son, Inc., the only responsible bidder with a bid of \$20,013.00. The bid tabulation sheet is included in your packet. Moyer & Son, Inc. successfully provided us with this service in 2023 at a cost of \$19,244.00.

PREVIOUS BOARD ACTION:

The Board authorized the advertisement of the bid at its public meeting on February 12, 2024.

BUDGET IMPACT:

The funding for the Lawn Care Treatment is included in the approved 2024 Operating Budget.

RECOMMENDATION:

Award the bid as recommended to Moyer & Son, Inc.

MOTION/RESOLUTION:

**Motion** to award the contract for the 2024 Lawn Care Treatment to Moyer & Son, Inc., the only responsible bidder, in the amount of \$20,013.00 per the recommendation of the Township.

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

Item Number	Description	Unit of Measure	Quantity Required	Unit Price
Base Bid Pricing (1)				
#1-1	Lawn Care Treatment for Crabgrass and Broadleaf Weed Control and Liquid Fertilizer	LS	1	\$ 20,013.00

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**  
Item #11

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SUBJECT: Request Authorization to Purchase Access Control and CCTV for DPW  
MEETING DATE: April 8, 2024  
BOARD LIAISON: Candyce F Chimera, Chairwoman  
INITIATED BY: Richard Grier, Director of Information Technology

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**BACKGROUND:**

In 2023 staff budgeted \$36,500 for the installation of an access control and security camera system for the Public Works Building at 90 Domorah Drive.

Attached is a quote dated March 3, 2024, from CM3 Building Solutions, INC, an authorized vendor under the Co-Stars Cooperative Purchase Program (# 040-E23-197), to provide the installation of equipment at a total cost of \$48,168.97.

**BUDGET IMPACT:**

A total of \$36,500 was included in the 2024 Approved Final Budget-Information Technology Capital Replacement.

**RECOMMENDATION:**

It is recommended that the Board of Supervisors approve the contract awarding for the referenced purchases per the 2024 approved Final Budget.

**MOTION/RESOLUTION:**

**Motion** to award the contract for the purchase of Avigilon Access Control and Camera system from CM3 Building Solutions, an authorized vendor under the Co-Stars Cooperative Purchase Program, at a total cost of \$48,168.97 per their quote.

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



CM3 BUILDING SOLUTIONS, INC. | 185 COMMERCE DRIVE | FORT WASHINGTON PA 19034 | P 215 322 8400 | F 215 322 8838 | WWW.CM3INC.COM

## PROPOSAL

To Montgomery Twp Attn: Richard Grier	DATE: 3.11.24
	PROPOSAL NUMBER: 2024-SEC-3589 rev
JOB NAME: Public Works Building Security <b>Corrected labor rate</b>	PHONE: MOBILE: EMAIL

Our COSTARS Vendor Number is 208977  
Our COSTARS Security Contract Number is 040-E23-197

CM3 Building Solutions is pleased to provide a proposal for the following security systems at the Montgomery Twp Public Works Building.

### System Highlights:

- Provide and install an Avigilon Alta Cloud Camera System consisting of 10 Cloud Based Cameras with 30 Days storage. These cameras are a combination of 4 head multisensory units, 360-degree fisheye cameras, as well as 5MP and 4k single sensor cameras. CM3 will provide a 24 port POE+ switch for these cameras.
- Provide and install 6 doors of access control on the building including 5 exterior doors and the office interior door. These doors will be cloud based and integrated to the camera system. We will also provide an option for a card reader on the interior office door.

Note: Labor is quoted as PA prevailing wage.

This proposal is valid for 60 days.

TERMS: NET 30 DAYS

The standard terms and conditions of sale on the reverse side are a part hereof.

This proposal is valid for 30 days from the proposal date

Approval By \_\_\_\_\_

Proposed By Jim FitzGibbon

Signature \_\_\_\_\_

Title Director, Security Sales Engineering & Product Development

Title \_\_\_\_\_

Phone 267-670-2881

Date \_\_\_\_\_

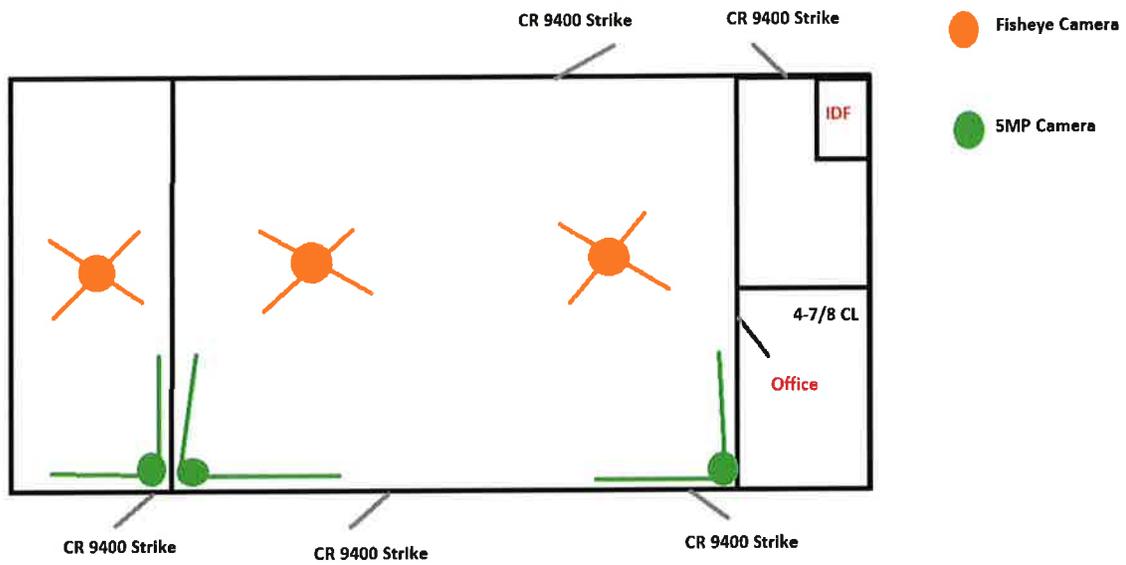
Email jimfitzgibbon@cm3inc.com

NOTWITHSTANDING ANY INCONSISTENT OR ADDITIONAL TERMS THAT MAY BE EMBODIED IN YOUR PURCHASE ORDER, SELLER WILL ACCEPT YOUR ORDER SUBJECT ONLY TO THE TERMS OF THE WRITTEN CONTRACT BETWEEN US UNDER WHICH YOUR ORDER IS PLACED. IF NO SUCH CONTRACT EXISTS, SELLER WILL ACCEPT YOUR ORDER ONLY ON THE EXPRESS CONDITION THAT YOU ASSENT TO THE TERMS AND CONDITIONS CONTAINED ABOVE AND ON THE REVERSE SIDE HEREOF; AND YOUR ACCEPTANCE AND RECEIPT OF THE GOODS SHIPPED HEREUNDER SHALL CONSTITUTE ASSENT TO SUCH TERMS AND CONDITIONS.

**AVIGILON OPENPATH ACCESS CONTROL**

QTY.	DESCRIPTION	UNIT PRICE	TOTAL
1	Access Control Core board with support for up to 2 expansion boards via USB. The core can be wirelessly configured with the Openpath Admin app and can be powered by 12V or 24V	\$391.50	\$391.50
1	8 entry +4 expansion module (requires OP-ACC) 8 Openpath inputs, 8 REX, 8 contact, 4 generic inputs, 12 output relays Non-reader inputs can be configured for Wiegand devices	\$1,196.25	\$1,196.25
1	150W power supply, 12A/12V or 6A/24V   12V secondary voltage power module. Adjustable 5-18V output @ 4A max, class 2 power limited   8 relay lock control outputs fused at 3A per output, each output selectable for FAI, failsafe, failsecure   8 DC auxiliary outputs fused at 3A per output, each output selectable for Bus1 or Bus2   E4 enclosure	\$628.17	\$628.17
2	12V Battery Back Up	\$40.60	\$81.20
6	Standard Smart Reader V2, black, low and high frequency version	\$239.25	\$1,435.50
1	Access Control Composite Cable Plenum	\$1,199.15	\$1,199.15
1	CAT6 Plenum Cable	\$440.80	\$440.80
6	Request to Exit Motion Detector	\$86.78	\$520.70
6	Magnetic Contact, Aluminum Housing, w/ Armored Cable, Closed Loop, 1" Gap Size	\$14.70	\$88.22
5	Locking Hardware HES Surface Mount Strike	\$426.95	\$2,134.76
1	Locking Hardware Centerline Strike	\$140.29	\$140.29
8	1" Standard HPH J-Hook, size 16, White. 25/Box.	\$86.99	\$695.88
10	700 Series 5 ft. Metal Surface Raceway Channel, White	\$18.82	\$188.21
10	700 Series Metal Surface Raceway Extra-Deep Electrical Box, White	\$18.02	\$180.24
5	700 Series Metal Surface Raceway Accessory Set, White	\$14.80	\$74.02
10	1-Gang Weatherproof Blank Cover	\$1.97	\$19.72
1	Premium: Pack of 5 entries (Annual Fee)	\$1,053.00	\$1,053.00
1	Premium: Single License (Annual Fee)	\$270.00	\$270.00
1	MISC MATERIALS	\$225.00	\$225.00
<b>AVIGILON (AVA) CAMERA SYSTEM</b>			
QTY.	DESCRIPTION	UNIT PRICE	
3	Avigilon Fisheye Eye (AVA) 9MP 30 Days	\$1,115.70	\$3,347.11
2	Avigilon 4K Bullet Camera (AVA) 30 Days	\$1,346.98	\$2,693.96
3	Avigilon 20MP QUAD Camera (AVA) 30 Days	\$1,067.85	\$3,203.56
2	Avigilon 5MP Bullet Camera (AVA) 30 Days	\$2,471.45	\$4,942.91
2	Quad Corner Mount Bracket	\$110.85	\$221.71
2	Quad Wall Mount Bracket	\$69.38	\$138.77
10	1 Year Cloud License	\$179.00	\$1,790.00

1	Managed Industrial Ethernet Switch with PoE+ 24 Ports: 24 Copper & 4 Shared Gigabit Uplink SFP Ports (720 Watt PoE Budget)	\$1,376.37	\$1,376.37
2	CAT6 Plenum Cable	\$456.00	\$912.00
1	MISC MATERIALS	\$300.00	\$300.00
80	1st Shift Prevailing Wage Technician	\$200.00	\$16,000.00
4	Project Management	\$190.00	\$760.00
8	Engineering	\$190.00	\$1,520.00
		<b>TOTAL</b>	<b>\$48,168.97</b>



**CM3 BUILDING SOLUTIONS, INC.**

CM3 Proposal Form

Bruce Michelson - Master HVACR Contractor License Number 19HC00644100  
Burglar Alarm Business License Number 34BX00017100

**Billing Information:**

Due to supply chain delays it may be necessary to bill for parts and job mobilization once approximately 50% of parts have been received by CM3 Building Solutions. These invoices are due within the period stated on the invoice. The client has the right to store these parts at their facility with written notification to CM3.

**Exclusions:**

1. 120V electrical power as required.
2. Network switches and infrastructure unless otherwise noted in proposal.
3. Configuration of client network equipment & firewalls
4. Our prices do not include permit or inspection fees.
5. Union Labor unless otherwise stated in the proposal
6. Work performed during 2<sup>nd</sup> Shift, 3<sup>rd</sup> Shift, Weekends, & Holidays
7. Condition of existing equipment and hardware
8. Patching and painting of work areas
9. Replacement of ceiling tiles unless predetermined prior to installation. The client would be responsible to supply replacement tiles
10. For networked system solutions, it is the responsibility of the end-user to actively updated Virus Protection and Windows Updates.
11. The client is responsible for maintenance of the security solutions provided unless a service contract is in place. Work to be performed will be determined by such contract.
12. If existing cable and/or wire is reused for a new installation any deficiencies will not be covered under the CM3 warranty and replacement will be installed at an additional charge.
13. Removal of existing cable and hardware

**System Warranty:**

All new components installed by CM3 Building Solutions are warranted for a period of 1 year both parts and labor. Factory warranties may be longer but would exclude labor, shipping, and handling charges.

## TERMS AND CONDITIONS

All goods, services, and Firmware furnished by CM3 Building Solutions, Inc. ("Supplier") are governed by these standard terms and conditions, and every agreement or other undertaking by Supplier is expressly conditioned on assent hereto by the buyer, and any end user with whom Supplier undertakes to deal, of Supplier's goods, services, and Firmware ("Customer"). These standard terms and conditions supersede all inconsistent printed terms submitted by Customer prior to Supplier's order acknowledgment. They may be varied only by a typed or legibly handwritten notation on the face of Supplier's quotation or order acknowledgment, Customer's purchase order form, or similar documents. Product and sales policy sheets and the like published from time to time by Supplier shall supplement but not supersede these standard terms and conditions. SUPPLIER IS NOT BOUND TO FURNISH ITS GOODS, SERVICES OR FIRMWARE EXCEPT IN ACCORDANCE WITH THE TERMS OF ITS ORDER ACKNOWLEDGMENT, FIRM QUOTATION, OR OTHER SIMILAR DOCUMENT ISSUED OVER THE SIGNATURE OF AN AUTHORIZED EMPLOYEE OF SUPPLIER. SUPPLIER'S REPRESENTATIVES, DISTRIBUTORS, DEALERS AND OTHER NON-EMPLOYEES HAVE NO AUTHORITY TO BIND SUPPLIER.

- 1. Firmware.** The terms "goods" as used herein shall include Firmware which shall mean the set of instructions, consisting of symbolic language, processes, logic, routines, and programmed information in the form of firm or soft media relating to any of the goods and all revisions and modifications thereof.
- 2. Price/Delivery Terms.** Unless otherwise provided on Supplier's order acknowledgment, price and delivery terms are FOB Supplier's plant and do not include sales, use, or other taxes. Supplier may, at its option, make partial shipments and invoice for same.
- 3. Payment/Credit/Security.** Payment terms for buyers with a credit standing deemed adequate by Supplier are net 30 days from date of invoice. Supplier shall be entitled to charge interest thereafter at a rate permitted by law, but in no event to exceed 1-1/2% per month. Whenever Supplier in good faith deems itself insecure, Supplier may cancel any outstanding contracts with Customer, revoke its extension of credit to Customer, reduce any unpaid debt by enforcing its security interest, created hereby, in all goods (and proceeds therefrom) furnished by Supplier to Customer, and take any other steps necessary or desirable to secure Supplier with respect to Customer's payment for goods and services furnished or to be furnished by Supplier.

In the event Customer for any reason withholds payment of any amount due Supplier, Supplier may declare itself insecure and suspend further shipment to Customer until Customer places the withheld amount in escrow and gives adequate security for further shipment or until Customer satisfies Supplier that Customer was entitled to withhold such amount. Supplier shall be entitled to recover from Customer all costs, including reasonable attorney's fees, incurred by Supplier in connection with the collection of any amount due Supplier.

#### 4. Cancellation by Customer.

(a). Except as provided in sub-paragraph (b) below, Customer's wrongful non-acceptance or repudiation of a contract to purchase Supplier's goods or services shall entitle Supplier to recover the price or, where an action for the price is not permitted by law, damages, as provided by law, including Supplier's lost profits. In this connection all goods purchased and all services furnished by Supplier in complete or partial fulfillment of a special order from Customer shall be deemed identified to the contract between Supplier and Customer.

(b). Customer's wrongful non-acceptance or repudiation of a contract to purchase from Supplier goods which Supplier generally carries in inventory as stock items (or which are otherwise readily resalable by Supplier at a reasonable price) shall entitle Supplier to recover damages, as provided by law, including Supplier's lost profits.

- 5. Warranty.** Supplier warrants that all new and unused goods furnished by Supplier are free from defect in workmanship and material as of the time and place of delivery by Supplier. Except for goods and services furnished by Supplier through its employees arising out of orders solicited by Supplier's Representatives and duly accepted by Supplier, Supplier does not warrant, and shall not be liable for, the quality of any goods or services furnished or to be furnished by representatives, distributors, dealers or other non-employees of Supplier.

As a matter of general warranty policy, Supplier honors an original buyer's warranty claim in the event of failure, within 12 months from the day of delivery by Supplier to the site of goods, which have been installed and operated under normal conditions and in accordance with generally accepted industry practices. This general warranty policy may be expanded or limited for particular categories of products or customers by information sheets published by Supplier from time to time:

The express warranties provided above are in lieu of all other warranties, express or implied. IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSES ARE EXCLUDED WITH RESPECT TO ANY AND ALL GOODS AND SERVICES FURNISHED BY SUPPLIER.

In case of Supplier's breach of warranty or any other duty with respect to the quality of any goods, the sole and exclusive remedies therefore shall be, at Supplier's option, (1) repair, (2) replacement, or (3) payment of or credit for the purchase price (less reasonable depreciation based upon actual use) upon return of the non-conforming goods or parts.

Return authorization must be obtained from Supplier prior to the return of any defective material. All unauthorized returns will be sent back, freight collect, to the Customer. All returns must be made with transportation prepaid by the Customer. Supplier's examination of the units must disclose to its satisfaction that defects exist and have not been caused by misuse, neglect, improper installation, repair, alteration or accident before replacement is made or credit issued.

- 6. Force Majeure.** Supplier and Customer assume the non-occurrence of the following contingencies which, without limitation, might render performance by Supplier impractical: strike, riots, fires, war, late or non-delivery by suppliers to Supplier, and all other contingencies beyond the reasonable control of supplier.
- 7. No Consequential Damages.** Under no circumstances shall Supplier be liable to any person (including distributor) for loss of use, income, or profit or for incidental, special or consequential or other similar damages, arising, directly or indirectly out of or occasioned by the sale, operation, use, installation, repair or replacement of the goods or services, whether such damages are based on a claim of breach of express or implied warranties (including merchantability or fitness for a particular purpose), tortious conduit (including negligence and strict liability) or any other cause of action, except only in the case of personal injury where applicable law requires such liability. The customer is responsible to ensure the confidentiality, integrity, accessibility and security of all data and information technology devices on the Customer's IT infrastructure. Under no circumstances shall Supplier be liable for any information security incidents or breaches to any of the Customer's IT infrastructure.

- 8. Governing Law.** The law of the State of Pennsylvania shall govern all transactions to which these standard terms and conditions apply.

- 9.** Prices in this quotation remain in effect for 30 days from date of issue.

- 10.** Work performed on a time and material basis may include labor for travel to and from jobsite, time picking up parts or supplies and other offsite time related to the work being performed. Work performed on a time and material basis is subject to 2 hour minimum billing.