

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
February 23, 2015

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Robert J. Birch
Candyce Fluehr Chimera
Michael J. Fox
Jeffrey W. McDonnell
Joseph P. Walsh

Lawrence J. Gegan
Township Manager

ACTION MEETING – 8:00 PM

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Announcement of Executive Session
5. Consider Approval of Minutes of February 9, 2015 Meeting
6. Consider Appointment to Fill Township Auditor Vacancy
7. Consider Appointment of FDMT Fire Police Officer
8. Consider Approval of FDMT Annual Fundraising Activities
9. Consider Approval of LDS #678 – 1023 Lansdale Ave – 2 Lot Minor Subdivision
10. Consider Approval of LDS #680 - 1701 North Line Street – 2 Lot Minor Subdivision
11. Consider Approval of Spring 2015 Recreation Programs and Fees
12. Consider Approval to Purchase Fitness Equipment for the Recreation Community Center
13. Consider Award of Bid Contract for 2015 Curb & Sidewalk Project
14. Consider Award of Bids for Annual Public Works Equipment Rental, Materials and Services
15. Consider Authorization to Advertise Proposed Ordinance #15-288 – Amending Chapter 82 -
Contractors, Section 7,B – Insurance
16. Consider Payment of Bills
17. Other Business
18. Adjournment

Future Public Hearings/Meetings:

02-24-2015 @7:00p.m. – Environmental Advisory Committee

03-03-2015 @7:30p.m. – Zoning Hearing Board

03-09-2015 @8:00p.m. – Board of Supervisors Meeting

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Public Comment

MEETING DATE: February 23, 2015

ITEM NUMBER: #3

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Grogan
Township Manager

BOARD LIAISON: Michael J. Fox, Chairman
of the Board of Supervisors



BACKGROUND:

The Board needs to remind all individual(s) making a comment that they need to identify themselves by name and address for public record.

The Board needs to remind the public about the policy of recording devices. The individual(s) needs to request permission to record the meeting from the chairman and needs to identify themselves, by name and address for public record.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Minutes for February 9, 2015

MEETING DATE: February 23, 2015

ITEM NUMBER: #5

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Michael J. Fox, Chairman
of the Board of Supervisors

BACKGROUND:

Please contact Deb Rivas on Monday, February 23, 2015 before noon with any changes to the minutes.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
FEBRUARY 9, 2015**

Chairman Michael Fox called the executive session to order at 7:00 p.m. In attendance were Supervisors Robert Birch, Candyce Fluehr Chimera, Jeffrey McDonnell and Joseph Walsh. Also in attendance were Frank Bartle, Esquire, Lawrence Gregan, Chief Scott Bendig, Brian Forman and Ann Shade.

Chairman Michael Fox called the action meeting to order at 8:02 p.m. In attendance were Supervisors Robert Birch, Candyce Fluehr Chimera, Jeffrey McDonnell and Joseph Walsh. Also in attendance were Frank Bartle, Esquire, Lawrence Gregan, Chief J. Scott Bendig, Rick Lesniak, Shannon Drosnock, Ann Shade, Stacy Crandell, Kevin Costello, Bruce Shoupe, Brian Forman, Rich Grier and Deb Rivas.

Following the Pledge of Allegiance, Chairman Michael Fox called for public comment from the audience.

Mario Cabe of 1008 E. Kennedy N.W. stated that he had some prepared remarks to present to the Board regarding the Montgomery Walk development. Mr. Cabe stated that this was the second time he had addressed the Board and after the first time, some of the items that he had brought to the Board's attention had been worked on by the developer. Mr. Cabe indicated that he hoped the work would continue. Mr. Cabe stated that he wanted to address proposed Ordinance #15-284. Township Solicitor Frank Bartle offered Mr. Cabe the opportunity to save his public comments for when that matter is addressed on the agenda and he can be sworn in to provide a statement.

Mike Hagan of 106 Crystal Road stated that he received a notice placed in his door indicating that a 12 inch water main was going to be installed down Crystal Road. Mr. Hagan said that he assumed that it was for the development that is nearby. Mr. Hagan explained that Crystal Road is a private road and that the water main was supposed to be installed on Route

309 when the zoning on the property was changed. Mr. Hagan is concerned that the private road, which the residents are responsible to maintain and plow, is going to be torn up during the installation of this water main. Mr. Hagan is concerned about emergency access to his home and wanted to know who is going to be responsible to fix the road properly. Chairman Michael Fox stated that the Township staff would look into the matter and get back to Mr. Hagan once they determine what is going on with the development.

Township Solicitor Frank Bartle, Esquire reported that the Board had met in an executive session earlier in the evening at 7:00 p.m. to discuss five personnel matters, one matter of potential litigation and two matters of litigation. The litigation matters pertain to Mirabella vs. Montgomery Township, which is a Federal District Court matter and Brogan-Lesinski vs. Montgomery Township et al., which is also a Federal District Court matter. Mr. Bartle stated that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Supervisor Joseph Walsh made a motion and Vice Chairman Candyce Fluehr Chimera seconded the motion to approve the minutes of the January 5th and January 26th Board meetings. The minutes of the meetings were unanimously approved as submitted.

Township Manager Lawrence Gregan reported that the Township currently has two vacancies in the position of elected Auditor. If a vacancy occurs in the office of Auditor, the Board of Supervisors may appoint a successor who is an elector of the Township and has resided in the Township continuously for at least one year prior to their appointment. The Board of Supervisors wishes to appoint Township resident Gary Thom to the position of elected Auditor. Mr. Thom shall serve in this capacity until the first Monday of January, 2016. Resolution #1 made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, appointed Gary Thom to fill a vacancy on the Montgomery Township Board of Auditors.

Township Manager Lawrence Gregan reported that a vacancy currently exists on the Public Safety Committee. Township resident John Nolan has expressed an interest in becoming a member of the Montgomery Township Public Safety Committee. Resolution #2 made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, appointed John Nolan to serve as a member of the Montgomery Township Public Safety Committee with a term to expire on January 1, 2016.

Township Manager Lawrence Gregan announced that resident Howard Haber has submitted his letter of resignation as a member of the Pension Committee. Mr. Haber has served on the Pension Committee since 2007 and was an integral part of the Committee recommendations for both the Police and Non-Uniformed Employee Pensions. Mr. Haber is moving out of the Township and is unable to continue to serve in this capacity. Resolution #3 made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, accepted the resignation of Howard Haber from the Montgomery Township Pension Committee and thanked Mr. Haber for his contributions during the time he served.

Police Chief Scott Bendig reported that on December 31, 2014, Detective James J. Reape resigned his position as a police officer with the Montgomery Township Police Department to pursue a career with the Montgomery County District Attorney's Office as a County Detective. Detective Reape began his career with the Montgomery Township Police Department as a police dispatcher in November of 1989 and was appointed to the position of police officer in August of 1992, where he served as a member of the Patrol Division until 1998, when he was assigned to the Detective Division. During his career, Detective Reape received numerous departmental commendations for his actions, as well as letters of appreciation from residents and neighboring law enforcement agencies. Resolution #4 made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, recognized Detective James Reape and expressed the Township's gratitude to him for his dedication and

faithful service to the Montgomery Township Police Department and the residents of our community. State Representative Todd Stephens presented Detective James Reape with a Pennsylvania House of Representatives Citation.

The Public Hearing for consideration of proposed Ordinance #14-284-Z, Text Amendment – R3B – Age Qualified Residential Zoning District was opened at 8:25 p.m. Notes of testimony were recorded for later transcription by a court reporter. Township Solicitor Frank Bartle read a summary of the advertisement legal notice and provided the exhibits, B1 to B7, to be added as part of the record. The Cutler Group submitted a proposed text amendment to the R3B Zoning District regulations governing the Enclave at Montgomery development. The proposed change involves modifying three aspects of the lot criteria for age restricted units in the R3B Zoning District. The text amendment proposes to revise Section 230-53.3C (1) to allow single-family detached dwelling units on fee simple lots with a minimum lot size of 6,000 square feet vs. 7,000 square feet and a minimum lot width, at the building setback line, of 60 feet vs. 70 feet. The amendment also proposed that “exterior access structures for basements”, may extend not more than 15 feet into the rear yard setback and Section 230.53.11E(3)(c) allowing “exterior access structures for basements” to extend not more than 10 feet for attached dwelling units.

Richard McBride, Esquire, was present on behalf of the Cutler Group regarding this matter. Mr. McBride explained that the proposed amendment would reduce the number of units originally planned for the final section of the development, would increase the ratio of detached homes vs. attached homes, has been recommended for approval by the County and Township Planning Commissions and will allow for completion of the overall development. The following residents addressed questions and comments on the proposal: Mario Cabe of 1008 E. Kennedy N.W., Pragnesh Desai of 207 Harley Court N.W., Bruce Whiteman of 206 Eisenhower Lane, Ken Kachel of 410 West Kennedy Road, Larry Hill of 304 W. Kennedy Road, Bruce Greenwalt and Ed Magil of 301 W. Kennedy Road. Mr. Greenwalt inquired if the new complex

would have access to the Montgomery Walk clubhouse? Mr. McBride responded that the matter of the ownership of the clubhouse is currently in litigation, so there was no discussion held concerning the clubhouse. Mr. Desai expressed concerned about the property values as his development will be located between two age-restricted developments. Mr. Desai also inquired about the installation of a traffic light on Route 309 at the intersection with Enclave Boulevard. Mr. Cabe also expressed concerns about the clubhouse and asked the Board to table this text amendment ordinance until the clubhouse issue could be resolved. Mr. Cabe also stated that he felt that the residents were being treated unfairly by the developer, specifically because they are senior citizens. Mr. Whiteman commented on being a new resident to the development and that he was concerned about the timing of the traffic light at Route 309 and Hartman Road. In the morning, it appears that only four cars are getting through the intersection. Mr. Kachel also asked the Board not to approve the ordinance until the clubhouse matter was resolved. Mr. Kachel also mentioned his concern about the safety of students who are walking in the street (Enclave Boulevard) to get to their school bus because the walking path has not been installed. Mr. Hill indicated that the number of homes announced by Mr. McBride and the reduction of the size of the clubhouse does not tell the whole story.

Township Solicitor Frank Bartle explained that the matter before the Board was whether or not to consider approval of the text amendment and the other concerns mentioned by the residents, while they may be valid, do not have any bearing on this decision. He noted that Mr. McBride already has an approved plan that he can choose to build. The text amendment will reduce the number of homes, remove the commercial piece and allow the developer to finish the project in its entirety. Supervisor Joseph Walsh advised that he would be abstaining from the discussion and vote. The hearing closed at 9:45p.m. Resolution #5, made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted by a majority vote of 4 to 0, with Supervisor Walsh abstaining, adopted Ordinance #14-284-Z – Text Amendment – R3B – Age Qualified Residential Zoning District.

Police Chief Scott Bendig requested the Board's authorization to purchase two new police canines and approve out of state training for two canine police officers. With the passing of Canine Bauer and the retirement of Canine Jammer, the department is in need of two canines. The funding for the first team was budgeted in the 2015 budget and the funding for the second team was made possible by the generous donations from members of the community and Montgomery County District Attorney Risa Vetri Ferman. Resolution #6 made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, authorized the purchase of two new canines from Tarheel Canine Training of Sanford, North Carolina and approve the attendance of Officers Brian Schreiber and Tim Woch to attend canine training in Sanford, North Carolina.

Police Chief Scott Bendig reported that the Township has received a request from Mr. & Mrs. Steve Cantz of 125 Canterbury Lane for the installation of "Hearing Impaired Child" signs on Canterbury Lane in the vicinity of their property. Their son was recently diagnosed with 100% hearing loss. Police Traffic Safety Officer David Dunlap reviewed the request and has recommended the erection of two signs in accordance with the regulations set by the Pennsylvania Department of Transportation. Resolution #7 made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, authorized the installation of two "Hearing Impaired Child" signs in the vicinity of 125 Canterbury Lane.

Director of Fire Services Richard Lesniak reported that the Department of Fire Services (DFS) and the Fire Department of Montgomery Township (FDMT) have received notification that they were awarded grants in the amount of \$14,284.70 each from the Pennsylvania State Fire Commissioner's Office. The DFS and FDMT are requesting approval to accept the grant funding as awarded. Resolution #8 made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, granted approval to accept the 2015 PA Fire Commissioners Volunteer Firefighter / Ambulance Service Grant in the amount of \$14,284.70 each.

Director of Fire Services Richard Lesniak reported that the Department of Fire Services is requesting the authorization to purchase new radio equipment using the grant funding provided by the PA Fire Commissioner's office. The DFS intends to use this funding to purchase four (4) mobile radios and one (1) portable radio to be used on Montgomery County's new radio system at a total cost to the Department of \$17,973.09. One radio will be paid for by the Fire Department of Montgomery Township. Resolution #9 made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, authorized the purchase of four (4) Mobile Radios for the Department of Fire Services at a total cost of \$17,973.09.

Assistant to the Township Manager Stacy Crandell reported that the Township has an opportunity to resubmit the Redevelopment Assistance Capital Program (RACP) Grant application for consideration by the Pennsylvania General Assembly for the construction of the Recreation and Community Center. The Township's project was not considered during the first round of funding, however, the opportunity to resubmit the project for the second round was offered. Resolution #10 made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, authorized Township staff to resubmit the RACP Business Plan to the Governor's Budget Office in order to be considered for a \$5 million grant for the Recreation and Community Center.

Township Manager Lawrence Gregan reported that the Hatfield Township Municipal Authority (HTMA) has advised the Montgomery Township Municipal Sewer Authority (MTMSA) that it has adopted updated "local limits" on the process wastewater discharged to their plant in accordance with PA DEP and US EPA pretreatment requirements. Montgomery Township is required to enact an Ordinance to adopt the updated "Local Limits" for non-residential users discharging to the HTMA Treatment Plant. The Township Solicitor has prepared proposed Ordinance #15-287 – Amending the Township Code, Chapter 187 – Article II, Section 187-a (4) [General Sewer Use Requirement/Local Limits] to adopt the updated local limits. Resolution #11

made by Chairman Michael J. Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, adopted Ordinance #15-287 providing for amendments to Chapter 187 of the Township Code relating to General Sewer Use Requirement/Local Limits/HTMA Wastewater Treatment Plant.

Township Manager Lawrence Gregan reported that bids were received for the Montgomery Township Recreation and Community Center Playground and Sprayground Project on January 20, 2015. The Township received three bids for the project. Unfortunately, the bids received were all in excess of the original budget estimate for the project. Staff is recommending that all of the bids be rejected and that the Board direct staff to rebid the project. Resolution #12 made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, rejected all bids received for the Montgomery Township Recreation and Community Center Playground and Sprayground Project and directed staff to rebid the project.

Township Manager Lawrence Gregan reported that the Recreation Community Center Steering Committee has been meeting regularly to discuss various items including rental use policies, hours of operations, staffing levels and selection of fitness equipment. The Steering Committee is requesting that the Board consider providing high definition TV service in the building and to acquire cardio equipment that includes individual television screens directly on each piece of equipment. At this time during the construction phase, a change order is necessary to allow for the installation of additional wiring to provide the recommended TV service to the cardio equipment. Lenni Electric, Inc. has provided a change order to perform this work in the total amount of \$12,526.10. Resolution #13 made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, accepted and approved Change Order #9 from Lenni Electric, Inc. in the amount of \$12,526.10.

Director of Public Works Kevin Costello reported that staff is requesting the Board's authorization to advertise and solicit for bids for the annual Curb and Sidewalk Project. Annually, the Township performs repairs / replacement of certain curbing and sidewalks

throughout the Township in anticipation of the future resurfacing of the streets. The bid specifications have been prepared by Township Engineer, Gilmore & Associates, and reviewed by staff. Resolution #14, made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, authorized the advertisement for bids for the 2015 Curb and Sidewalk Project. The bids are to be received on or before February 12, 2015 at 10:00 a.m.

Director of Public Works Kevin Costello reported that staff is requesting the Board's authorization to advertise and solicit for bids for the annual Equipment Rental, Paving materials and Services contract for the Public Works Department. Resolution #15, made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, authorized the advertisement for bids for Rentals, Materials and Services, including Asphalt, Crack Sealer, Stone Aggregate, Lawn Care Treatments and Equipment Rental. The bids are to be received on or before February 12, 2015 at 10:30 a.m.

Director of Public Works Kevin Costello reported that staff is requesting the Board's approval to purchase a 2015 Redexim 2075 Overseeder as proposed in the 2015 final budget. A quote was received from Lawn and Golf Supply, an authorized vendor under the Co-Stars Cooperative Purchase Program, to provide the requested equipment at a cost of \$19,500.00. Resolution #16, made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, awarded the contract for the purchase of the 2015 Redexim 2075 Overseeder to Lawn and Golf Supply, Co., at a cost of \$19,500.00.

Director of Public Works Kevin Costello reported that staff is requesting the Board's authorization to advertise and solicit for bids for Underground Storage Tank Upgrades at the Public Works Facility. The upgrades include the removal and replacement of the Electronic Fuel Management System, (2) Fuel Pump Dispensers, concrete island and all ancillary equipment. The original system was installed in 1989 and is scheduled to be replaced under the 2015 Capital Equipment Replacement Plan. Resolution #17 made by Chairman Michael

Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, authorized the advertisement of bids for the Underground Storage Tank Upgrades at the Public Works Facility to be due and opened at 2:00 p.m. on March 5, 2015.

Technology Manager Richard Grier reported that the Recreation and Community Center will be opening its doors in mid-2015. The Township's goal is to have a facility wide wireless network installed and ready for staff, residents and customers on opening day. A quote has been received from CDW-G, an authorized vendor under the COSTARS Cooperative Purchase program, for the purchase of wireless equipment including 10 wireless access points, support hardware, controller, software and licensing for this system, in the amount of \$30,034.88. Staff is requesting authorization to move forward with this purchase. Resolution #18 made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, approved the purchase of wireless equipment for a total cost of \$30,034.88.

Technology Manager Richard Grier reported that securing the new Recreation and Community Center is a high priority item for the Township. A quote has been received from the Protection Bureau, Inc., an authorized vendor under the COSTARS Cooperative Purchasing Program, to provide hardware and software necessary to expand the electronic access control system which is currently in place at both Battalion 1 and 2 fire stations to the new Recreation and Community Center at the cost of \$84,302.74. Staff is requesting authorization to move forward with this purchase. Resolution #19 made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, approved the purchase from the Protection Bureau Inc. for a total cost of \$84,302.74.

Director of Finance Shannon Drosnock reported that several projects, grants and activities have occurred during the 4th Quarter of 2014 that require amendments to the 2014 budget in order to accurately reflect these revenues and expenditures. These include traffic light improvements at North Wales and Knapp Roads, Public Works Department Snow Supplies – Salt, and Capital Reserve Purchases Postponed to 2015. Resolution #20 made by Chairman

Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, approved the 2014 4th Quarter Budget Amendments to the General Fund, Fire Fund and the Capital Reserve Fund.

Director of Finance Shannon Drosnock reported that the Finance Department has completed its unaudited 4th Quarter 2014 Budget Report. It has been the practice of the Board to designate a transfer of increased General Fund 'fund balance' to various funds for future projects. Staff is recommending that \$1.6M of fund balance be transferred as follows: Capital Reserve Fund, \$600,000 to the Road Program, \$400,000 to the Equipment Replacement Plan, \$100,000 to the Operating Contingency, and \$500,000 as a Principal Payment on the 2012 GO Note. Resolution #21 made by Supervisor Joseph Walsh, seconded by Supervisor Jeffrey McDonnell and adopted unanimously, authorized the transfer of General Fund 'fund balance' in the amount of \$1,100,000 to the Capital Reserve Fund as detailed above and \$500,000 to the Debt Service Fund for a principal payment on the 2012 GO Note.

Director of Finance Shannon Drosnock reported that staff is recommending that the Trustee appointment for the Delaware Valley Health Trust be changed from Lawrence Gregan to Shannon Drosnock. Mr. Gregan will remain as the Trustee for the Insurance Trust and Worker's Compensation Trust. Resolution #22 made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, appointed Finance Director/Treasurer Shannon Q. Drosnock as the Trustee representing Montgomery Township for the Delaware Valley Health Trust (DVHT).

Director of Planning Bruce Shoupe reported that an application has been received for a PADEP Sewage Facilities Planning Module for the interior renovations at the Montgomery Mall. The module was reviewed and recommended for approval by the Township Planning Commission at its meeting on November 20, 2014. Resolution #23 made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, approved the

application for a PADEP Sewage Facilities Planning Module for the Montgomery Mall Restaurants.

Director of Planning Bruce Shoupe reported that an application for conditional use has been received from the Wilkerson Five Point Limited Partnership for a retail condominium located at 640 Cowpath Road in the Five Point Shopping Center. The applicant proposes to demolish the existing building and construct a gasoline fueling facility with an associated 157 square foot building, 14 fuel dispensers and a drive-through automated teller machine. A gasoline filling station is permitted in the Shopping Center District as a conditional use. Resolution #24 made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, set Monday, March 9, 2015, after 8:00 p.m., in the Township building, as the date, time and place for a Public Hearing to consider the Conditional Use application of Wilkinson Five Point Limited Partnership for the construction of a gasoline fueling station at 640 Cowpath Road.

Resolution #24 made by made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, approved the construction escrow release #2 for LDS #653 2A for Montgomery Preserve Phase II in the amount of \$31,965.00.

Resolution #25 made by made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, approved the construction escrow release #3 for LDS #630 for Firefox Phase I in the amount of \$90,303.21.

Resolution #26 made by made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, approved the construction escrow release #1 for LDS #639 for Maple Drive and Crystal Road in the amount of \$27,929.58.

Supervisor Joseph Walsh made a motion to approve the ratification of the payment of bills for January 26, 2015. Supervisor Robert Birch seconded the motion. The payment of bills was unanimously approved as submitted.

Chairman Michael Fox made a motion to approve the payment of bills for February 9, 2015. Supervisor Joseph Walsh seconded the motion. The payment of bills was unanimously approved as submitted.

There being no further business to come before the Board, the meeting adjourned at 10:25 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Appointment to Fill Township Auditor Vacancy

MEETING DATE: February 23, 2015

ITEM NUMBER: #6

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Michael J. Fox, Chairman
of the Board of Supervisors

BACKGROUND:

The Township currently has two vacancies in the position of elected Auditor. If a vacancy occurs in the office of Auditor, the Board of Supervisors may appoint a successor who is an elector of the Township and has resided in the Township continuously for at least one year prior to their appointment. The appointed Auditor shall hold the office until the first Monday in January after the first municipal election which occurs more than sixty days after the vacancy occurs, at which election an eligible person shall be elected for the unexpired term.

The Board of Supervisors wishes to appoint Township resident Gary Thom to the position of elected Auditor. Mr. Thom shall serve in this capacity until the first Monday of January, 2016.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Appoint Gary Thom to the position of Auditor and provide the Oath of Office.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby appoint Gary Thom to fill a vacancy on the Montgomery Township Board of Auditors until the first Monday of January, 2016.

MOTION: _____

SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Appointment of FDMT Fire Police Officer

MEETING DATE: February 23, 2015

ITEM NUMBER: #7

MEETING/AGENDA: ACTION XX NONE

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

INITIATED BY: Richard M. Lesniak
Director of Fire Services

BOARD LIAISON: Robert J. Birch, Liaison to the
Public Safety Committee

BACKGROUND:

Mr. Timothy Johnson, a resident of Montgomery Township, recently joined the Fire Department of Montgomery Township. Mr. Johnson is being nominated by FDMT to be appointed as a Special Fire Police Officer under the Pennsylvania State Fire Police Statute - Act of 1941, P.L. 137, No. 74, Amended July 11, 1980, P.L. 580, No. 122.

Under this law, before the applicant can perform the duties as a Special Fire Police Officer, the nominated candidate must be confirmed by the Board of Supervisors and sworn in by the Chairman of the Board of Supervisors. Special Fire Police serve the public in the following manner:

- To regulate traffic and keep crowds under control at or in the vicinity of any fire at which their companies are in attendance and to exercise such other police powers as are necessary in order to facilitate and prevent interference with the work of firemen in extinguishing fires.
- To perform their duties when functioning as special fire police at any function, event, or parade conducted by, and under the auspices of any volunteer fire company, or any event, function, or parade conducted by an organization other than a volunteer fire company, providing the request to perform these duties is made by the governing body of the township in which the event will be conducted.
- To perform traffic and or crowd control duties when accidents, floods, or any other emergency requiring performance of such duties until the arrival of proper township police authority or until the emergency no longer exists.

Any person functioning as Special Fire Police Officer and performing a duty under any of the above conditions, shall be deemed to be performing the duties of his/her employment. Fire police performing such duties shall be identifiable by, at minimum, the wearing of a distinctive arm band or hat or uniform or insignia. Under no circumstances does the act grant Special Fire Police the right and / or power to use firearms or other weapons in the exercise of special fire police powers granted under the law.

Mr. Johnson has been interviewed by the Police Department and has been recommended for appointment as a Special Fire Police Officer.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

It is recommended that the Board of Supervisors appoint Mr. Timothy Johnson as a Fire Police Officer and administer the Oath of Office.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby appoint Timothy Johnson to the position of Special Fire Police Officer with the Fire Department of Montgomery Township.

MOTION: _____

SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

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

SUBJECT: Consider Approval of FDMT Annual Fundraising Activities

MEETING DATE: February 23, 2015

ITEM NUMBER: # 8

MEETING/AGENDA: ACTION X NONE

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

INITIATED BY: Richard M. Lesniak
Director of Fire Services

BOARD LIAISON: Robert J. Birch, Supervisor
Liaison – Public Safety Committee

BACKGROUND:

Section 15 of the Amended & Restated Fire Service Agreement provides that the Volunteer Fire Department of Montgomery Township (FDMT) annually advises the Board of Supervisors of its planned fundraising activities and to request the Board of Supervisor's approval of the events. FDMT proposes the following fund raising activities in 2015:

- Car Washes – Scheduled throughout the summer months.
- Toss – December.
- Car Show – Tentatively scheduled for August.
- MMR Carnival - Participate by having a booth at the annual carnival in June.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS: None

BUDGET IMPACT: None

RECOMMENDATION:

It is recommended that the Board of Supervisors grant approval for the FDMT to host the stated fundraising activities.

MOTION/RESOLUTION: BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby grant approval for the FDMT to host the following fund raising events in 2015:

- Car Washes – Tentatively scheduled for May.
- Coin Toss – December.
- Car Show – Tentatively scheduled for August.
- MMR Carnival - Participate by having a booth at the annual carnival in June.

MOTION: _____ **SECOND:** _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consideration - Preliminary/Final Land Development Plan – 1023 Lansdale Avenue – LDS#678

MEETING DATE: February 23, 2015

ITEM NUMBER: #9

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Bruce Shoupe

Director of Planning and Zoning

BOARD LIAISON: Michael J. Fox

Chairman

BACKGROUND:

The property is a developed 1.4 acre parcel located at 1023 Lansdale Avenue. The site currently contains a single family residence with an accessory carport and a paved driveway accessing Lansdale Avenue northwest of its intersection with Pecan Drive. It is within the R-2 Residential Zoning District. The applicant proposes to subdivide the property into two parcels, containing net areas of .682 acres and .527 acres.

The Township staff and consultants have reviewed this plan for compliance with Township Codes. Copies of the review letters are attached.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

The Applicant executed an indefinite extension form, which allows unlimited review time by the Township, unless a notice is received from the Applicant that a decision be rendered within 90 days by the Board of Supervisors.

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

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

BUDGET IMPACT:

None.

RECOMMENDATION:

The resolution be adopted by the Board of Supervisors.

MOTION/RESOLUTION:

The Resolution is attached. (The Chairman needs to read only the highlighted portions of the resolution.)

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank B. Bartle, Esq.

RESOLUTION #

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

**A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF
THE APPLICATION FOR MINOR SUBDIVISION AT 1023 LANSDALE AVENUE -
LDS#678**

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary/final approval of the land development application and plan for **1023 Lansdale Avenue**, as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant prior to the recording of the final plan:

1. Fulfilling all obligations and requirements of Gilmore & Associates, Inc. letters dated February 2, 2015, December 10, 2014; Boucher & James, Inc. letters dated January 9, 2015, December 17, 2014; Montgomery Township Planning Commission comments dated February 19, 2015; Montgomery County Planning Commission comments dated December 17, 2014; Township Zoning Review dated February 4, 2015.
2. The Applicant shall enter into a Land Development Agreement, Covenant of Restriction and post financial security for all public improvements to the satisfaction of the Township Engineer and Township Solicitor for each phase of this development. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks. The record plan shall indicate phasing if required. Public improvements shall require financial security be posted in the amount of 15% of the total public improvement cost, regardless of whether such public improvements are dedicated to the Township, for a period not less than 18 months after Township Engineer approval. If the end of maintenance period for trees and other plantings ends outside the time period specified in 205-49, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the satisfaction of the Township Solicitor.
3. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.

4. The Applicant shall be responsible for payment of all Township Consultant fees related to this project.
5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.
7. The Applicant agrees to comply with Section 205-85 of the SALDO code.
8. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements if required.
9. The Applicant acknowledges that Section 205-116 of the SALDO provides for the payment of a fee in lieu of the dedication of parkland for park and recreation purposes. This fee must be paid prior to the submission of an application for a building permit on the new lot created.
10. The Applicant shall enter into and record a restrictive covenant acknowledging that the required landscaping shall be installed prior to the final building inspection and the issuance of the Certificate of Occupancy for Lot #2.
11. A note shall be placed on the record plan and the building permit issued for Lot #2 that required landscaping shall be installed prior to the final building inspection and the issuance of the Certificate of Occupancy for Lot #2.

BE IT FURTHER RESOLVED that the following waivers are granted to the extent that they concur with the recommendation of the consultants:

1. Section §205-52.A(1) – the requirement for street trees to be planted where street trees do not exist. ***(The consultants do not support this waiver.)***
2. Section §205-52.B(2)(a) – the requirement for softening buffers. Seventeen shade trees and thirty-three shrubs would be required. ***(The consultants have no objection to this waiver provided that the required vegetation is either planted in another location or a fee-in-lieu is provided.) (17 Buffer Trees x \$350=\$5,950 and 33 shrubs x \$65=\$2,145)***
3. Section §205-52.G(b) – the requirement for three shade trees to be provided for individual lot landscaping. Lot #1 has existing trees that will meet this requirement. Three shade trees would be required for Lot #2. ***(The consultants have no objection to this waiver provided that the required vegetation is either planted in another location or a fee in lieu is provided. (3 Shade Trees x \$350=\$1,050)***

4. Section §205-52.J – the requirement that in cases where preserved natural features on site duplicate or essentially duplicate the planting requirements of the chapter these requirements may be waived. *(The consultants have no objection to this waiver.)*
5. Section §205-87.B(10) – the requirement to provide the locations and dimensions of all existing utilities within 400 feet of the property to be shown on the plan. *(The consultants have no objection to this waiver.)*
6. Section §205-22.A Sidewalks - A deferral from the requirement for sidewalks along Lansdale Avenue is requested. *(The consultants have no objection to this waiver.)*

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

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 23rd day of February, 2015.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by the applicant this _____
day of _____, 2015.

Applicant Signature

xc: Applicant, F. Bartle, R. Dunlevy, B. Shoupe, M. Stoerrle, K. Johnson, J. Stern-Goldstein, MCPC, Minute Book, Resolution File, File

EXHIBIT "A"

PLANS-STUDIES

<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED DATE</u>
1. Record Plan	11/7/14	12/22/14
2. Existing Features Plan	11/7/14	12/22/14



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 2, 2015

File No. 14-11057

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

Reference: 1023 Lansdale Avenue Minor Subdivision – LD/S #678
Tax Parcel #46-00-02020-00-4; Block 006A, Unit 001

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the preliminary/ final plan for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

- A. Preliminary/ Final Subdivision Plans, as prepared by Woodrow & Associates, Inc., two (2) sheets, dated November 7, 2014, last revised December 22, 2014

II. GENERAL

The subject property is a developed 1.487 acre (gross) parcel of land at 1023 Lansdale Avenue, Lansdale, PA, at the intersection of Lansdale Avenue and Holly Drive. The site currently contains a single family residence with an accessory carport and a paved driveway accessing Lansdale Avenue northwest of its intersection with Pecan Drive and is within the Residential (R-2) Zoning District. The use is served by public sewer and water facilities. The Applicant proposes to subdivide the property into two parcels, Lot No. 1 and Lot No. 2, containing net areas of 0.645 and 0.514 acres respectively. The Applicant also proposes to dedicate Right-of-Way along the Lansdale Avenue frontage, to the Ultimate Right-of-Way line as defined by ordinance.

III. REVIEW COMMENTS

A. Zoning Ordinance

Based on our review, the following items do not appear to comply with the current Montgomery Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent.

1. §230-5 – Per the Ordinance Definition and the Ultimate Classification of Roads Map for Montgomery Township, Lansdale Road is a State Road with an Ultimate Right-of-Way width of 60 feet. The plan of subdivision, zoning and site data schedule and lot area calculations should be updated to reflect this requirement. The ultimate right-of-way shall be measured from the title line or documentation provided supporting otherwise. Also, the right-of-way as dimensioned and depicted on the plans shall be verified. The dimensions presented do not appear consistent with the plan.
2. The Zoning Table shall be revised per the following. Section 230-33B is not applicable and should be removed from the table. The existing front yard for Lot 1 shall be indicated to be the dimension to the corner of the dwelling.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 Phone: 215-345-4330 | Fax: 215-345-8606
www.gilmore-assoc.com

B. Subdivision and Land Development Ordinance

Based on our review, the following items do not appear to comply with the current Montgomery Township Subdivision and Land Development Ordinance (SALDO). Upon further development of the plans, additional items may become apparent.

1. §205-87.B.(10) – The plan should provide the locations and dimensions of all existing utilities (sewer, gas, electric, water, etc.) within the property or within 400 of any part of the property to be subdivided. The applicant has requested a waiver from this requirement. We support the request.
2. §205-87.B.(15) – The full name and title of the signator must be set forth not only in the notary acknowledgment but also in the owner's certification.

C. General

1. At the time of development, the Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (i.e., PaDEP, PennDOT, MCPC, MCCD, Montgomery Township Municipal Sewer Authority, NWWA, North Penn Water Authority, MCDH, DRBC, HARB, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.

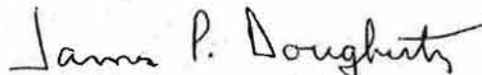
In order to help expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

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

Sincerely,



Russell S. Dunlevy, P.E.
Executive Vice President
Township Engineers



James P. Dougherty, P.E.
Senior Project Engineer
Township Engineers

RSD/JPD/atw

Enclosure

cc: Lawrence J. Gegan, Manager – Montgomery Township
Marita A. Stoerrle, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Ken Amey, AICP
Thomas F. Zarko, P.E., Sewer Authority Engineer – CKS Engineers, Inc.
James Zaspel, Applicant – Priceless Home, LLC
Timothy Woodrow, P.E. – Woodrow & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 10, 2014

File No. 14-11057

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

Reference: 1023 Lansdale Avenue Minor Subdivision – LD/S #678
1023 Lansdale Avenue
Tax Parcel #46-00-02020-00-4; Block 006A, Unit 001

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the preliminary/ final plan for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

- A. Application for Subdivision and Land Development, dated November 14, 2014
- B. Preliminary/ Final Subdivision Plans, as prepared by Woodrow & Associates, Inc., two (2) sheets, dated November 7, 2014

II. GENERAL

The subject property is a developed 1.487 acre (gross) parcel of land at 1023 Lansdale Avenue, Lansdale, PA, at the intersection of Lansdale Avenue and Holly Drive. The site currently contains a single family residence with an accessory carport and a paved driveway accessing Lansdale Avenue northwest of its intersection with Pecan Drive and is within the Residential (R-2) Zoning District. The use is served by public sewer and water facilities. The Applicant proposes to subdivide the property into two parcels, Lot No. 1 and Lot No. 2, containing net areas of 0.682 and 0.527 Acres respectively. The Applicant also proposes to dedicate Right-of-Way along the Lansdale Avenue frontage, to the Ultimate Right-of-Way line as defined by ordinance.

III. REVIEW COMMENTS

A. Zoning Ordinance

Based on our review, the following items do not appear to comply with the current Montgomery Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent.

- 1. §230-5 – Per the Ordinance Definition and the Ultimate Classification of Roads Map for Montgomery Township, Lansdale Road is a State Road with an Ultimate Right-of-Way width of 60 feet. The plan of subdivision, zoning and site data schedule and lot area calculations should be updated to reflect this requirement.
- 2. §230-33.E – The building setback line for a lot with frontage along a major or secondary road is 60 feet from the ultimate right-of-way line. This should be noted in the Zoning and Site Data Table and the plan shall be revised.

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www.gilmore-assoc.com

3. §230-149.B.(3) – The carport depicted on the plan is considered an existing non-conformity. Accessory structures are not permitted within the required front yard setback. This should be noted in the Zoning and Site Data Table and the distance from the corner of the car port to the ultimate right-of-way should be indicated on the plan.

B. Subdivision and Land Development Ordinance

Based on our review, the following items do not appear to comply with the current Montgomery Township Subdivision and Land Development Ordinance (SALDO). Upon further development of the plans, additional items may become apparent.

1. §205-87.B.(10) – The plan should provide the locations and dimensions of all existing utilities (sewer, gas, electric, water, etc.) within the property or within 400 of any part of the property to be subdivided.
2. §205-87.B.(15) – The Notary Acknowledgement should be revised to reflect that the owner of record is a corporation and that the signator will be a representative/ member of the corporation. Please see the attached.

C. General

1. At the time of development, the Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (i.e., PaDEP, PennDOT, MCPC, MCCD, Montgomery Township Municipal Sewer Authority, NWWA, North Penn Water Authority, MCDH, DRBC, HARB, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.

In order to help expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

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

Sincerely,



Russell S. Dunlevy, P.E.
Executive Vice President
Township Engineers



James P. Dougherty, P.E.
Senior Project Engineer
Township Engineers

RSD/JPD/atw

Enclosure

cc: Lawrence J. Gegan, Manager - Montgomery Township
Marita A. Stoerrle, Development Coordinator - Montgomery Township
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Ken Amey, AICP
Thomas F. Zarko, P.E., Sewer Authority Engineer – CKS Engineers, Inc.
James Zaspel, Applicant - Priceless Home, LLC
Timothy Woodrow, P.E. – Woodrow & Associates, Inc.

Recording Requirements for Plans and for Notary Acknowledgments

FORM OF NOTARY SEAL:

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

For an individual:

COMMONWEALTH OF PENNSYLVANIA

) SS:

COUNTY OF _____

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

Notary Print Name and Signature: _____

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

COMMONWEALTH OF PENNSYLVANIA

) SS:

COUNTY OF _____

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

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

Notary Print Name and Signature: _____

OTHER COMMON ISSUES:

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

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

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

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

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

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

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



SUBMITTER CHECKLIST

THE ACKNOWLEDGEMENT

An acknowledgement is a method of authenticating a signature on a document. It is a declaration made in a notary's presence by an individual who signed a document. The individual appears in person to declare that he or she did, in fact, sign the document and knew what he or she was doing at the time, thereby authenticating the signature. A written form of acknowledgement, completed by the notary, confirms the individual's identity and intention to sign the document.

Two (2) of the basic forms of acknowledgements are individual and corporate. An individual acknowledgement allows one or more individuals to acknowledge their signatures, each acting on their own behalf. A corporate acknowledgement allows an individual to acknowledge his or her signature acting as an officer of the corporation, non-profit, partnership or a like entity¹. A corporate acknowledgement must include not only the name of the officer/s signing, but also the officer's title and the name of the corporation he/she is representing.

¹From the PA Association of Notary's "A practical Guide for Notaries Public in Pennsylvania", 2002.

ACKNOWLEDGEMENT COMPONENTS

- ◇ **VENUE** - the State and County where the acknowledgement was taken;
- ◇ **DATE** - the day, month and year the acknowledgement was taken. The acknowledgement cannot predate the execution;
- ◇ **PROPER ACKNOWLEDGEMENT LANGUAGE** - each State has its own language that must be included in the acknowledgement;
- ◇ **NAMES (individual)** - an individual acknowledgement must include the name/s of the individual/s who has executed the document;
- ◇ **NAMES (corporate)** - a corporate acknowledgement must include not only the name/s of the individual/s signing but also the title/s of the individual/s and the name of the corporation the individual/s is representing;
- ◇ **CONSISTENCY** - the named stated in the acknowledgement must be consistent with the grantor/mortgagor and with the signature. The names must match exactly (including any initials or suffixes);
- ◇ **NOTARY SIGNATURE, STAMP AND/OR SEAL** - States vary as to what is required from the notary to attest to the acknowledgement. Usually the notary's signature and an inked stamp with the correct municipality and/or seal are required. If an inked stamp is used, the stamp must be clear, legible and able to be scanned. Writing or typing information on the notary stamp is a violation of Chapter 12 of Pennsylvania Notary Law;
- ◇ **NOTARY EXPIRATION DATE** - should appear in the acknowledgement as part of the stamp, seal or notary's signature;
- ◇ **APPEARANCE** - the acknowledgement should begin with the venue and end with the notary's signature/stamp seal. The acknowledgement, in its entirety, must appear on the same page.

CHECK POINTS FOR RECORDING

DEEDS

- ◇ **DOCUMENT STANDARD**—PRIA Standards—3" margin at the top of first page (Submitted by: - Return to: Parcel # right side in 3" margin), 1" sides & bottom, addl. Pages 1" all around, at least a 10 font),
- ◇ **PARCEL #** - Should match throughout the document—should match legal description.
- ◇ **EXECUTION DATE**—Must be same as document date.
- ◇ **NAMES**—Grantors name must match signature and be owner of record and match the name in notary acknowledgement.
- ◇ **CONSIDERATION**—Statement of Value needed if RTT is paid on other amount than the consideration noted on the deed.
- ◇ **ACKNOWLEDGEMENT**—(see above).
- ◇ **GRANTEE'S ADDRESS**—Must be on the deed.
- ◇ **CHECKS**—Correct amounts (one check for recording / separate check for RTT). Each check payable to Recorder of Deeds.
- ◇ **SELF ADDRESSED STAMPED ENVELOPE INCLUDED**—Sufficient size to fit documents to be returned.



SUBMITTER CHECKLIST

MORTGAGES / DEED MISCELLANEOUS

- ◇ SAME AS DEEDS—Except for consideration and grantee's address.

EASEMENTS / RIGHTS OF WAY

- ◇ ACKNOWLEDGEMENT / CHECKS—SELF ADDRESSED STAMPED ENVELOPE (same as deeds).
- ◇ STATEMENT OF VALUE NEEDED—Except for Public Utilities

MORTGAGE ASSIGNMENT / MODIFICATION / SATISFACTION

- ◇ ACKNOWLEDGEMENT / CHECKS—SELF ADDRESSED STAMPED ENVELOPE (same as mortgages).
- ◇ ORIGINAL BOOK / PAGE—Must be included and correct.

REQUIREMENTS FOR RE-RECORDING MORTGAGES & ASSIGNMENTS

- ◇ MORTGAGE MUST HAVE RE-RECORDING STATEMENT TYPED ON THE FRONT OF THE DOCUMENT. (WHY IT'S BEING RE-RECORDED) THE STATEMENT MUST BE SIGNED.
- ◇ THE PERSON WHO PUTS THAT STATEMENT ON THE DOCUMENT MUST GO BEFORE A NOTARY TO BE ACKNOWLEDGED. (NOT THE ORIGINAL MORTGAGOR)
- ◇ ASSIGNMENT OF MORTGAGE RE-RECORDING NEEDS TO FOLLOW THE SAME PROCEDURES AS ABOVE FOR A MORTGAGE RE-RECORDING.

PLAN CHECKLIST

- ☐ MONTGOMERY COUNTY PLANNING COMMISSION APPROVAL
- ☐ REGISTRY OFFICE IN BOARD OF ASSESSMENT - PARCEL STICKERS—RECORDER OF DEEDS-RECORDING
- ☐ NO ALTERNATIONS AFFXED TO THE DOCUMENT—DOCUMENT MUST BE AN ORIGINAL
- ☐ ALL PARCEL NUMBERS MUST BE CLEARLY WRITTEN ON DOCUMENT (ATTACHMENT FOR MULTIPLE #S)
- ☐ OWNERSHIP MUST BE NOTED
- ☐ EQUITABLE OWNER, OWNER OF RECORD OR APPLICANT MUST SIGN OFF AND BE ACKNOWLEDGED
- ☐ ALL SIGNATURES MUST BE SEPARATE FROM THE ACKNOWLEDGEMENT (CORPORATIONS AND LIMITED PARTNERSHIPS MUST STATE THE COMPANY NAME PLUS HAVE PERSON SIGN WITH TITLE ON OWNERSHIP LINE)
- ☐ FULL NOTARY ACKNOWLEDGEMENT MUST MATCH THE INFORMATION ON THE OWNERSHIP LINE (PERSON'S NAME IF INDIVIDUAL OR PERON'S NAME, TITLE & COMPANY IF CORPORATION OR PARTNERSHIP)
- ☐ MUST HAVE TOWNSHIP / BOROUGH APPROVAL WITH SIGNATURES, TITLES OF PERSONS SIGNING AND DATE (SHOULD BE APPROVED WITHIN 90 DAYS OF DATE NOTED, IF NOT 90 DAY LETTER (STATING PAST 90 DAYS WITH APPROVAL TO RECORD) MUST BE ATTACHED)
- ☐ PLANS MUST BE SCANABLE, LEGIBLE THROUGHOUT & CANNOT BE FOLDED
- ☐ PLAN MAY BE SUBMITTED ON MYLAR, LINEN OR PAPER.



Boucher & James, Inc.
CONSULTING ENGINEERS

INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

2738 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

www.bjengineers.com

January 9, 2015

Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

**SUBJECT: 1023 LANSDALE AVENUE
MINOR SUBDIVISION PLANS
TOWNSHIP LD/S NO. 678
PROJECT NO. 1455285R**

Dear Mr. Gregan:

Please be advised that we have reviewed the 1023 Lansdale Avenue Minor Subdivision Plans prepared by Woodrow & Associates, Inc., dated November 7, 2014, last revised December 22, 2014. The site sits at the intersection of Lansdale Avenue and Holly Drive, and is located within the R-2 Residential District

The plans propose the subdivision of the existing residential parcel into two residential lots. The existing dwelling unit is proposed to remain. No construction is proposed at this time.

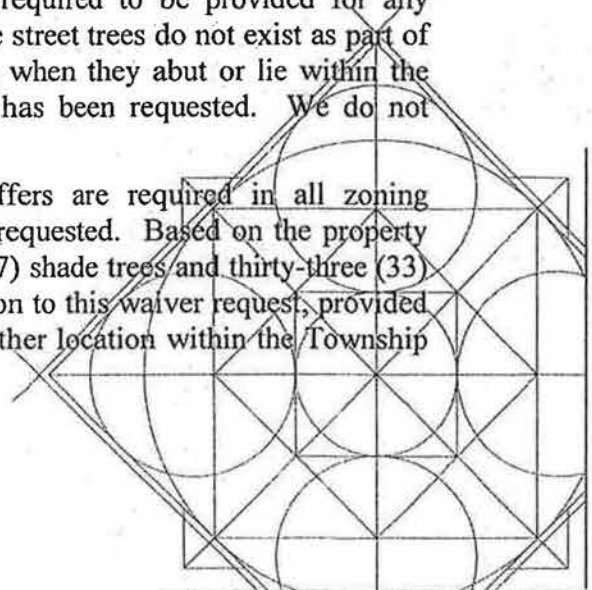
We offer the following comments for your consideration.

1. Landscape Plan Requirements.

A landscape plan has not been provided. The plans should be revised to include a landscape plan incorporating all information required by SLDO Sections 205-51.A(1) through (19), as well as the General Requirements outlined in Section 205-49, or waivers for these sections would be required.

2. Planting Requirements

- A. SLDO Section 205-52.A(1): street trees are required to be provided for any subdivision or land development where suitable street trees do not exist as part of the design and construction of existing streets when they abut or lie within the subdivision or land development. A waiver has been requested. We do not support this waiver request.
- B. SLDO Section 205-52.B(2)(a): softening buffers are required in all zoning districts and for all uses. A waiver has been requested. Based on the property perimeter and existing vegetation, seventeen (17) shade trees and thirty-three (33) shrubs would be required. We have no objection to this waiver request, provided the required vegetation is either planted in another location within the Township or a fee-in-lieu is provided.



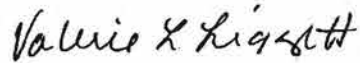
Mr. Lawrence Gregan, Township Manager
1023 Lansdale Avenue
January 9, 2015
Page 2

- C. SLDO Section 205-52.G(b): Table 1 requires the provision of three (3) shade trees per unit for individual lot landscaping. A waiver has been requested. Existing trees located on Lot No. 1 are sufficient to meet the individual-lot landscaping requirement for that lot. Three (3) shade trees would be required on Lot No. 2. We have no objection to this waiver request, provided the required vegetation is either planted in another location within the Township or a fee-in-lieu is provided.

Sincerely,



Judith Stern Goldstein, ASLA, R.L.A.
Managing Director



Valerie L. Liggett, ASLA, R.L.A.
ISA Certified Arborist®
Planner/Landscape Architect

JSG/vll/kam

ec: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Frank R. Bartle, Esq., Dischell Bartle & Dooley, PC
James P. Dougherty, P.E., Gilmore & Associates, Inc.
Russell S. Dunlevy, P.E., Gilmore & Associates, Inc.
Kevin Johnson, P.E., Traffic Planning & Design
Ken Amey, AICP
James Zaspel, Priceless Homes LLC
Timothy P. Woodrow, P.E., Woodrow & Associates



Boucher & James, Inc.
CONSULTING ENGINEERS

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

2738 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

www.bjengineers.com

December 17, 2014

Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

**SUBJECT: 1023 LANSDALE AVENUE
MINOR SUBDIVISION PLANS
TOWNSHIP LD/S NO. 678
PROJECT NO. 1455285R**

Dear Mr. Gregan:

Please be advised that we have reviewed the 1023 Lansdale Avenue Minor Subdivision Plans prepared by Woodrow & Associates, Inc., dated November 7, 2014. The site sits at the intersection of Lansdale Avenue and Holly Drive, and is located within the R-2 Residential District

The plans propose the subdivision of the existing residential parcel into two residential lots. The existing dwelling unit is proposed to remain. No construction is proposed at this time.

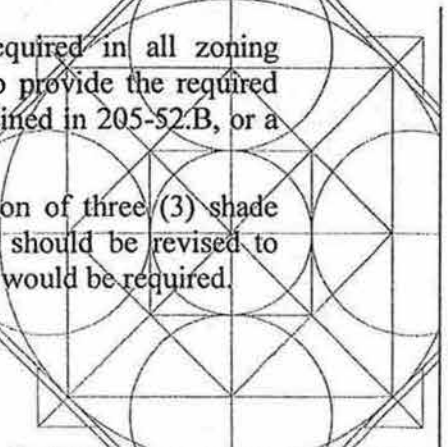
We offer the following comments for your consideration.

1. Landscape Plan Requirements.

A landscape plan has not been provided. The plans should be revised to include a landscape plan incorporating all information required by SLDO Sections 205-51.A(1) through (19), as well as the General Requirements outlined in Section 205-49, or waivers for these sections would be required.

2. Planting Requirements

- A. SLDO Section 205-52.A(1): street trees are required to be provided for any subdivision or land development where suitable street trees do not exist as part of the design and construction of existing streets when they abut or lie within the subdivision or land development. The plans should be revised to provide the required street trees, or a waiver would be required.
- B. SLDO Section 205-52.B(2)(a): softening buffers are required in all zoning districts and for all uses. The plans should be revised to provide the required softening buffers in compliance with the requirements outlined in 205-52.B, or a waiver would be required.
- C. SLDO Section 205-52.G(b): Table 1 requires the provision of three (3) shade trees per unit for individual lot landscaping. The plans should be revised to provide the required individual lot landscaping, or a waiver would be required.



- D. SLDO Section 205-52.J Existing Vegetation: In cases where preserved natural features on site duplicate or essentially duplicate the planting requirements of this chapter, these requirements may be waived or amended by the Board of Supervisors.

3. General Comments

A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



Judith Stern Goldstein, ASLA, R.L.A.
Managing Director



Valerie L. Liggett, ASLA, R.L.A.
ISA Certified Arborist®
Planner/Landscape Architect

JSG/vll/kam

ec: Board of Supervisors
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Kevin Johnson, P.E., Traffic Planning & Design
Ken Amey, AICP
James Zaspel, Priceless Homes LLC
Timothy P. Woodrow, P.E., Woodrow & Associates

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

OSH D. SHAPIRO, CHAIR

ESLIE S. RICHARDS, VICE CHAIR

RUCE L. CASTOR, JR., COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722

FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG/PLANNING

JODY HOLTON, AICP
EXECUTIVE DIRECTOR

December 17, 2014

Mr. Larry Gregan, Manager
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936

Re: MCPC #14-253-001
Plan Name: 1023 Lansdale Avenue
(2 lots comprising 1.37 acres)
Situate: Lansdale Avenue (east)/
south of Holly Drive intersection
Montgomery Township

Applicant's Name and Address

James Zaspel
Priceless Home, LLC
P.O. Box 505
Fort Washington, PA 19446

Contact: Woodrow & Associates
twoodrow@woodrowinc.com

Phone: 215-542-5648

Dear Mr. Gregan:

We have reviewed the above referenced subdivision in accordance with Section 502 of Act 247, "the Pennsylvania Municipalities Planning Code", as you requested November 24, 2014. We forward this letter as a report of our review and recommendations.

Background

The application is a new proposal seeking preliminary and final subdivision and land development plan approval for the subdivision of a 1.4870-acre parcel into two lots. The lot with an existing residence on the parcel will compose Lot #1, a 29,723-square foot lot. The plan shows a new residential lot for future development- Lot #2- a 22,945-square foot lot where no new construction is proposed at this time. The plan indicates that public water and public sewer services are provided at this location.

The site development is proposed for Tax Parcel #46-00-02020-00-4 which is located in the township's R-2- Residential Zoning District. The plan indicates that the lots are serviced by both public water and sewer.

Comment

We have not identified any significant land use, transportation, design, or other issues that we believe merit the township's consideration in its assessment of the subdivision plan. Therefore we have no substantive comments.

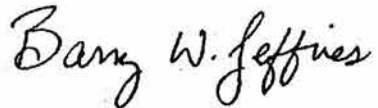
Recommendation

We recommend approval of the proposed subdivision plan submission provided the plan meets all appropriate local municipal land use regulations and other codes prior to granting approval.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for stamp and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

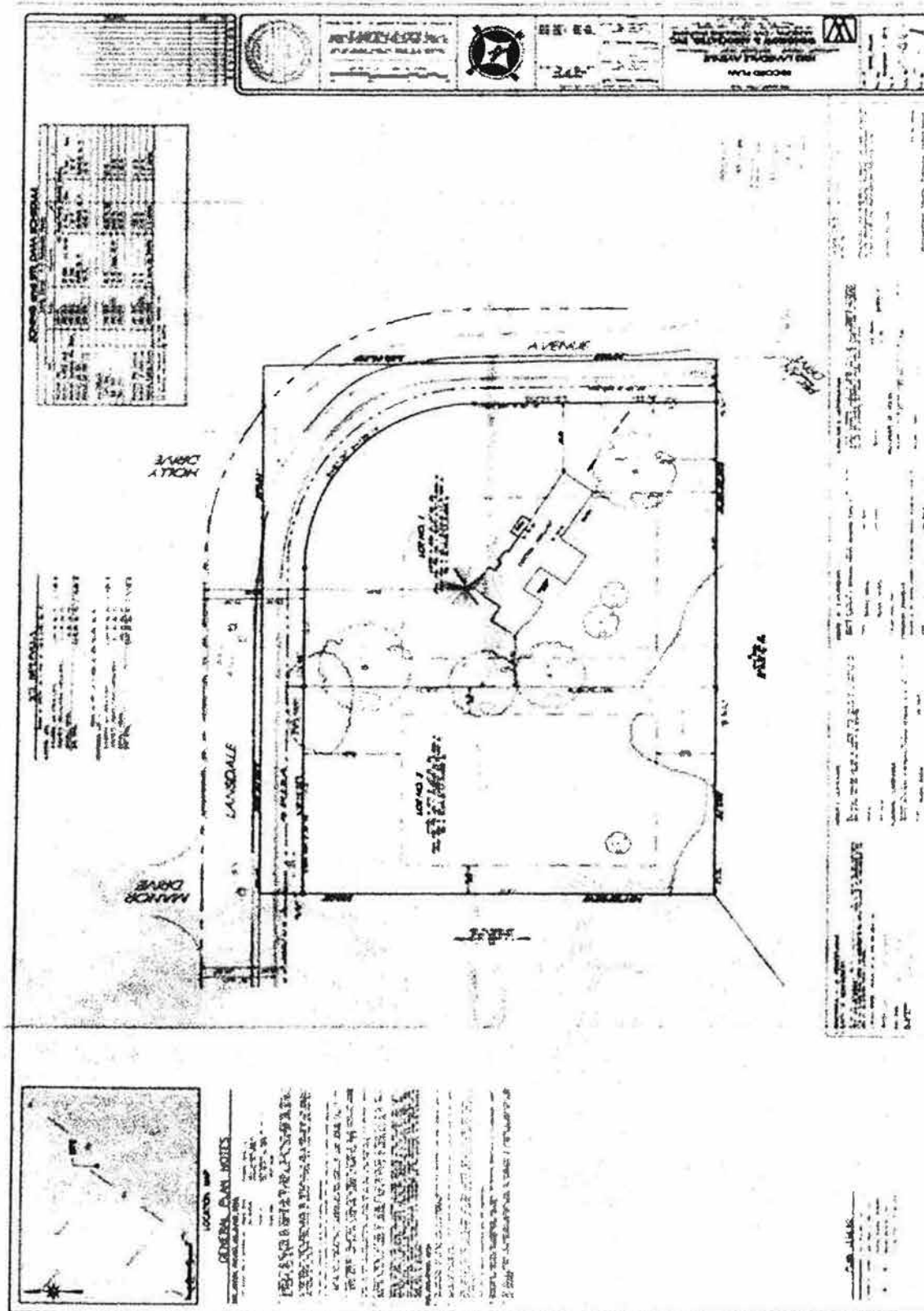


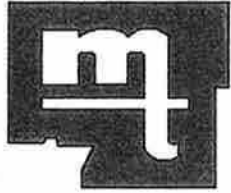
Barry W. Jeffries, ASLA, Senior Design Planner
610-278-3444 - bjeffrie@montcopa.org

c: James Zaspel, Priceless Home LLC, Applicant
Timothy Woodrow, Woodrow & Assoc., Applicant's Engineer
Marita Stoerrle, Twp. Development Coordinator
Jonathan Trump, Chrm., Twp. Planning Commission
Bruce Shoupe, Twp. Zoning Officer/Planning
Frank A. Bartle, Twp. Solicitor
Russell Dunlevy, Gilmore & Associates, Twp. Engineer

Attachment: Reduced Copy of Applicant's Plan

Reduction of Applicant's Proposed Plan





MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jay Glickman, Vice-Chairman

DATE: February 19, 2015

RE: 1023 Lansdale Avenue
Minor Subdivision

The Planning Commission has reviewed the above named plan and would like to recommend to the Board of Supervisors that this plan be approved subject to satisfactory compliance with all comments of the Township consultants. It is also recommended that a restrictive covenant be placed on the plan to guarantee that all public improvements are completed on Lot #2 at the time of any construction.

The motion further indicated that all requested waivers be approved.

ZONING ORDINANCE PLAN REVIEW

DATE: February 4, 2015

PLAN REVIEW – 1023 Lansdale Avenue – Minor 2-Lot Subdivision
LD/S # 678

DEVELOPMENT NAME: Priceless Home, LLC – James Zaspel
LOCATION: 1023 Lansdale Avenue
LOT NUMBER & SUBDIVISION: 2 (1 new) plan date November 7, 2014
ZONING DISTRICT: R1 Residential
PROPOSED USE: Residential
ZONING HEARING BOARD APPROVAL REQUIRED? No
CONDITIONAL USE APPROVAL REQUIRED? NO

	Proposed	Required	Approved	Not Approved	N/A
USE			X		
HEIGHT	<35	35	X		
LOT SIZE	Lot 1 - 22,395.6 sf Lot 2 - 28,136.75 sf	20000	X		
SETBACKS BUFFER					
FRONT	60	60	see note		
SIDES	Lot 1 – 26.93 ft Lot 2 – 15 ft per side	15 ft/aggr. 30 ft	see note		
REAR	30 ft	30 ft	X		
COMMON OPEN SPACE	NA	NA	X		
BUILDING COVERAGE	Lot 1 – 7.94% exist Lot 2 – 15%	Max 15%	X		
IMPERVIOUS COVERAGE	Lot 1 – 11.15% exist Lot 2 – 30%	Max 30%	X		

COMMENTS

ADDITIONAL COMMENTS:

1. The proposed plan does not show a 60 foot Right-of-way along Lansdale Avenue. The plan shall be corrected showing the correct right-of-way or provide documentation to support measurements on plan and proposed lot sizes.
2. The existing house on Lot 1 is non-conforming as to front yard setbacks.

ZONING OFFICER

DATE

WAIVERS FOR 1023 LANSDALE AVENUE SUBDIVISION

1. Section 205-52.A(1) – the requirement for street trees to be planted where street trees do not exist. ***(The consultants do not support this waiver.)***
2. Section 205-52.B(2)(a) – the requirement for softening buffers. Seventeen shade trees and thirty-three shrubs would be required. *(The consultants have no objection to this waiver provided that the required vegetation is either planted in another location or a fee-in-lieu is provided.)*
3. Section 205-52.G(b) – the requirement for three shade trees to be provided for individual lot landscaping. Lot #1 has existing trees that will meet this requirement. Three shade trees would be required for Lot #2. *(The consultants have no objection to this waiver provided that the required vegetation is either planted in another location or a fee in lieu is provided.)*
4. Section 205-52.J – the requirement that in cases where preserved natural features on site duplicate or essentially duplicate the planting requirements of the chapter these requirements may be waived. *(The consultants have no objection to this waiver.)*
5. Section 205-87.B(10) – the requirement to provide the locations and dimensions of all existing utilities within 400 feet of the property to be shown on the plan. *(The consultants have no objection to this waiver.)*

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consideration - Preliminary/Final Land Development Plan – 1701 N. Line Street –
Del Ciotto – LDS#680

MEETING DATE: February 23, 2015

ITEM NUMBER: #10

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce Shoupe

Director of Planning and Zoning

BOARD LIAISON: Michael J. Fox

Chairman

BACKGROUND:

The property is a developed 31,242 sq. ft. parcel at 1701 N. Line Street, at the intersection with Rosewood Drive. The site currently contains a duplex, a detached garage, shed and a paved driveway accessing N. Line Street. The parcel is within the R-2 Residential District. The applicants propose to subdivide the property into two parcels containing net areas of 16,573 sq. ft. and 14,744 sq. ft. An existing structure on Lot 1 is to be restored to a single-family dwelling unit and an existing garage is to be demolished.

The applicants were granted a variance from the Zoning Hearing Board on September 5, 2014. A copy of the Opinion and Order is attached.

The Township staff and consultants have reviewed this plan for compliance with Township Codes. Copies of the review letters are attached.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

The Applicant executed an indefinite extension form, which allows unlimited review time by the Township, unless a notice is received from the Applicant that a decision be rendered within 90 days by the Board of Supervisors.

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

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

BUDGET IMPACT:

None.

RECOMMENDATION:

The resolution be adopted by the Board of Supervisors.

MOTION/RESOLUTION:

The Resolution is attached. (The Chairman needs to read only the highlighted portions of the resolution.)

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank B. Bartle, Esq.

RESOLUTION #

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

**A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF
THE APPLICATION FOR MINOR SUBDIVISION FOR JOSEPH AND YVONNE
DEL CIOTTO, LOCATED AT 1701 N. LINE STREET - LDS#680**

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary/final approval of the land development application and plan for **Joseph and Yvonne Del Ciotto, located at 1701 N. Line Street**, as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant prior to the recording of the final plan:

1. Fulfilling all obligations and requirements of Gilmore & Associates, Inc. letter dated January 22, 2015; Boucher & James, Inc. letter dated January 6, 2015, December 17, 2014; Montgomery Township Planning Commission comments dated February 19, 2015; Montgomery County Planning Commission comments dated January 7, 2015; Township Zoning Review dated February 16, 2015.
2. The Applicant shall enter into a Land Development Agreement and post financial security for all public improvements to the satisfaction of the Township Engineer and Township Solicitor for each phase of this development. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks. The record plan shall indicate phasing if required. Public improvements shall require financial security be posted in the amount of 15% of the total public improvement cost, regardless of whether such public improvements are dedicated to the Township, for a period not less than 18 months after Township Engineer approval. If the end of maintenance period for trees and other plantings ends outside the time period specified in 205-49, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the satisfaction of the Township Solicitor.
3. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.

4. The Applicant shall be responsible for payment of all Township Consultant fees related to this project.
5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.
7. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements if required.
8. The Applicant acknowledges that Section 205-116 of the SALDO provides for the payment of a fee in lieu of the dedication of parkland for park and recreation purposes. This fee must be paid prior to the submission of an application for a building permit.
9. The Applicant acknowledges that the storm water design and E&S controls and associated details identified in the Township Engineers letter will be completed and approved prior to recording of the record plan and the these improvements shall be included in financial security posted to the satisfaction of the Township Engineer and Township Solicitor.
10. The Applicant agrees to comply with Section 205-85 of the SALDO code.
11. The applicant must comply with the Zoning Hearing Board Opinion and Order dated September 5, 2014.

BE IT FURTHER RESOLVED that the following waivers are granted to the extent that they concur with the recommendation of the consultants:

1. Section 205-22.A – the requirement that sidewalks be installed. The applicant has requested that sidewalks not be installed along Rosewood Drive as there are no sidewalks presently located in the neighborhood. *(This is discretionary on the part of the Board of Supervisors.)*
2. Section 205-87.B(10) – the requirement from providing the locations and dimensions of streets, utilities, building, etc. within 400 feet of the site. *(The consultants have no objection to this waiver.)*

3. Section 205-52.B – the requirement for softening buffer. The applicant feels that they cannot install the required amount of landscaping on site. They will provide 2 shade trees, 6 evergreen trees and 22 shrubs. A waiver is required for the remaining shade trees and shrubs. *(The consultants have no objection to this waiver provided that the trees are planted in another Township location or a fee in lieu of the required landscaping be submitted. The applicant has made a commitment to a neighbor to plant evergreen trees. The consultants have no objection to this, however the proposed evergreens should be counted as equivalent to 3 shade trees as described in Section 205:A1 Note 1.)* **25 Shade Trees x \$350 = \$8,750 and 38 shrubs x \$65 = \$2,470.**

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

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 23rd day of February, 2015.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by the applicant this _____
day of _____, 2015.

Applicant Signature

xc: Applicant, F. Bartle, R. Dunlevy, B. Shoupe, M. Stoerrle, K. Johnson, J. Stern-Goldstein, MCPC, Minute Book, Resolution File, File

EXHIBIT "A"

PLANS-STUDIES

<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED DATE</u>
1. Subdivision Plan	12-18-14	
2. Grading, Soil, Erosion, Utility, Landscape and Demo Plan	12-18-14	
3. Site Construction Details	12-18-14	



309 N. Sumneytown Pike ▪ North Wales, PA 19454
Phone: 215.699.6901 ▪ Fax: 215.699.6912
www.delciottoarchitects.com

February 18, 2015

Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Dear Mr. Gregan:

With regard to LD/S # 680 minor [2] lot subdivision at 1701 N. Line Street, I request a few landscape and planning waivers.

Landscaping:

Partial relief is necessary from section 205-52.B for the softening buffer requirement. The ordinance requires 30 shade trees and 60 shrubs. It is physically impossible to install all of the landscaping required. In addition to the other required landscaping, the best softening buffer that can be provided is [2] shade trees, [6] evergreen trees, and [22] shrubs. Therefore, I need a waiver for [22] shade trees and [38] shrubs.

Planning:

By copy of this letter to Mr. Bruce S. Shoupe, a waiver is requested from the sections listed below.

Section 205-22; There are no sidewalks along Rosewood Drive and the rest of the existing mature development. Therefore, I request a waiver to not provide sidewalk on the new lot along Rosewood Drive. The original parcel has sidewalk along the Line Street frontage and again I request a waiver from providing sidewalk along the Rosewood side.

Section 205-87.B [10]; I request a waiver from providing the locations and dimensions of street, utilities, buildings, etc. within 400 feet of any part of the property.

Think Design,

A handwritten signature in dark ink, appearing to read 'Joe Del Ciotto, Jr.' followed by a stylized flourish and the letters 'AIA'.

Joseph J. Del Ciotto, Jr., AIA
President

Copy: Bruce S. Shoupe
FILE: DCA\1701\ WAIVER REQUEST 02182014

Marita A. Stoerrle

From: Valerie Liggett <vliggett@bjengineers.com>
Sent: Thursday, February 19, 2015 2:07 PM
To: Marita A. Stoerrle
Subject: RE: 1701 N. Line Street - Waiver Requests

Marita;

Here is our waiver response for 1701 N. Line St;

Waiver request letter, 2/18/15

"Partial relief is necessary from section 205-52.B for the softening buffer requirement. The ordinance requires 30 shade trees and 60 shrubs. It is physically impossible to install all of the landscaping required. In addition to the other required landscaping, the best softening buffer that can be provided is (2) shade trees, (6) evergreen trees, and (22) shrubs. Therefore, I need a waiver for (22) shade trees and (38) shrubs."

We have no objection to the waiver request, provided the missing trees are planted elsewhere in the Township or a fee-in-lieu is provided. As the applicant has made a commitment to a neighbor to plant evergreen trees, we have no objection to the use of evergreen trees within the softening buffer where normally they would not be permitted. However, the trees should be counted at the 2:1 evergreen to shade tree ratio specified in other areas of the SLDO. Therefore, a total of (25) shade trees and (38) shrubs should be provided elsewhere or a fee-in-lieu should be provided.

25 shade trees x 350 = \$8,750

38 shrubs x 65 = \$2,470

Total: \$11,220



Valerie L. Liggett, ASLA, R.L.A.
ISA Certified Arborist®
Planner / Landscape Architect
Boucher & James, Inc.

1456 Ferry Road
Doylestown, PA 18901
E-mail: vliggett@bjengineers.com
Internet: www.bjengineers.com
Tel: 215-345-9400 - Fax: 215-345-9401

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

January 22, 2015

File No. 2015-01024

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

Reference: Del Ciotto Subdivision - LD/S# 680
1701 N. Line Street
Tax Parcel #46-00-02416-00-4; Block 005C, Unit 004

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the minor subdivision plan for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

- A. Application for Subdivision and Land Development, dated December 18, 2014.
- B. Deed, Book 05507, Page 0343, recorded May 13, 2004.
- C. Subdivision Plan (Sheets 1 – 3 of 3), as prepared by Metz Engineers, Inc., dated December 18, 2014.

II. GENERAL

The subject property, within the Residential (R-2) Zoning District, is a developed 31,242 sq. ft. (net) parcel at 1701 N. Line Street, Lansdale, PA, at the intersection with Rosewood Drive. The site currently contains a duplex, a detached garage, shed and a paved driveway accessing N. Line Street. The lot is served by public sewer and water facilities. The Applicants, Joseph J. and H. Yvonne Del Ciotto, propose to subdivide the property into two parcels containing net areas of 16,573 sq. ft. and 14,744 sq. ft. It is noted on the plan that no construction is proposed at this time (note 20, sheet 1 of 3).

The Applicant appeared before the Zoning Hearing Board and was granted a variance from the requirements of Montgomery Township Zoning Ordinance section 230-33.A. Per the Order dated September 5, 2014 the variance is subject to the following:

1. Applicants strict compliance with the representations made at the hearing and contained in the Application for a Variance.
2. Applicants entering into a restrictive covenant for the benefit of the Township extinguishing the duplex use on the property.

The Applicants have requested a waiver from section 205-22.A of the Township Subdivision and Land Development Ordinance requiring installation of sidewalk along Rosewood Dr.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 Phone: 215-345-4330 | Fax: 215-345-8606
www.gilmore-assoc.com

III. REVIEW COMMENTS

A. Zoning Ordinance

Based on our review, the following items do not appear to comply with the current Montgomery Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent.

1. §230-31.A. – The existing and proposed uses shall be included in the Zoning Tabulation table of Sheet 1 of 3. The existing use shall be noted as a nonconforming use.
2. §230-33.A. – The Applicants were granted a variance from the minimum lot area requirement. Note 13, Sheet 1 of 3 shall be revised to reference the appropriate section of the Township Zoning Ordinance (§230-33.A) and the date of the ZHB Order (September 5, 2014). Also, the Zoning Officer shall verify the conditions of the variance, as presented on the plan, are per the ZHB Order. The terms regarding timing of the demolition of the existing detached garage (Item D of note 13) do not seem to be consistent with the ZHB Order.
3. §230-33.B, C, D & E. – The building envelop for Lot 1 is depicted incorrectly on the plan. The plan shall be revised to indicate the following:
 - a. one front yard (60 ft depth) from the ultimate right-of-way of Line Street, which is classified as a Secondary Road on the Township Ultimate Classification of Roads map
 - b. a side yard (40 ft depth) from the ultimate right-of-way of Rosewood Dr.
 - c. a side yard (15 ft depth) opposite the yard along Rosewood Dr.
 - d. a rear yard (30 ft depth) opposite the front yard.
 - e. all existing use and building nonconformities associated with the existing and proposed Lot 1 shall be noted in the Zoning Tabulation and dimensioned on the plan.
4. §230-149.B(2) & (3). – Uses accessory to a dwelling unit are to be located within the building envelope and are not permitted to be located within any buffer area, as required by either the Subdivision and Land Development Ordinance or the Zoning Ordinance. We defer to the Zoning Officer regarding the proposed demolition of the existing garage on proposed Lot 1, removal of the existing shed on proposed Lot 2 and when those should occur with regard to the proposed subdivision.

B. Subdivision and Land Development Ordinance

Based on our review, the following items do not appear to comply with the current Montgomery Township Subdivision and Land Development Ordinance (SALDO). Upon further development of the plans, additional items may become apparent.

1. §205-85. – The plan was submitted and reviewed as a minor subdivision.
2. §205-87.A(2) – Bearings shall be presented in degrees, minutes & seconds.
3. §205-87.A(3) & (4) – The plan appears to show proposed grading on both proposed lots. However, it is difficult to differentiate between existing and proposed conditions. The plans shall be revised to clearly indicate existing and proposed conditions. The legend shall be revised accordingly.
4. §205-87.B(5) – The key map (a.k.a. location map) on Sheet 1 of 3 is not to scale. This map shall be made to scale of not less than 800 feet to the inch and encompass the area within 1,000 feet of the property boundary.
5. §205-87.B(10) – The following shall be included on the plan:
 - a. name of the owner of 116 Rosewood Dr.
 - b. locations and dimensions of streets, utilities, buildings, etc. within 400 feet of any part of the property

6. §205-87.B(15) – An area for the notary seal shall be provided near the notary acknowledgment.
7. §205-87.B(17) – The covenant regarding the conversion from a duplex to a single family dwelling shall be provided for review and approval by the Township Solicitor.
8. §205-87.K(1) – The date of the survey noted in the surveyor certification shall be verified and corrected if needed.
9. §205-22.A – Sidewalks shall be provided at any location where the Supervisors determine they are necessary. The Applicants have requested a waiver from this requirement to not install sidewalk along Rosewood Dr. Sidewalk currently exists on N. Line St. but not along Rosewood Dr. The Board of Supervisors should determine if sidewalk is required along Rosewood Dr.
10. The Applicants state on the plan (note 20, Sheet 1 of 3) that no construction is proposed at this time and that improvement of either lot requires permits from the Township (notes 21 & 22, Sheet 1 of 3). However, proposed grading, dwelling, driveway and other improvements are shown on the plans. The Applicants shall clarify the intent. We have reviewed the plans with the assumption no construction is proposed at this time. The improvements, E&S controls and associated details have not been reviewed. If no construction is proposed, we recommend that all depicted improvements, E&S controls and associated details, with the exception of those required to comply with the ZHB Order, be removed from the plan. However, if construction is proposed; additional information shall be provided (e.g. stormwater management report and design) prior to our review and comment.

C. General

1. At the time of development, the Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (i.e., PaDEP, PennDOT, MCPC, MCCD, Montgomery Township Municipal Sewer Authority, NWWA, North Penn Water Authority, MCDH, DRBC, HARB, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
2. Legal descriptions of the proposed lots shall be provided for review and approval.

In order to help expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

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

Sincerely,



Russell S. Dunlevy, P.E.
Executive Vice President
Township Engineers



James P. Dougherty, P.E.
Senior Project Engineer
Township Engineers

RSD/JPD/sl

cc: Lawrence J. Gregan, Manager - Montgomery Township
Marita A. Stoerrle, Development Coordinator - Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Joseph J. Jr. and H. Yvonne Del Ciotto, Applicant
Jeff Wert, P.E., P.L.S. – Metz Engineers, Inc.



Boucher & James, Inc.
CONSULTING ENGINEERS

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

2738 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

www.bjengineers.com

January 6, 2015

Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

**SUBJECT: 1701 N. LINE STREET – DEL CIOTTO
MINOR SUBDIVISION PLANS
TOWNSHIP LD/S NO. 680
PROJECT NO. 1455286R**

Dear Mr. Gregan:

Please be advised that we have reviewed the 1701 N. Line Street – Del Ciotto Subdivision Plans prepared by Metz Engineers, Inc., dated December 18, 2014. The site is located at the intersection of Line Street and Rosewood Drive, within the R-2 Residential District.

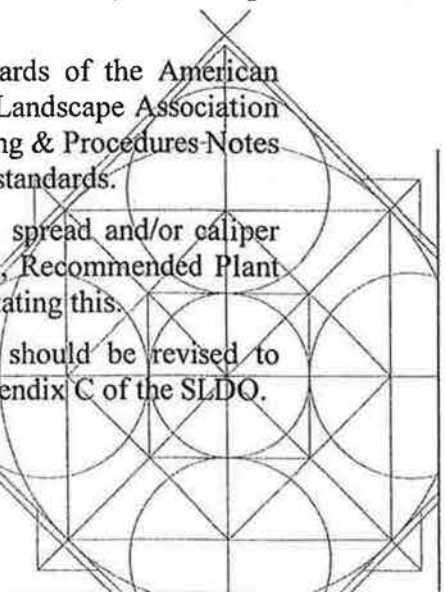
The plans propose the subdivision of the existing parcel into two residential lots, with the construction of a new residential dwelling on Lot 2. An existing structure on Lot 1 is to be restored to a single-family dwelling unit, and an existing cinderblock garage is to be demolished. Public water and sewer are existing/proposed.

We offer the following comments for your consideration.

1. General Requirements

SLDO 205-49: the plans should be revised to demonstrate compliance with the following general requirements, or waivers would be required:

- A. SLDO 205-49.C: all landscape plans shall be prepared by a landscape architect registered by the Commonwealth of Pennsylvania and familiar with this Landscape Article. The plans must be prepared, signed and sealed by a landscape architect.
- B. SLDO 205-49.E: all plant material shall meet the standards of the American Standard for Nursery Stock by the American Nursery and Landscape Association (2014) or most recent edition. Note 7 of the General Planting & Procedures Notes should be revised to correctly reference the required ANSI standards.
- C. SLDO 205-49.E: all plant material shall meet the height, spread and/or caliper requirements for trees and shrubs listed in SLDO 205-56, Recommended Plant List. A note is required to be added to the landscape plan stating this.
- D. SLDO 205-49.F: the planting specifications and details should be revised to demonstrate compliance with the standards outlined in Appendix C of the SLDO.



- E. SLDO 205-49.F: all plant material shall be pruned in accordance with ANSI A300 pruning standards. A note should be added to the plan demonstrating compliance with this requirement. Any notes on the plan that are in conflict with ANSI A300 standards should be removed.
- F. SLDO 205-49.G and H: notes should be added to the plan demonstrating compliance with the guarantee, replacement, and final inspection requirements in these ordinance sections.
- G. SLDO 205-49.J: street trees shall be a minimum of 3" in caliper. All main branches shall be pruned to a clearance height of 8' above the ground. Street trees shall have a single, straight trunk and central leader and shall be free of disease and mechanical damage. A note shall be added to the landscape plan stating this information.

2. Landscape Plan Requirements.

SLDO Section 205-51: the Landscape Plan should be revised to provide the following information, or waivers would be required:

- A. SLDO 205-51.A(1): a plan scale is required. The plans indicate that the landscape plans are at 1"=20'. However, a graphic scale should be provided for reference in the event that the plans are reduced.
- B. SLDO 205-51.A(9) & (10): the location of existing individual trees with trunks 8" in diameter or more, and the location, caliper and common names of all trees greater than 23" in caliper as measured at 4 ½ feet above the ground are required to be provided. Several trees on the site have not been shown in the plans, and it appears that several of the trees on the plan have not been shown correctly. This information may be provided on an existing features plan.
- C. SLDO 205-51.A(11): a replacement tree plant schedule using the trees proposed for replacement of existing trees of 8" caliper or greater destroyed by development is required. This may be made a part of the general plant schedule.
- D. SLDO 205-51.A(12): plant schedules are required to include the required height and spread for all proposed plant materials.
- E. SLDO 205-51.A(18): a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. This estimate shall show the value of all proposed landscaping. Unit costs for plant material shall include costs for materials, labor and guarantee and shall be so stated on the estimate provided.
- F. SLDO 205-51.A(19): the landscape plan is required to show the limits of temporary fencing to be used for protection of existing trees and shrubs during construction. Tree protection details and notes have been provided. However, tree protection fencing locations have not been shown on the plan.

3. Planting Requirements

SLDO Section 205-52: the Landscape Plan should be revised to demonstrate compliance with the following planting requirements, or waivers would be required:

- A. SLDO 205-52.A(1): street trees are required along both Rosewood Avenue and Line Street. SLDO 205-52.A(2)(d) permits that existing shade trees over 4" in caliper within 10' of the legal or ultimate right of way (whichever is greater) may be utilized to meet street tree requirements. It appears that at least one (1) additional street tree is required along Rosewood Drive on Lot 1.
- B. SLDO 205-52.A(2)(a): street trees shall in no instance be closer than 40' on center nor further than 50' on center. Two of the proposed street trees are farther apart than 50' on center, and two are closer together than 40' on center.
- C. SLDO 205-52.B(2)(a): softening buffers are required in all zoning districts and for all uses. The plans should be revised to demonstrate compliance with the softening buffer requirements outlined in 205-52.B.
- D. SLDO 205-52.G(b) & Table 1: three (3) shade trees are required per unit for individual lot landscaping.
- E. SLDO 205-52.J Existing Vegetation: in cases where preserved natural features on site duplicate or essentially duplicate the planting requirements of this chapter, these requirements may be waived or amended by the Board of Supervisors.

4. Preservation, Protection and Replacement of Existing Trees

- A. SLDO 205-53.B(2): a note should be added to the plan indicating that should it become necessary to disturb more than 1/4 of the total root area of a tree, the tree will no longer be considered to be preserved and must be replaced.
- B. SLDO 205-53.B(3): at the direction of the Township Engineer, Township Shade Tree Commission, or Township Landscape Architect, existing trees which have not been adequately protected are to be removed and replaced. The plans should be revised to provide a note demonstrating compliance with this ordinance requirement.
- C. SLDO 205-53.C and 205-54 provide the requirements for the preservation of trees and the replacement of trees destroyed by development. The plans should be revised to demonstrate compliance with the tree preservation and replacement requirements, or waivers would be required.

5. Recommended Plant List and Planting Standards and Guidelines

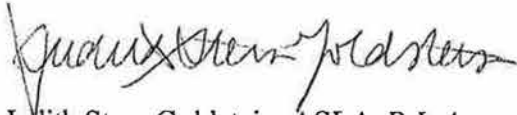
- A. SLDO Appendix C: the Tree Planting and Staking detail on sheet 3 of 3 should be revised to demonstrate compliance with the Tree Planting Details in Appendix C, or a waiver would be required. If no shrubs are proposed to be planted, the shrub planting detail should be removed.

- B. SLDO Appendix C: plant material is to be shown on the plans in accordance with the standards provided in subsections (1) through (12). The General Planting Procedures and Notes on sheet 2 of 3 should be revised to provide the notes listed in Appendix C in order to demonstrate compliance with the ordinance requirements, or a waiver would be required.

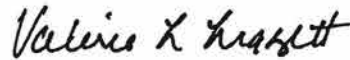
6. General Comments

- A. The plans should be revised to provide a note stating that substantial changes to the approved Landscape Plans must be approved by the Township through plan resubmission. If substantial changes to the landscaping are made without prior approval from the Township, the changes will be rejected upon inspection.
- B. The plans should be revised to provide a note stating that if a plant species or other substitution is made without receiving prior substitution request approval from the Township, the unapproved plants will be rejected upon inspection. All plant substitution requests should be forwarded in writing to this office for review.
- C. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



Judith Stern Goldstein, ASLA, R.L.A.
Managing Director



Valerie L. Liggett, ASLA, R.L.A.
ISA Certified Arborist®
Planner/Landscape Architect

JSG/vll/kam

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Frank R. Bartle, Esq., Dischell Bartle & Dooley, PC
James P. Dougherty, P.E., Gilmore & Associates, Inc.
Jeff Wert, PE, PLS, Metz Engineers, Inc.
Joseph J. Jr. and H. Yvonne Del Ciotto

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JOSEPH SHAPIRO, CHAIR

JOHN S. RICHARDS, VICE CHAIR

BRUCE L. CASTOR, JR., COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311

NORRISTOWN, PA 19404-0311

610-278-3722

FAX: 610-278-3941 • TDD: 610-631-1211

WWW.MONTCOPA.ORG

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JAN 9 2015

MONTGOMERY TOWNSHIP

**JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR**

January 7, 2015

Marita Stoerrle, Development Coordinator
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

RE: MCPC #14-0278-001
Plan Name: 1701 Line Street
(2 lots comprising 0.72 acres)
Situates: Line Street (E)/Rosewood Drive (N)
Montgomery Township

Applicant's Name & Address
Joseph J., Jr. and Yvonne H. DelCiotto
201 Church Road
Lansdale, PA 19446

Phone: (215) 699-6901

Dear Ms. Stoerrle:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Code", as requested on December 29, 2014. We forward this letter as a report on our review and comments.

Background

The submission is a final two lot subdivision plan involving an existing single family dwelling and the creation of a second single family dwelling lot. The parcel carries R-2, Residential zoning requiring 20,000 square foot lots. The plan notes that zoning relief was granted August 6, 2014 to allow the existing dwelling to retain an approximate 16,173 square foot lot creating an approximate 14,744 square foot Lot 2. No construction is currently proposed on Lot 2. Lot 1 is currently served by public sewer and water; public sewer and water are also available for the eventual dwelling construction on Lot 2.

Comments

The proposal is a minor subdivision that has previously addressed the zoning issues associated with lot size. We have no additional comments pertaining to this subdivision.

Please note that this report is advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

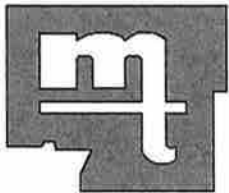
Should the governing body approve a final plat of this proposal, the applicant must present a plan to our office for seal and signature prior to recording with the Record of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

A handwritten signature in black ink, appearing to read 'Crystal Gilchrist', followed by a long horizontal flourish.

Crystal Gilchrist, AICP, Transportation Planner
610.278.3734 – cgilchri@montcopa.org

c: Joseph J., Jr. and Yvonne Del Ciotto, Applicants
Jeff Wert, PE, Metz Engineers, Inc., Applicant's Engineer
Lawrence J. Gregan, Township Manager
Bruce Shoupe, Planning and Zoning Director
Russell Dunlevy, Gilmore Associates; Township Engineer
Frank Bartle, Esq., Township Solicitor



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jay Glickman, Vice-Chairman

DATE: February 19, 2015

RE: 1701 N. Line Street
Del Ciotto Minor Subdivision

The Planning Commission has reviewed the above named plan and would like to recommend to the Board of Supervisors that this plan be approved subject to satisfactory compliance with all comments of the Township consultants. The applicant must comply with all comments of the Township Engineer regarding Stormwater Management. A restrictive covenant should be noted on the plan to assure that all public improvements are completed for Lot #2.

The motion further indicated that all requested waivers be approved.

ZONING ORDINANCE PLAN REVIEW

DATE: February 16, 2015

PLAN REVIEW – 1701 N. Line Street
LD/S # 680

DEVELOPMENT NAME: Del Ciotto
LOCATION: 1701 N. Line Street
LOT NUMBER & SUBDIVISION: 2 (1 existing)
ZONING DISTRICT: R2 - Residential
PROPOSED USE: Residential
ZONING HEARING BOARD APPROVAL REQUIRED? Granted – ZHB #14070002
CONDITIONAL USE APPROVAL REQUIRED? NO

	Proposed	Required	Approved	Not Approved	N/A
USE			X		
HEIGHT	Lot 1 – existing Lot 2 - <35 ft	Max. 35 ft	X		
LOT SIZE	Lot 1 – 16,573 sf Lot 2 – 14,744 sf	20,000 sf	X		
SETBACKS BUFFER	NA	NA			
FRONT	Lot 1 – 60 ft Lot 2 - 115.17	100	X	See Comments	
SIDES	Lot 1 – 40' Rosewood	15 ft (30 aggr.)	X	See Comments	
REAR	30 ft	30 ft	X		
GREEN AREA	35.01%	Min. 35%	X		
BUILDING COVERAGE	Lot 1 -13.2% Lot 2 – 10.8%	Max. 15%	X		
IMPERVIOUS COVERAGE	Lot 1 – 26.9% Lot 2 – 22%	Max 65%	X		

COMMENTS

ADDITIONAL COMMENTS:

1. The condition in General Note #13D was not contained in the Zoning Hearing Board decision of August 6, 2014 and shall be removed.
2. General Note #19 should be clarified stating responsibilities of the lot owners. The restrictive covenant should address the timing and conditions imposed on the purchaser of Lot #2 as to the removal of the garage and the extinguishment of the duplex use on Lot #1 prior final building inspection and the issuance of the Certificate of Occupancy for Lot #2.

3. General Note 21 is confusing and needs to be clarified.
4. A note shall be placed on the record plan and the building permit issued for Lot #2 that the duplex use shall be extinguished and the garage on Lot #1 shall be removed prior to the final building inspection and the issuance of the Certificate of Occupancy for Lot #2
5. Zoning Table shall be restated for Lot #1 –

Lot #2

60 ft front yard – North Line Street
40 ft side yard – Rosewood Drive
15 ft side yard opposite Rosewood Drive
30 ft rear yard
50 ft front yard
30 ft rear yard
15 ft (30 ft aggr.) side yard


ZONING OFFICER

2-16-15
DATE

**IN AND BEFORE THE ZONING HEARD BOARD OF
MONTGOMERY TOWNSHIP
MONTGOMERY TOWNSHIP, PENNSYLVANIA**

**APPEAL NO. 14070002
APPLICATION OF JOE DEL CIOTTO, JR. & H. YVONNE DEL CIOTTO
FOR A VARIANCE FROM MONTGOMERY TOWNSHIP ZONING
ORDINANCE §230-33 RELATED TO BUILDING COVERAGE IN THE R-2
RESIDENTIAL DISTRICT**

OPINION AND ORDER

Pursuant to proper legal advertisement in Montgomery Newspapers on July 21 and July 28, 2014, a public hearing was held on Tuesday, August 5, 2014 commencing at 7:30 p.m. at the Montgomery Township Administration Building, 1001 Stump Road, Montgomeryville, Pennsylvania.

Present for the Zoning Hearing Board at the hearing were Kenneth Souder, Chairman, Lawrence Poli, Vice Chairman, Edward Diasio, Secretary and L. Vincent Roth, Alternate Member. Mary Kay Kelm, Esquire was present as the Solicitor for the Zoning Hearing Board. George Ditter, Esquire represented the Applicants. Also present at the hearing were Bruce S. Shoupe, Director of Planning and Zoning for Montgomery Township and Marianne J. McConnell, Deputy Zoning Officer of Montgomery Township. At the hearing, the Notes of Testimony were taken and transcribed by Julie Leva, an Official Court Reporter.

EXHIBITS

The following documents were marked for admission into evidence as follows:

- A-1 Plan submitted with Application
 - A-2 Revised subdivision plan

 - B-1 Proof of Publication dated July 21 & July 28, 2014
 - B-2 Posting of Hearing Notice dated July 25, 2014
-

FINDINGS OF FACT

1. The subject property is located at 1701 North Line Street, Montgomery Township, Montgomery County, Pennsylvania and consists of a nonconforming duplex residence on a 31,242 square foot lot with a detached garage (hereinafter the "Property").

2. The applicants and owners of the property are Joe and H. Yvonne Del Ciotto, husband and wife. They acquired the property from wife's cousin (N.T. p. 6).

3. The zoning classification for the property is R- 2 residential.

4. The residence was converted to a duplex in the 1950's and contains a first floor apartment and second floor apartment. It contains no interior staircase, but has a fire escape on the exterior. (N.T., p. 6).

5. The applicants propose to create two lots from the existing one. (N.T., p. 7).

6. The applicants propose to convert the duplex back into a single family residence on lot 1 (N.T., p. 10), and demolish the existing detached garage so that setback lines could be met. (N.T., p. 8).

7. Proposed lot 2 would accommodate a newly constructed 3,000 square foot house with a 480 square foot garage driveway entering from Rosewood Drive. (N.T., p. 8).

8. Minimum lot size for the R-2 residential district is 20,000 square feet.

9. For proposed lot 1, the applicants proposed to keep the existing nonconforming structure, but lacked square footage since the lot would be 16,573 square feet. (N.T., p. 9 and A-2).

10. For proposed lot 2, the applicants were also lacking in gross area, since the square footage of the lot was proposed to be 14,744 square feet. (N.T., p.9-10 and A-2).

11. The applicants were willing to enter into a restrictive covenant to the benefit of the Township, in form acceptable to its solicitor, extinguishing the duplex use and providing for the use of each of the two proposed lots for single family dwellings.

CONCLUSIONS OF LAW

12. The Applicants requested that the ZHB provide the requested relief by variance.

13. The Zoning Hearing Board found the evidence presented to be credible, the extinguishment of the duplex use preferable, and the requested requests to lot size to be *de minimis*.

14. The Zoning Hearing Board found the proposed subdivision would be in conformity with the residential character of the neighborhood and that it would not impair the appropriate use of the property.

15. The Zoning Hearing Board found the proposed dimensional variance represented the minimum variances that would afford relief and were not contrary to the public safety.

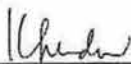
16. The Zoning Hearing Board grants the Applicants' request for a variance from the Montgomery Township Zoning Code Section 230-33A to permit subdivision of the parcel into two lots with less than 20, 000 square feet gross area.

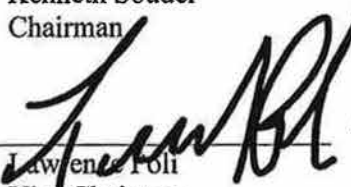
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ORDER

AND NOW, this 5th day of September, 2014, the Zoning Hearing Board of Montgomery Township hereby grants a variance to Joe and H. Yvonne Del Ciotto from the requirements of Montgomery Township Zoning Code Sections 230-33A. The variance granted herein are also subject to Applicants' strict compliance with the representations made at the hearing and contained in the Application for a Variance. The variances are further conditioned upon Applicants entering into a restrictive covenant for the benefit of the Township extinguishing the duplex use on the property in favor of two single family dwellings.

**MONTGOMERY TOWNSHIP
ZONING HEARING BOARD**

By: 
Kenneth Souder
Chairman

By: 
Lawrence Poli
Vice Chairman

By: 
Edward Diasio
Secretary

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

SUBJECT: Consider Approval of 2015 Spring Recreation Programs and Fees

MEETING DATE: February 23, 2015

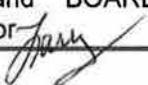
ITEM NUMBER: # 11

MEETING/AGENDA:

ACTION

NONE

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

INITIATED BY: Brian Forman, Recreation and Community Center Director  **BOARD LIAISON:** Michael J. Fox, Chairman Park & Recreation Board

BACKGROUND:

Attached is a recommended listing of Spring and Summer Recreation Programs, to be offered to the public during the months of April through August, 2015. Associated fees for each program are also attached. These programs will be promoted via posting on www.montgomerytp.org, cable channels, E-News, and printed with our Spring Recreation Newsletter.

The 2015 Spring and Summer Recreation offerings include many popular programs with some new programs being introduced as well. New programs are "shadowed" on the attached listing.

The newsletter is created internally with a final copy submitted to a printer, who initiates printing of the newsletter and mailing to our residents. Distribution is expected to take place by the middle of March.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: Recreation programs are expected to be revenue neutral.

RECOMMENDATION: Approve the 2015 Spring and Summer Programs and Fee Schedule amendment as submitted.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the 2015 Spring and Summer Programs and Fee Schedule amendment as submitted.

MOTION: _____ **SECOND:** _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

2015
Spring Program Fee Schedule

Type of Program	Course	Fees (charged to participant)
<u>YOUTH & TEEN</u>		
Instructional	Children Making Music	\$72 (6-week session)
Sports	Montgomery T-Birds T-Ball	\$75 (6-week session)
	4th Annual Summer Basketball Program	Resident: \$60 per child; \$150 for 3 or more children in the same household
		Non-resident: \$75 per child; \$188 for 3 or more children in the same household
	Total Sports Squirts	\$120
<u>ADULTS</u>		
Instructional	AARP Driver's Safety Course	\$20; \$15 for AARP Members
	AARP Driver's Safety Refresher Course	\$20; \$15 for AARP Members
	Stamp Camp	\$18 (Includes materials)
	Backyard Composting for Homeowners	\$10
	Table Top Topiary: Creating a Bunny	\$10
Sports & Fitness	Balance Class	\$50 (5-week session)
	Zumba Gold	\$36 (6-week session)
	Relaxation Yoga	\$60 (5-week session)
	Mat Pilates	\$50 (5-week session); \$60 (6-week session)
	Hatha Yoga	\$50 (5-week session); \$60 (6-week session)
	Zumba	\$36 (6-week session)
	Zumba Toning	\$42 (6-week session); \$35 (5-week session)
	Healthy Fitness Boot Camp	\$65 (5-week session)
<u>TRIPS</u>		
	Thomas Edison National Historic Site	\$48 (ages 16 & under and over 62); \$55 (ages 17-61)
	Namours Mansion and Hagley Museum	\$62
<u>TICKETS</u>		
<u>SPECIAL EVENTS</u>		
	Baby Boomers & Beyond - Cupcake Decorating	\$5
	Elder Law Seminar	Free

2015

Spring Program Fee Schedule

SUMMER CAMPS		
Kids U	Kids University	Extended Hours (8:00 am-6:00 pm) 5 Days 7 Weeks - \$970; After 5/1 - \$1020
		Extended Hours (8:00 am-6:00 pm) 5 Days Weekly Rate - \$162; After 5/1 - \$170
		Extended Hours (8:00 am-6:00 pm) 3 Days 7 Weeks - \$734; After 5/1 - \$773
		Extended Hours (8:00 am-6:00 pm) 3 Days Weekly Rate - \$123; After 5/1 - \$129
		Full Day (9:00 am-4:00 pm) 5 Days 7 Weeks - \$852; After 5/1 - \$897
		Full Day(9:00 am-4:00 pm) 5 Days Weekly Rate - \$142; After 5/1 - \$150
		Full Day (9:00 am-4:00 pm) 3 Days 7 Weeks - \$676; After 5/1 - \$711
		Full Day (9:00 am-4:00 pm) 3 Days Weekly Rate - \$113; After 5/1 - \$119
		Half Day (AM or PM) 5 Days 7 Weeks - \$558; After 5/1 - \$588
		Half Day (AM or PM) 5 Days Weekly Rate - \$93; After 5/1 - \$98
		Half Day (AM or PM) 3 Days 7 Weeks - \$411; After 5/1 - \$433
		Half Day (AM or PM) 3 Days Weekly Rate - \$69; After 5/1 - \$73
Science & Nature	Mad Machines & Junior Engineers	\$149
	Clash of Bricks LEGO Camp	\$192
	Pirates of the Caribbean LEGO Camp	\$192
	Pocket Brick Monsters LEGO Camp	\$192
Sports	August Summer Sports Camp	\$175 per week; \$450 for all 3 weeks
	Baba's Sports University	5 Days, All 4 Weeks - \$320; After 5/1 - \$340
		5 Days, Weekly Rate - \$93; After 5/1 - \$98
		3 Days, All 4 Weeks - \$235; After 5/1 - \$250
		3 Days, Weekly Rate - \$69; After 5/1 - \$73
	Total Sports Squirts	\$89
	First Play Lacrosse	\$124
	Golf Squirts	\$79
	First Play Golf	\$109
Trips	Teen Day Trip Week	Weekly Fee \$380; Daily Fee \$99

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval to Purchases Fitness Equipment for the Community and Recreation Center

MEETING DATE: February 23, 2015

ITEM NUMBER: #12

MEETING/AGENDA:

ACTION

NONE

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

INITIATED BY: Brian Forman, Recreation
and Community Center Director

BOARD LIAISON: Michael J. Fox, Chairman

BACKGROUND:

The Second Class Township Code requires that purchases of like goods with a cost of \$19,500.00 or more are subject to a formal bidding process in accordance with the procedures in the Second Class Township Code including approval by the Board of Supervisors at a public meeting. Purchases from the Pennsylvania State Cooperative Purchasing Co-Stars Program or other approved Cooperative Purchase Programs may be substituted for formal bidding subject to approval by the Board of Supervisors.

With the opening of the Recreation and Community Center drawing nearer, the time has come to consider the purchase the fitness equipment for the cardio/exercise rooms in the facility. The equipment proposed to be purchased will include:

- 7 treadmills *
- 5 cross trainers*
- 2 recumbent bikes*
- 1 upright bike*
- 19 station Hammer Strength circuit
- 3 adjustable benches
- 1 Smith Machine
- 20 weight plates ranging from 2.5 lbs. – 45 lbs.
- Dumbbells from 5 lbs. to 75 lbs.
- 11 Spin Cycles

*All cardio equipment has built in TV's and internet access.

Quotes to supply and install this equipment were obtained from 3 nationally recognized fitness equipment vendors. All three of the vendors are qualified suppliers under the Pennsylvania State Co-Stars Cooperative Purchase Contract # 14-16.

The Community and Recreation Center Steering Committee, consisting of Board/Commission volunteers and staff, reviewed the specifications and cost proposals for the equipment and is recommending that the Township proceed with the purchase of the fitness equipment as detailed on the attached proposal from Life Fitness at a total cost of \$179,998.81.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

Cooperative purchasing programs use the purchasing power of local entities, to obtain more competitive pricing and choice than individual municipalities might be able to obtain on their own. The Township also saves on the expense of preparation of bid specifications, notice, and advertising.

BUDGET IMPACT:

A total of \$\$180,000 was included in the cost projection for the purchase of the cardio and exercise equipment for the Community and Recreation Center.

RECOMMENDATION:

Approve the purchase of the proposal from Life Fitness, authorized vendor under the Co-Stars Cooperative Purchase Program Contract 14-16, for the purchase of fitness equipment for the Community and Recreation Center, in accordance with their quote dated February 2, 2015.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the proposal from Life Fitness, authorized vendor under the Co-Stars Cooperative Purchase Program Contract 14-16, for the purchase of fitness equipment for the Community and Recreation Center in accordance with their quote dated February 2, 2015.

MOTION: _____ SECOND: _____

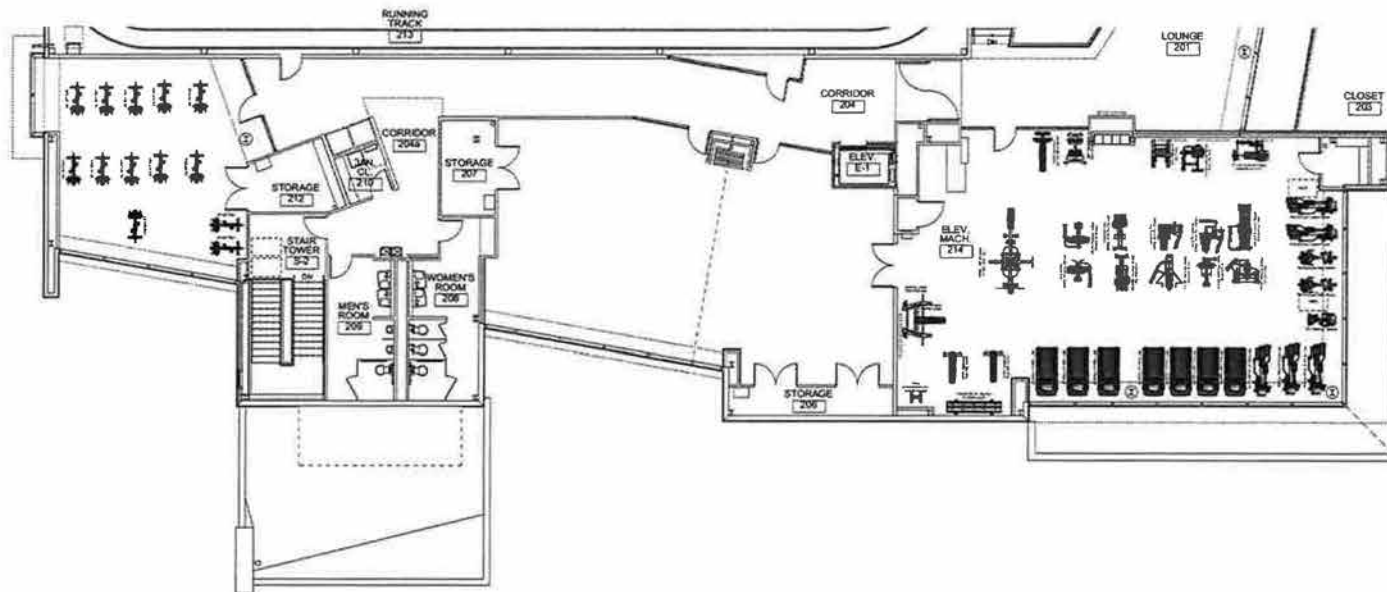
ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Montgomery Township

Montgomeryville, PA



**HAMMER
STRENGTH**

0 3 5 10 ft

LifeFitness

Sales Contact: David Galczyk

| Date: 12/03/2014

| Version: 5.01

| Scale: 3/64"=1'0"

WHAT WE LIVE FOR

Quote#**2251645 - 1R****Date** 02-FEB-2015 **Expires** 24-AUG-2015**Ship To**

MONTGOMERY TOWNSHIP
1001 STUMP RD
MONTGOMERYVILLE, MONTGOMERY
PA 18936-9605
United States

Contact : JONATHAN TRUMP**O:** 1-610-8347805**M:****F:****Email:** JTRUMP@KIMMEL-BOGRETTE.COM**Bill To**

MONTGOMERY TOWNSHIP
1001 STUMP RD
MONTGOMERYVILLE, MONTGOMERY
PA 18936-9605
US

Contact : JONATHAN TRUMP**O:** 1-610-8347805**M:****F:****Email:** JTRUMP@KIMMEL-BOGRETTE.COM**LifeFitness**

WHAT WE LIVE FOR

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Sales Representative

DAVID GALCZYK

O: 302-670-0558**M:** 302-670-0558**F:** 717-326-1235**Email:** David.Galczyk@LifeFitness.com**Life Fitness****Phone:** Main (847) 288-3300
Toll Free (800) 735-3867

Life Fitness
9525 Bryn Mawr Avenue
Rosemont, IL 60018
USA

Line	Item	Qty	Unit Price	Unit Discount	Unit Price Selling	Total Price Selling
1	95XI CROSS-TRAINER DISCOVER SI DOMESTIC - Silver CrossTrainer Base/10in LCD Console with Wireless ATSC/ Total 25,826.60	5	6,425.00	-2,141.68	4,283.32	21,416.60
	10in LCD Console with Wireless ATSC	5	882.00	0.00	882.00	4,410.00
	EXTENDED WARRANTY EXT WARR-PARTS & LABOR- 3 YEAR, DISCOVER 95X BASE	5	281.00	-134.00	147.00	735.00
	EXTENDED WARRANTY EXT WARR-PARTS & LABOR- 3 YEAR, ELEV INSPIRE-DSCV	5	230.23	-122.23	108.00	540.00
2	95RI RECUMBENT BIKE DISCOVER SI DOMESTIC - Silver Bike Base/10in LCD Console with Wireless ATSC//Handlebars with Contact HR Total 8,086.64	2	4,742.00	-1,580.68	3,161.32	6,322.64
	EXTENDED WARRANTY EXT WARR-PARTS & LABOR- 3 YEAR, DISCOVER 95R BASE	2	187.00	-90.00	97.00	194.00
	EXTENDED WARRANTY EXT WARR-PARTS & LABOR- 3 YEAR, ELEV INSPIRE-DSCV	2	230.23	-122.23	108.00	216.00
	10in LCD Console with Wireless ATSC	2	882.00	0.00	882.00	1,764.00
3	95TE TREADMILL DISCOVER SE DOMESTIC - Silver Tread Base/19in LCD Console with Wireless ATSC/ Total 52,481.87	7	10,923.00	-3,604.59	7,318.41	51,228.87

Quote#

2251645 - 1R


Life Fitness
 WHAT WE LIVE FOR

Date 02-FEB-2015 Expires 24-AUG-2015

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Line	Item	Qty	Unit Price	Unit Discount	Unit Price Selling	Total Price Selling
	EXTENDED WARRANTY EXT WARR-PARTS & LABOR- 3 YEAR, DISCOVER 95T BASE	7	989.00	-474.00	515.00	3,605.00
	19in LCD Console with Wireless ATSC	7	179.00	0.00	179.00	1,253.00
	EXTENDED WARRANTY EXT WARR-PARTS & LABOR- 3 YEAR, ELV ENGAGE-DSCV-TR	7	388.41	-204.41	184.00	1,288.00
4	95CI UPRIGHT BIKE DISCOVER SI DOMESTIC - Silver Bike Base/10in LCD Console with Wireless ATSC/ Total 3,737.32	1	4,283.00	-1,427.68	2,855.32	2,855.32
	10in LCD Console with Wireless ATSC	1	882.00	0.00	882.00	882.00
	EXTENDED WARRANTY EXT WARR-PARTS & LABOR- 3 YEAR, DISCOVER 95C BASE	1	187.00	-90.00	97.00	97.00
	EXTENDED WARRANTY EXT WARR-PARTS & LABOR- 3 YEAR, ELEV INSPIRE-DSCV	1	230.23	-122.23	108.00	108.00
5	GEC - GROUP EXERCISE LIFECYCLE BIKE BASE	11	1,723.00	-473.00	1,250.00	13,750.00
	EXTENDED WARRANTY EXT WARR-PARTS & LABOR- 3 YEAR, GXCYCLE BIKE	11	364.00	-174.00	190.00	2,090.00
6	OSDBV OPTIMA SERIES DUMBBELL VERTICAL - DUMBBELL VERTICAL FRM.BLU	1	427.00	-91.80	335.20	335.20
	DUMBBELL VERTICAL FRM.BLU	1	56.00	-56.00	0.00	0.00
7	HS-ABC HAMMER STRENGTH SELECT ABDOMINAL CRUNCH - English/LB/SE Rear Shroud/Blue Frame/Blue WorkArm/Slate Uph Total 2,383.11	1	3,467.00	-1,282.79	2,184.21	2,184.21
	SE Rear Shroud	1	306.00	-107.10	198.90	198.90
8	HS-BC HAMMER STRENGTH SELECT BICEPS CURL - English/LB/SE Rear Shroud/Blue Frame/Blue WorkArm/Slate Uph Total 2,192.37	1	3,059.00	-1,131.83	1,927.17	1,927.17
	SE Rear Shroud	1	408.00	-142.80	265.20	265.20
9	HS-BE HAMMER STRENGTH SELECT BACK EXTENSION - English/LB/SE Rear Shroud/Blue Frame/Blue WorkArm/Slate Uph Total 2,383.11	1	3,467.00	-1,282.79	2,184.21	2,184.21
	SE Rear Shroud	1	306.00	-107.10	198.90	198.90
10	HS-CP HAMMER STRENGTH SELECT CHEST PRESS - English/LB/SE Rear Shroud/Blue Frame/Blue WorkArm/Slate Uph Total 2,354.57	1	3,365.00	-1,286.63	2,078.37	2,078.37

Quote#

2251645 - 1R


Life Fitness
 WHAT WE LIVE FOR

Date 02-FEB-2015 Expires 24-AUG-2015

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Line	Item	Qty	Unit Price	Unit Discount	Unit Price Selling	Total Price Selling
	SE Rear Shroud	1	408.00	-131.80	276.20	276.20
11	HS-HAB HAMMER STRENGTH SELECT HIP ABDUCTION - English/LB/SE Rear Shroud/Blue Frame/Blue WorkArm/Slate Uph Total 2,383.11	1	3,467.00	-1,282.79	2,184.21	2,184.21
	SE Rear Shroud	1	306.00	-107.10	198.90	198.90
12	HS-HAD HAMMER STRENGTH SELECT HIP ADDUCTION - English/LB/SE Rear Shroud/Blue Frame/Blue WorkArm/Slate Uph Total 2,383.11	1	3,467.00	-1,282.79	2,184.21	2,184.21
	SE Rear Shroud	1	306.00	-107.10	198.90	198.90
13	HS-LE HAMMER STRENGTH SELECT LEG EXTENSION - English/LB/SE Rear Shroud/Blue Frame/Blue WorkArm/Slate Uph Total 2,539.17	1	3,467.00	-1,325.63	2,141.37	2,141.37
	SE Rear Shroud	1	612.00	-214.20	397.80	397.80
14	HS-RW HAMMER STRENGTH SELECT ROW - English/LB/SE Rear Shroud/Blue Frame/Blue WorkArm/Slate Uph Total 2,343.57	1	3,365.00	-1,286.63	2,078.37	2,078.37
	SE Rear Shroud	1	408.00	-142.80	265.20	265.20
15	HS-SLC HAMMER STRENGTH SELECT SEATED LEG CURL - English/LB/SE Rear Shroud/Blue Frame/Blue WorkArm/Slate Uph Total 2,655.17	1	3,671.00	-1,403.63	2,267.37	2,267.37
	SE Rear Shroud	1	612.00	-224.20	387.80	387.80
16	HS-SLP HAMMER STRENGTH SELECT SEATED LEG PRESS - English/LB/SE Rear Shroud/Blue Frame/Blue WorkArm/Slate Uph Total 3,792.57	1	5,711.00	-2,183.63	3,527.37	3,527.37
	SE Rear Shroud	1	306.00	-40.80	265.20	265.20
17	HS-SP HAMMER STRENGTH SELECT SHOULDER PRESS - English/LB/SE Rear Shroud/Blue Frame/Blue WorkArm/Slate Uph Total 2,280.57	1	3,263.00	-1,247.63	2,015.37	2,015.37
	SE Rear Shroud	1	408.00	-142.80	265.20	265.20
18	HS-TE HAMMER STRENGTH SELECT TRICEPS EXTENSION - English/LB/SE Rear Shroud/Blue Frame/Blue WorkArm/Slate Uph Total 2,192.37	1	3,059.00	-1,131.83	1,927.17	1,927.17
	SE Rear Shroud	1	408.00	-142.80	265.20	265.20

Quote#

2251645 - 1R


Life Fitness
 WHAT WE LIVE FOR

Date 02-FEB-2015 Expires 24-AUG-2015

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Line	Item	Qty	Unit Price	Unit Discount	Unit Price Selling	Total Price Selling
19	SADB SIGNATURE ADJUSTABLE DECLINE BENCH - ADJUSTABLE DECLINE BENCH-FRM.BLU/UPH.SLT	1	856.00	-184.80	671.20	671.20
20	SBE SIGNATURE BACK EXTENSION - BACK EXTENSION-FRM.BLU/	1	1,141.00	-245.80	895.20	895.20
21	SLR SIGNATURE LEG RAISE - LEG RAISE-FRM.BLU/UPH.SLT	1	1,213.00	-380.70	832.30	832.30
22	SMAB SIGNATURE MULTIPLE ADJUSTABLE BENCH - MULTI ADJUSTABLE BENCH-FRM.BLU/UPH.SLT	3	1,090.00	-234.80	855.20	2,565.60
23	SSM SIGNATURE SMITH MACHINE - LANG.ENG	1	3,987.00	-859.80	3,127.20	3,127.20
24	MJ-CORE MJ CORE TOWER - LANG.ENG/FRM.BLU	1	1,223.00	-428.05	794.95	794.95
25	MJAP MJ ADJUSTABLE PULLEY - GLB/LANG.ENG/FRAME.BLU	1	2,131.00	-745.85	1,385.15	1,385.15
26	MJLP MJLP STATION - GRAY-LB/LANG.ENG/FRAME.BLU/UPH.SLT	1	2,243.00	-785.05	1,457.95	1,457.95
27	MJRW MJ ROW - GRAY-LB/LANG.ENG/FRAME.BLU/UPH.SLT	1	2,243.00	-785.05	1,457.95	1,457.95
28	MJTP MJ TRICEP PUSHDOWN - GRAY-LB/LANG.ENG/FRAME.BLU	1	1,600.00	-560.00	1,040.00	1,040.00
29	IRNG IRON GRIP SOLID URETHANE DUMBBELL SET 5-50	1	3,613.00	-794.86	2,818.14	2,818.14
30	IRNG URETHANE DB-STRAIGHT 55LB - PAIR	1	567.00	-124.74	442.26	442.26
31	IRNG URETHANE DB-STRAIGHT 60LB - PAIR	1	598.00	-131.56	466.44	466.44
32	IRNG URETHANE DB-STRAIGHT 65LB - PAIR	1	628.00	-138.16	489.84	489.84
33	IRNG URETHANE DB-STRAIGHT 70LB - PAIR	1	659.00	-144.98	514.02	514.02
34	IRNG URETHANE DB-STRAIGHT 75LB - PAIR	1	690.00	-151.80	538.20	538.20
35	IRNG IRON GRIP 10# URETH OLY P	4	32.00	-7.04	24.96	99.84
36	IRNG IRON GRIP 2.5# URETH OLY PLATE	2	8.00	-1.76	6.24	12.48
37	IRNG IRON GRIP 25# URETH OLY P	4	79.00	-17.38	61.62	246.48
38	IRNG IRON GRIP 45# URETH OLY P	6	141.00	-31.02	109.98	659.88

Quote#

2251645 - 1R

Life Fitness
WHAT WE LIVE FOR

Date 02-FEB-2015 Expires 24-AUG-2015

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Line	Item	Qty	Unit Price	Unit Discount	Unit Price Selling	Total Price Selling
39	IRNG IRON GRIP 5# URETH OLY P	4	15.00	-3.30	11.70	46.80

Quote#**2251645 - 1R****Date** 02-FEB-2015 **Expires** 24-AUG-2015

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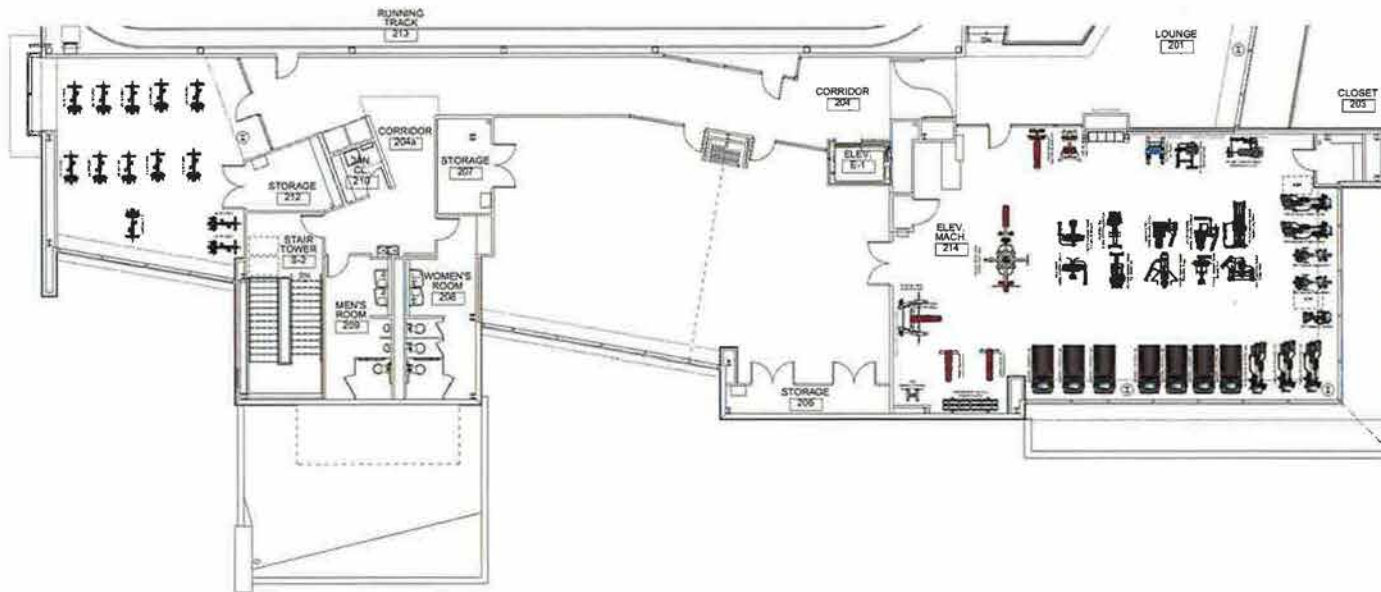
PO Number
Payment Type
Payment Terms
Freight Terms
FOB**Subtotal**List Price 243,201.71
Total Adjustment -79,666.40
Selling Price 163,535.31**Freight/Fuel/Installation** 15,861.50**Tax** TAXES AS APPLICABLE**Total(USD)** 179,396.81**Notes:****ADDITIONAL TERMS OF SALE:**

Manufacturer REQUIRES that the following products be secured to the floor to stabilize and eliminate rocking or tipping over: any HD Elite Half Rack Short Base, any Synrgy 360 unit (except the 360XL), any Synrgy BlueSky unit, and any of the following units if they will be used for body weight strap training; any Cable Motion unit (CMDAP, OSDAP, CMACO, CMFCO), any Jungle (MJ), any Smith machine (SSM, HSSM, OSSM), any HD Elite Rack (HDE) and Athletic Series Racks (ASPR, HDHR). Some units will require a dynamic bolt to properly secure the unit to the floor, and the dynamic bolt requires a minimum of 4.4 inches of concrete subfloor. FOB Life Fitness' dock. Invoice will issue on shipment. Life Fitness may ship partial orders. Terms and Conditions of Sale which appear on purchaser's document (including Purchase orders) and which are inconsistent with these terms shall be voided. Orders canceled after shipment (or after product starts for Built-To-Order products) are subject to a 20% restocking fee. Delays in delivery at customer request may result in storage fees. Prices are good for 30 days. All invoices will be in U.S. dollars and will reflect Exchange Rate at time of shipment. Payment terms and credit lines are subject to Life Fitness credit approval.

Further, until any Products are paid for in full, Customer hereby grants to, and Life Fitness shall retain, a security interest in and lien on all Products sold to Customer and all proceeds arising out of the sale of the Products by Customer and all discounts, rebates and other funds on Customer's account payable by Life Fitness. Upon Life Fitness' request, a Customer shall execute such documents that may be necessary or reasonable to perfect Life Fitness' security interest.

MONTGOMERY TOWNSHIP		USD OPERATING UNIT	
Signature	_____	Signature	_____
Name	_____	Name	_____
Title	_____	Title	_____
Effective Date	_____		

Montgomery Township Montgomeryville, PA



**HAMMER
STRENGTH**

0 3 5 10 ft

LifeFitness

Sales Contact: David Galczyk

| Date: 12/03/2014

| Version: 5.01

| Scale: 3/64"=1'0"

WHAT WE LIVE FOR

**Generation II Strength Doc A
Acknowledgement**

**Securing Strength Equipment Acknowledgement
(Not Applicable to Synrgy 360S, T, XS, XM or HD Elite Half Rack/Short Base units)**

You, _____ pursuant to purchase order/Life Fitness quote no. _____
have purchased certain pieces of Life Fitness and/or Hammer Strength strength training
equipment (the "Order").

You hereby acknowledge that Life Fitness has informed you of its recommendation
concerning securing strength training equipment to the floor in order to prevent any tipping,
rocking or shifting of the equipment during the use or misuse of that equipment. You understand
that the equipment was not designed for the use of straps, belts, chains, ropes and other devices
for pulling or pushing on the equipment, and the use of those devices will compromise the
stability of these units.

You also acknowledge that Life Fitness has offered to secure the strength training
equipment to the floor of your facility for this Order.

Please acknowledge that you have received this information and the offer of these
services by signing in the space below and returning it to Life Fitness for our files.

ACKNOWLEDGED:

_____ Date: _____

By: _____ Title: _____

Quote#

2253107 - 1R

Date 02-FEB-2015 Expires 03-MAY-2015

Ship To

MONTGOMERY TOWNSHIP
1001 STUMP RD
MONTGOMERYVILLE, MONTGOMERY
PA 18936-9605
United States

Contact : JONATHAN TRUMP

O: 1-610-8347805

M:

F:

Email: JTRUMP@KIMMEL-BOGRETTE.COM

Bill To

MONTGOMERY TOWNSHIP
1001 STUMP RD
MONTGOMERYVILLE, MONTGOMERY
PA 18936-9605
US

Contact : JONATHAN TRUMP

O: 1-610-8347805

M:

F:

Email: JTRUMP@KIMMEL-BOGRETTE.COM

LifeFitness
WHAT WE LIVE FOR

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Sales Representative

DAVID GALCZYK

O: 302-670-0558

M: 302-670-0558

F: 717-326-1235

Email: David.Galczyk@LifeFitness.com

Life Fitness

Phone: Main (847) 288-3300
Toll Free (800) 735-3867

Life Fitness
9525 Bryn Mawr Avenue
Rosemont, IL 60018
USA

Line	Item	Qty	Unit Price
1	SITESURVEY	1	602.00

Quote#

2253107 - 1R


Life Fitness
 WHAT WE LIVE FOR

Date 02-FEB-2015 Expires 03-MAY-2015

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PO Number	Subtotal	List Price	602.00
Payment Type		Package Discount Amount	0.00
Payment Terms		Total Package Price	602.00
Freight Terms			
FOB			
Freight/Fuel/Installation			0.00
Tax		TAXES AS APPLICABLE	
Total(USD)			602.00

Notes:**ADDITIONAL TERMS OF SALE:**

Manufacturer **REQUIRES** that the following products be secured to the floor to stabilize and eliminate rocking or tipping over: any HD Elite Half Rack Short Base, any Synrgy 360 unit (except the 360XL), any Synrgy BlueSky unit, and any of the following units if they will be used for body weight strap training: any Cable Motion unit (CMDAP, OSDAP, CMACO, CMFCO), any Jungle (MJ), any Smith machine (SSM, HSSM, OSSM), any HD Elite Rack (HDE) and Athletic Series Racks (ASPR, HDHR). Some units will require a dynamic bolt to properly secure the unit to the floor, and the dynamic bolt requires a minimum of 4.4 inches of concrete subfloor. FOB Life Fitness' dock. Invoice will issue on shipment. Life Fitness may ship partial orders. Terms and Conditions of Sale which appear on purchaser's document (including Purchase orders) and which are inconsistent with these terms shall be voided. Orders canceled after shipment (or after product starts for Built-To-Order products) are subject to a 20% restocking fee. Delays in delivery at customer request may result in storage fees. Prices are good for 30 days. All invoices will be in U.S. dollars and will reflect Exchange Rate at time of shipment. Payment terms and credit lines are subject to Life Fitness credit approval.

Further, until any Products are paid for in full, Customer hereby grants to, and Life Fitness shall retain, a security interest in and lien on all Products sold to Customer and all proceeds arising out of the sale of the Products by Customer and all discounts, rebates and other funds on Customer's account payable by Life Fitness. Upon Life Fitness' request, a Customer shall execute such documents that may be necessary or reasonable to perfect Life Fitness' security interest.

MONTGOMERY TOWNSHIP		USD OPERATING UNIT	
Signature _____		Signature _____	
Name _____		Name _____	
Title _____		Title _____	
Effective Date _____			

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

SUBJECT: Consider Award of Bid for 2015 Curb & Sidewalk Project

MEETING DATE: February 23, 2015

ITEM NUMBER: #13

MEETING/AGENDA:

ACTION XX

NONE

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

INITIATED BY: Kevin A. Costello
Public Works Director

BOARD LIAISON: Michael J. Fox, Chairman

BACKGROUND:

The staff received and opened bids on February 12, 2015 at 10:00 a.m. Our Engineer, Gilmore & Associates, Inc. reviewed the bids and made a recommendation to award the bid to the lowest responsible bidder, Patriot Grounds & Site Services, Inc. with a bid of \$113,353.75. Attached are the bid tabulation sheets and award recommendation letter.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

The Board authorized the advertisement of the bid on January 26, 2015.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

A total of \$208,950.00 was allocated for the project as part of the 2015 approved budget based on our Engineer's estimate. The low bid came in at \$113,353.75 with the highest bid at \$250,586.00

RECOMMENDATION:

Award the bid as recommended to Patriot Grounds & Site Services, Inc. of Conshohocken, PA for a total projected cost of \$113,353.75.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby award the bid for the 2015 Curb & Sidewalk Project to Patriot Grounds & Site Services, Inc. for a total projected cost of \$113,353.75.

MOTION: _____ **SECOND:** _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 17, 2015

Project No. 2014-06095

Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Reference: 2015 Curb and Sidewalk Project
Bid Tabulation & Award Recommendation

Dear Mr. Gregan:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the bids for the above referenced project. Bids were received and publicly opened on February 12, 2015 at 10:00 AM at the Township Building. A total of nine (9) bids were received and a copy of the bid tabulation is attached for your review. Upon review we note the only apparent error and/or omission was a math error for Base Bid A, Line Item No. 3 from Patriot Grounds & Site Services, Inc. This error decreased the total Base Bid A amount by \$3.60 and is reflected in the Bid Tabulation.

Please note that Gilmore & Associates, Inc. has also completed several references checks for Patriot Grounds & Site Services, Inc. All reference checks were positive with regard to timeliness, responsiveness, workmanship, and professionalism. Therefore, we recommend the contract for the 2015 Curb and Sidewalk Project be awarded to **Patriot Grounds & Site Services, Inc.** for all items included in the Base Bid in the amount of **\$113,353.75**, subject to review by the Township Solicitor.

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

Sincerely,

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

Erin M. von Hacht, E.I.T.
Civil Designer
Gilmore & Associates, Inc.

JPD/evh/sl

Enclosure: Bid Tabulation

cc: Kevin Costello, Director of Public Works, Montgomery Township
Deb Rivas, Administration Supervisor, Montgomery Township
Russell Dunlevy, P.E., Exec. V.P., Gilmore & Associates, Inc.

GILMORE & ASSOCIATES, INC.
& A BID TABULATION

CLIENT:
MONTGOMERY TOWNSHIP

PROJECT NAME:
2015 CURB AND SIDEWALK PROJECT

PROJECT NUMBER:
2014-06095

PROJECT BID DATE:
February 14, 2015

Patriot Grounds & Site Services, Inc. 1087 New Dehaven Street Conshohocken, PA 19428 610-233-5970 610-828-9867 Tom Puhl	Ply-Mar Construction Company, Inc. 965 Plymouth Road Plymouth Meeting, PA 19462 610-275-7473 610-275-2617 Andrew J. Piscitelli	Ettore Ventresca & Sons, Inc. 3146 Bristol Road Warrington, PA 18976-0028 215-343-6430 215-343-5497 Daniel Ventresca	Albert G. Cipolloni, Jr. & Sons, Inc. 719 Highland Ave. Morton, PA 19070 610-543-6144 610-543-1816 Joseph Cipolloni	Drumheller Construction, Inc. 1176 Commerce Drive Pottstown, PA 19464 610-326-8945 610-326-9065 Jody Zeleznick
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#	DESCRIPTION	QUANTITY & UNITS	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Remove & Replace Vertical/Depressed Concrete Curb (7"x8"x18")	LF 815	\$ 46.25	\$ 37,693.75	\$ 35.00	\$ 28,525.00	\$ 56.00	\$ 45,640.00	\$ 55.00	\$ 44,825.00	\$ 53.00	\$ 43,195.00
2	Remove & Replace Concrete Sidewalk (4")	SF 1,936	\$ 8.75	\$ 16,940.00	\$ 10.00	\$ 19,360.00	\$ 11.00	\$ 21,296.00	\$ 10.90	\$ 21,102.40	\$ 11.00	\$ 21,296.00
3	Remove & Replace ADA Compliant Handicap Ramps (4")	SF 4,608	\$ 10.80	\$ 49,766.40	\$ 12.00	\$ 55,296.00	\$ 14.00	\$ 64,512.00	\$ 17.20	\$ 79,257.60	\$ 18.50	\$ 85,248.00
4	Remove & Replace Concrete Driveway Apron (6")	SF 378	\$ 9.10	\$ 3,439.80	\$ 13.00	\$ 4,914.00	\$ 16.00	\$ 6,048.00	\$ 12.00	\$ 4,536.00	\$ 11.50	\$ 4,347.00
5	Remove & Replace Reinforced Concrete Sidewalk (6")	SF 368	\$ 9.10	\$ 3,348.80	\$ 15.00	\$ 5,520.00	\$ 16.00	\$ 5,888.00	\$ 11.75	\$ 4,324.00	\$ 11.50	\$ 4,232.00
6	Remove Existing 2'x4' M-Top Inlet Grate & Replace with two (2) 2'x2' ADA Compliant Grates at Tudor Dr & Hanover Ave	EA 1	\$ 1,040.00	\$ 1,040.00	\$ 500.00	\$ 500.00	\$ 1,200.00	\$ 1,200.00	\$ 975.00	\$ 975.00	\$ 1,000.00	\$ 1,000.00
7	Concrete Testing	LS 1	\$ 1,125.00	\$ 1,125.00	\$ 4,000.00	\$ 4,000.00	\$ 2,000.00	\$ 2,000.00	\$ 400.00	\$ 400.00	\$ 2,200.00	\$ 2,200.00
Total Amount Bid, Based on Estimated Quantities, for Items #1-7, Inclusive				\$ 113,353.75		\$ 118,115.00		\$ 146,584.00		\$ 155,420.00		\$ 161,518.00

COMPLETION REVIEW	Patriot Grounds & Site Services, Inc.	Ply-Mar Construction Company, Inc.	Ettore Ventresca & Sons, Inc.	Albert G. Cipolloni, Jr. & Sons, Inc.	Drumheller Construction, Inc.
A. Bid Bond	X	X	X	X	X
B. Agreement of Surety	X	X	X	X	X
C. Bidder's Qualification Form	X	X	X	X	X
D. Non-Collusion Affidavit	X	X	X	X	X
E. Public Works Verification Form	X	X	X	X	X
F. Addendum Acknowledgement	X	X	X	X	X

*Math error found for total Line Item 3 from Patriot Grounds & Site Services; the bid total has been corrected as shown.

GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT:

MONTGOMERY TOWNSHIP

PROJECT NAME:

2015 CURB AND SIDEWALK PROJECT

PROJECT NUMBER:

2014-06095

PROJECT BID DATE:

February 14, 2015

Donato Spaventa & Sons, Inc. 4258-88 Macalester St Philadelphia, PA 19124 215-457-2828 215-457-2111 Murice Spaventa	Olivieri & Associates, Inc. 2523 S. Broad St. Philadelphia, PA 19148 215-271-6777 215-467-4040 Maria Olivieri	Reamstown Excavating 10 N. 5th Street, P.O. Box 147 Denver, PA 17517 717-336-3925 717-336-0596 Marty Guris	Kobalt Construction, Inc. 115 Dyson Road Swiftwater, PA 18370 570-895-4613 570-614-2134 Julius Kollar
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#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Remove & Replace Vertical/Depressed Concrete Curb (7"x8"x18")	LJ	815	\$ 48.00	\$ 39,120.00	\$ 70.00	\$ 57,050.00	\$ 70.00	\$ 57,050.00	\$ 50.00	\$ 40,750.00
2	Remove & Replace Concrete Sidewalk (4")	SF	1,936	\$ 8.00	\$ 15,488.00	\$ 15.00	\$ 29,040.00	\$ 14.10	\$ 27,297.60	\$ 13.50	\$ 26,136.00
3	Remove & Replace ADA Compliant Handicap Ramps (4")	SF	4,608	\$ 27.00	\$ 124,416.00	\$ 20.00	\$ 92,160.00	\$ 31.25	\$ 144,000.00	\$ 35.00	\$ 161,280.00
4	Remove & Replace Concrete Driveway Apron (6")	SF	378	\$ 16.00	\$ 6,048.00	\$ 18.00	\$ 6,804.00	\$ 14.10	\$ 5,329.80	\$ 20.00	\$ 7,560.00
5	Remove & Replace Reinforced Concrete Sidewalk (6")	SP	368	\$ 14.00	\$ 5,152.00	\$ 19.00	\$ 6,992.00	\$ 14.10	\$ 5,188.80	\$ 20.00	\$ 7,360.00
6	Remove Existing 2'x4' M-Top Inlet Grate & Replace with two (2) 2'x2' ADA Compliant Grates at Tudor Dr & Hanover Ave	EA	1	\$ 1,790.00	\$ 1,790.00	\$ 500.00	\$ 500.00	\$ 1,400.00	\$ 1,400.00	\$ 1,500.00	\$ 1,500.00
7	Concrete Testing	LS	1	\$ 2,200.00	\$ 2,200.00	\$ 3,500.00	\$ 3,500.00	\$ 5,200.00	\$ 5,200.00	\$ 6,000.00	\$ 6,000.00
Total Amount Bid, Based on Estimated Quantities, for Items #1-7, Inclusive				\$	194,214.00	\$	196,046.00	\$	245,466.20	\$	250,586.00

COMPLETENESS REVIEW	Donato Spaventa & Sons, Inc.	Olivieri & Associates, Inc.	Reamstown Excavating	Kobalt Construction, Inc.
A. Bid Bond	X	X	X	X
B. Agreement of Surety	X	X	X	X
C. Bidder's Qualification Form	X	X	X	X
D. Non-Collusion Affidavit	X	X	X	X
E. Public Works Verification Form	X	X	X	X
F. Addendum Acknowledgment	X	X	X	X

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Award of Bids for 2015 Annual Highway Materials, Services & Equipment Rental

MEETING DATE: February 23, 2015

ITEM NUMBER: **# 14**

MEETING/AGENDA:

ACTION XX

NONE

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

INITIATED BY: Kevin A. Costello
Public Works Director

BOARD LIAISON: Michael J. Fox, Chairman

BACKGROUND: Annually, the Public Works Department requests bids for materials, services & rentals which are utilized throughout the year. These bids were opened on February 12, 2015 at 10:30 a.m. by staff. The bids are for Asphalt, Stone Aggregate, Lawn Care Treatments, Equipment with Operator and Crack Sealer.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION:

The Board authorized the advertisement of the bids on January 26, 2015.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT:

The Public Works Annual Materials, Services and Rentals are budgeted for each year and vary based on actual usage.

RECOMMENDATION:

Award the bids as recommended by staff to the lowest responsible bidders.

MOTION/RESOLUTION:

WHEREAS, bids were requested by the Montgomery Township Board of Supervisor for Public Works Department Annual Materials, Services and Rentals; and

WHEREAS, bids were opened on February 12, 2015 at 10:30 am and reviewed by the Township staff. The following contractors listed below were found to be the lowest responsible bidders:

<u>Item Bid</u>	<u>Contract Awarded To:</u>	
Asphalt/Bituminous Concrete	Eureka Stone Quarry	Not to exceed \$324,600
Stone Aggregate	Glasgow, Inc.	Various Unit Pricing
Lawn Care Treatments	Moyer & Son, Inc.	\$17,100 Annually
Equipment Rental w/Operator	P.K. Moyer & Sons, Inc.	Not to exceed \$216,400
Crack Sealer	Crafco, Inc.	\$.52 per unit / \$5,200

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize contracts with the above listed companies on the condition that performance bonds are received within twenty (20) days of the awarding of the bids.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

ASPHALT/BITUMINOUS CONCRETE BID TABULATIONS – 2015

	EUREKA STONE QUARRY, INC.			GLASGOW, INC.		
	Billable Pickup Price	Plant Pickup w/Transport Unit/Total	Delivered Unit/Total	Billable Pickup Price	Plant Pickup w/Transport Unit/Total	Delivered Unit/Total
Superpave Asphalt Mixture Design*						
HMA Fine Course, PG 64 - 22, 9.5 mm, SRL H – 100 +/- tons	58.00	60.50 / 6,050	63.00 / 6,300	58.00	58.50 / 5,850	63.00 / 6,300
HMA Wearing Course, PG 64 - 22, 9.5 mm, 1 ½" Depth, SLR H – 5600+	52.45	<u>54.95 / 307,720</u>	56.45 / 316,120	56.60	<u>57.10 / 319,760</u>	61.60 / 344,960
HMA Binder Course, PG 64, 19 mm, 2-3" Depth – 100+ tons	48.00	50.50 / 5,050	52.00 / 5,200	51.50	52.00 / 5,200	56.50 / 5,650
HMA Binder Course, PG 64, 25 mm, 3-4" Depth – 100+ tons	47.00	49.50 / 4,950	51.00 / 5,100	47.00	47.50 / 4,750	52.00 / 5,200
HMA Base Course, PG 64, 25mm 3: Depth – 100+ tons	47.00	49.50 / 4,950	51.00 / 5,100	47.00	47.50 / 4,750	52.00 / 5,200

Total Picked Up PG64-22, 9.5mm: \$307,720
Round Trip Distance: 10 miles x .25 = \$2.50

Total Picked Up PG64-22, 9.5mm: \$319,760
Round Trip Distance: 2 miles x .25 = \$0.50

	INDEPENDENCE CONSTRUCTION MATERIALS		
	Billable Pickup Price	Plant Pickup w/Transport Unit/Total	Delivered Unit/Total
Superpave Asphalt Mixture Design*			
HMA Fine Course, PG 64 - 22, 9.5 mm, SRL H – 100 +/- tons	59.00	65.50 / 6,550	65.97 / 6,597
HMA Wearing Course, PG 64 - 22, 9.5 mm, 1 ½" Depth, SLR H – 5600+	55.00	<u>61.50 / 344,400</u>	61.97 / 347,032
HMA Binder Course, PG 64, 19 mm, 2-3" Depth – 100+ tons	48.00	54.50 / 5,450	54.97 / 5,497
HMA Binder Course, PG 64, 25 mm, 3-4" Depth – 100+ tons	46.00	52.50 / 5,250	52.97 / 5,297
HMA Base Course, PG 64, 25mm 3: Depth – 100+ tons	46.00	52.50 / 5,250	52.97 / 5,297

Total Picked Up PG64-22, 9.5mm: \$344,400
Round Trip Distance: 26 miles x .25 = \$6.50

CRACK SEALER BID TABULATION - 2015

	CRAFCO, INC.	ASPHALT MAINTENANCE SOLUTIONS
10,000 +/-	Hot Pour Joint Seal #3405 (<i>Per PennDOT Approved or Equivalent</i>)	Hot Pour Joint Seal #3405 (<i>Per PennDOT Approved or Equivalent</i>)
Unit Price F.O.B. Plant	.52	.55
Total 1 x 5	\$5,200	\$5,500
Unit Price Delivered at Job Site	.54	n/b
Total 1 x 6	\$5,400	n/b
Unit Price Delivered as Directed	.54	.58
Total 1 x 7	\$5,400	\$5,800
NOTES:		

EQUIPMENT RENTAL WITH OPERATOR TABULATION - 2015

	P.K. MOYER & SONS, INC.				
	Estimated Hours of Use	Model & Year	Prevailing Wage Hourly Rate	Total Based on Prevailing Wage	Non-Prevailing Wage Hourly Rate Only
Ride on Vibratory Rollers					
1. Drum width 40", up to 5 ton capacity	35 Hrs. +/-	Dresser 1987	92.00	3,220.00	80.00
2. Drum width 66" to 76", up to 18 ton capacity with high frequency compaction	125 Hrs. +/-	Volvo DD90, 2008	128.00	16,000.00	118.00
3. Drum with 77" to 90", up to 18 ton capacity with high frequency compaction	16 Hrs. +/-	IR-DD110, 1998	130.00	2,080.00	120.00
4. Cost of move on above machine	Per Move			125.00	
Milling Machines					
5. 400hp Milling Machine or equivalent with sonic grade controls, having a minimum cutting width of 79" and capable of 87" width extension. <i>Note: Including a 2 man crew (1 Groundsman, 1 Operator)</i>	110 Hrs. + / -	1900 DC Wirtgen, 1999	600.00	66,000.00	575.00
6. Cost of move on above machine	Per Move			300.00	
7. (1) Foreman	55 Hrs. +/-		68.00	3,740.00	60.00
8. 300hp Milling Machine or equivalent with sonic grade controls, having a minimum cutting width of 52" <i>Note: Including a 2 man crew (1 Groundsman, 1 Operator)</i>	16 Hrs. +/-	1900 DC Wirtgen, 1999	400.00	6,400.00	375.00
9. Cost of move on above machine	Per Move			325.00	
10. Skid Steer Loader, minimum 55hp equipped with 18" or 24" milling head having both vertical & horizontal hydraulic controls.	16 Hrs. +/-	Case 1845C, 1990	118.00	1,888.00	110.00
Bituminous Pavers					
11. Self Propelled Paver with 10' to 20' screed without add on extensions, equipped with sonic grade & slope controls. <i>Note: Including (1) Operator, (1) Foreman and (3) Laborers</i>	120 Hrs. +/-	Barber Greene 240B, 1995	485.00	58,200.00	385.00
12. Cost of move on above machine	Per Move			325.00	

P.K. MOYER & SONS, INC. – Page 2	Estimated Hours of Use	Model & Year	Prevailing Wage Hourly Rate	Total Based on Prevailing Wage	Non-Prevailing Wage Hourly Rate Only
13. Self Propelled Paver with 8' to 16' screed equipped with sonic grade & slope controls. Including (1) Operator, (1) Foreman and (3) Laborers	24 Hrs. +/-	CAT 650, 1999	425.00	10,200.00	355.00
14. Cost of move on above machine	Per Move			225.00	
Trucks					
15. (4) Tri-Axle Dump Trucks, 23-Ton Minimum (Combined Total Hours)	450 Hrs. +/-	Peterbilt, 1995	90.00	40,500.00	88.00
16. (2) Tandem Axle Dump Trucks, 17-Ton Minimum (Combined Total Hours)	60 Hrs. +/-	White GMC, 1990	85.00	5,100.00	82.00
17. Computerized Asphalt Distributor Truck, 2,000 Gallon Minimum	105 hrs. +/-	Freightliner, 2000	122.00	12,810.00	105.00
18. Water Tanker Truck with pump, 6,000 Gallon minimum, capable of refilling milling machine. (No hydrant use will be permitted) *Water can be obtained from Montgomery Township free of charge*	11 Days + / -	Auto Car, 1985	475.00	5,225.00	475.00
Miscellaneous					
19. Mechanical Street Sweeper, self loading, 4 cubic yard hopper minimum	16 Hrs. +/-	Freightliner, 1999	120.00	1,920.00	105.00
20. Wheel Loader 2 – 2 ¼ cubic yard bucket, minimum 110hp	Various	Case W20C, 1985	130.00	N/A	115.00
21. 6.95 Cu. Yd. Power Screening Machine with 2-screen vibratory deck capable of producing 150-200 tons per hour, Note: Includes Operator	Various	Power Screener, 2007	145.00	N/A	125.00
22. Backhoe, minimum 95hp with extend-a-hoe	Various	Case 580 2004	130.00	N/A	95.00
23. Excavator Trackhoe, minimum 170hp, 44,000 lb operating weight	Various	Case 1080 1986	190.00	N/A	160.00
24. Motor Grader 12' blade, minimum 135hp	Various	CAT 12G, 1978	165.00	N/A	135.00
25. Crawler Loader, 2 ½ cubic yard minimum bucket, minimum 160hp	Various	CAT 963, 1997	165.00	N/A	135.00

P.K. MOYER & SONS, INC. – Page 3	Estimated Hours of Use	Model & Year	Prevailing Wage Hourly Rate	Total Based on Prevailing Wage	Non-Prevailing Wage Hourly Rate Only
26. Crawler Dozer 8' angle blade, minimum 90hp	Various	CAT D5, 2005	155.00	N/A	130.00
27. Crawler Dozer 10' angle blade, minimum 165hp	Various	CAT D6, 1988	175.00	N/A	145.00
28. AET Tac Kote Material	4,500 Gals +/-	Per gal. 2.75		12,375.00	N/A

**Prevailing wage rate will be applied to any public work construction jobs exceeding \$25,000.00 and any milling and paving jobs exceeding \$100,000.00 as determined by the PA Department of Labor and Industry.*

LAWN CARE TREATMENTS TABULATION - 2015

	MOYER & SON
Boom Spraying Price/acre	\$190.00
Hand Spraying Price/acre	\$211.00
Price	\$17,310
Net Price	\$17,310
Bid Bond Supplied as Required	Bid Bond - 10%

STONE AGGREGATE BID TABULATIONS – 2015

	EUREKA STONE QUARRY, INC.			GLASGOW, INC.		
	Billable Pickup Price	Plant Pickup w/Transport Costs Unit/Total	Delivered Unit/Total	Billable Pickup Price	Plant Pickup w/Transport Costs Unit/Total	Delivered Unit/Total
500 Tons #10 Screen	7.00	9.50 / 4,750	10.00 / 5,000	9.25	9.75 / 4,875	12.50 / 6,250
200 Tons #8	12.00	14.50 / 2,900	15.00 / 3,000	13.50	14.00 / 2,800	16.75 / 3,350
200 Tons #67	10.00	12.50 / 2,500	13.00 / 2,600	13.50	14.00 / 2,800	16.75 / 3,350
500 Tons #57	10.00	12.50 / 6,250	13.00 / 6,500	9.75	10.25 / 5,125	13.00 / 6,500
500 Tons #2A	7.00	9.50 / 4,750	10.00 / 5,000	9.25	9.75 / 4,875	12.50 / 6,250
500 Tons #3	9.50	12.00 / 6,000	12.50 / 6,250	10.75	11.25 / 5,625	14.00 / 7,000
500 Tons #1	9.00	11.50 / 5,750	12.00 / 6,000	10.75	11.25 / 5,625	14.00 / 7,000
200 Tons Gabion Stone	12.00	14.50 / 2,900	15.00 / 3,000	10.75	11.25 / 2,250	14.00 / 2,800
200 Tons Rip Rap	14.00	16.50 / 3,300	17.00 / 3,400	15.00	15.50 / 3,100	21.25 / 4,250
200 Tons Natural Sand	No Bid			No Bid		
200 Tons #2A Limestone						
200 Tons Anti-Skid	10.00	12.50 / 2,500	13.00 / 2,600	10.50	11.00 / 2,200	13.75 / 2,750
200 Tons #2RC	7.00	9.50 / 1,900	10.00 / 2,000	9.25	9.75 / 1,950	12.50 / 2,500

Total Pickup: \$43,500
Distance 10 miles x .25 = 2.50

Total Pickup: \$41,225
Distance 2 miles x .25 = .50

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Authorization to Advertise Proposed Ordinance #15-288 – Amending Chapter 82-Contractors, Section 7.B – Insurance

MEETING DATE: February 23, 2015

ITEM NUMBER: **#15**

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce S. Shoupe BOARD LIAISON: Michael J. Fox
 Director of Planning and Zoning Chairman

BACKGROUND:

Attached is a proposed ordinance which would amend the Contractor's Registration requirements. This amendment would require commercial contractors to take out and maintain during the life of the registration, commercial general liability insurance, business auto liability insurance and workman's compensation insurance, as well as providing for a waiver of such insurance requirements.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

None

BUDGET IMPACT:

None

RECOMMENDATION:

The Board of Supervisors establishes March 9, 2015, as the meeting date for this ordinance to be considered and that the Township Solicitor be authorized to advertise.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank B. Bartle, Esq.

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby set Monday, March 9, 2015, after 8:00 p.m., in the Township Building as the date, time and place for consideration of Ordinance #15-288 which would regulate Contractor's Registration requirements.

Be it further resolved that the Township Solicitor be authorized to advertise said meeting date and time.

MOTION BY:

SECOND BY:

VOTE:

DATE:

XC: F. Bartle, B. Shoupe, M. Stoerrle, Minute Book, Resolution File, File

MONTGOMERY TOWNSHIP

ORDINANCE NO. 15-218

AN ORDINANCE AMENDING ORDINANCE #09-238 OF THE MONTGOMERY TOWNSHIP CODE BY DELETING SECTION 7.B [INSURANCE, REFUSAL AND RENEWAL OF REGISTRATION; INSURANCE/REGISTRATION APPLICATION AND CERTIFICATION OF ADDITIONAL INSURANCE] AND REPLACING IT WITH A NEW SECTION 7.B SETTING FORTH REQUIREMENTS FOR THE CONTRACTOR'S REGISTRATION APPLICATION AND REQUIRING COMMERCIAL CONTRACTORS TO TAKE OUT AND MAINTAIN DURING THE LIFE OF THE REGISTRATION COMMERCIAL GENERAL LIABILITY INSURANCE; BUSINESS AUTO LIABILITY INSURANCE; AND WORKMAN'S COMPENSATION INSURANCE AS WELL AS PROVIDING FOR A WAIVER OF SUCH INSURANCE REQUIREMENTS.

ADOPTED:

MONTGOMERY TOWNSHIP

ORDINANCE NO. 15-288

AN ORDINANCE AMENDING ORDINANCE #09-238 OF THE MONTGOMERY TOWNSHIP CODE BY DELETING SECTION 7.B [INSURANCE, REFUSAL AND RENEWAL OF REGISTRATION; INSURANCE/REGISTRATION APPLICATION AND CERTIFICATION OF ADDITIONAL INSURANCE] AND REPLACING IT WITH A NEW SECTION 7.B SETTING FORTH REQUIREMENTS FOR THE CONTRACTOR'S REGISTRATION APPLICATION AND REQUIRING COMMERCIAL CONTRACTORS TO TAKE OUT AND MAINTAIN DURING THE LIFE OF THE REGISTRATION COMMERCIAL GENERAL LIABILITY INSURANCE; BUSINESS AUTO LIABILITY INSURANCE; AND WORKMAN'S COMPENSATION INSURANCE AS WELL AS PROVIDING FOR A WAIVER OF SUCH INSURANCE REQUIREMENTS.

NOW, THEREFORE, the Board of Supervisors of Montgomery Township does hereby enact and ordain this Ordinance Amendment, which amends Ordinance #09-238 as follows:

SECTION 1. REVISION TO SECTION 7.B [Insurance, Refusal and Renewal of Registration; Insurance/Registration Application and Certification of Additional Insurance] Section 7.B of Ordinance #09-238 shall be deleted in its entirety and replaced with the following Section 7.B:

B. An applicant for any registration required by the provisions of this ordinance shall file a written application on a form supplied by the township, which shall be signed and under oath. The application shall require among other items the names of the business, the business street addresses and trade names of the applicant together with a certificate of insurance written for not less than any limit of coverage specified under this ordinance. The commercial contractor shall take out and maintain at his own expense, during the life of the registration, the following insurance or its equivalent:

(1) Commercial general liability insurance for bodily injury, personal injury and property damage including loss of use, with minimum limits of:

\$ 500,000	each occurrence;
\$ 500,000	personal and advertising injury;
\$ 500,000	general aggregate; and

\$ 500,000 products/completed operations aggregate.

This insurance shall include coverage for all of the following:

- (a) Liability arising from premises and operations;
 - (b) Liability arising from the actions of independent contractors;
 - (c) Liability arising from products and completed operations;
 - (d) Contractual liability;
 - (e) Liability arising from the explosion, collapse, or underground (XCU) hazards; and
 - (f) Montgomery Township and its elected and appointed officials, officers, agents, and employees as additional insureds on a primary and non-contributory basis with respect to operations performed by the contractor or on contractor's behalf for which Montgomery Township has issued a permit, license or authorization.
- (2) Business auto liability insurance with a minimum limit of \$500,000 per accident and including coverage for all of the following:
- (a) Liability arising out of the ownership, maintenance or use of any auto (if no owned autos, then hired and non-owned autos); and
 - (b) Automobile contractual liability.
- (3) Workers compensation insurance with statutory benefits as required by Pennsylvania law; employers liability insurance with minimum limits of:
- \$ 100,000 each accident for bodily injury by accident;
 - \$ 100,000 each employee for bodily injury by disease; and
 - \$ 500,000 policy limit for bodily injury by disease.
- (4) If the applicant does not meet the insurance requirements herein, the applicant shall forward a written request to the Township for a waiver in writing of the insurance requirement(s) not met or approval in writing of alternate insurance coverage, self-insurance, or group self-insurance arrangements. If the Township denies the request for said waiver, the applicant must comply with the insurance requirements as specified herein.

NOTE: The remainder of Section 7 (i.e., 7.A, 7.C, 7.D, 7.E and 7.F) are unaffected by this Amendment and remain fully operative.

SECTION 2. SEVERABILITY.

If any part of this ordinance is for any reason found to be illegal or invalid, such illegality or invalidation shall not affect any of the remaining parts of this ordinance, which shall continue to be fully operative as if the illegal or invalid part had not been enacted.

SECTION 3. REPEALER.

Any ordinance or any part of any ordinance that conflicts with this Ordinance is hereby repealed insofar as the same is specifically inconsistent with this Ordinance.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective five days after enactment.

ORDAINED AND ENACTED into an Ordinance this _____ day of February, 2015.

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

MICHAEL J. FOX, *Chairperson*

[Seal]

Attested by:

LAWRENCE J. GREGAN
Township Manager/Secretary

MONTGOMERY TOWNSHIP

LEGAL NOTICE

On Monday, February 9, 2015, after 8:00PM, the Montgomery Township Board of Supervisors, during its regularly scheduled meeting will consider enacting the following ordinance:

AN ORDINANCE AMENDING ORDINANCE #09-238 OF THE MONTGOMERY TOWNSHIP CODE BY DELETING SECTION 7.B [INSURANCE, REFUSAL AND RENEWAL OF REGISTRATION; INSURANCE/REGISTRATION APPLICATION AND CERTIFICATION OF ADDITIONAL INSURANCE] AND REPLACING IT WITH A NEW SECTION 7.B SETTING FORTH REQUIREMENTS FOR THE CONTRACTOR'S REGISTRATION APPLICATION AND REQUIRING COMMERCIAL CONTRACTORS TO TAKE OUT AND MAINTAIN DURING THE LIFE OF THE REGISTRATION COMMERCIAL GENERAL LIABILITY INSURANCE; BUSINESS AUTO LIABILITY INSURANCE; AND WORKMAN'S COMPENSATION INSURANCE AS WELL AS PROVIDING FOR A WAIVER OF SUCH INSURANCE REQUIREMENTS.

The full text of this ordinance may be examined, without charge, and copies may be obtained for a charge no greater than the cost thereof, at the Montgomery Township Building, during normal business hours, Monday through Friday 8:30AM until 4:30PM, and the offices of this newspaper.

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

LAWRENCE J. GREGAN

Township Manager

TO BE INSERTED in The Reporter on Friday, January 30, 2014. Please send proof of Publication to Montgomery Township, Attn.: Bruce Shoupe, 1001 Stump Road, Montgomeryville, PA 18936.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Payment of Bills for February 23, 2015

MEETING DATE: February 23, 2015

ITEM NUMBER:

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Michael J. Fox, Chairman
of the Board of Supervisors

BACKGROUND:

Please find attached a list of the February 23, 2015 bills for your review.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approval all bills as presented.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
26434	2/12/15	00000967	DELAWARE VALLEY HEALTH INS TRUST	2,051.95
26435	2/12/15	00000499	MONTGOMERY TWP. PROFESSIONAL	124.21
26436	2/12/15	1264	MORGAN STANLEY SMITH BARNEY INC	6,015.66
59949	2/20/15	00000187	ABOUT FLAGS, INC.	354.56
59950	2/20/15	00000006	ACME UNIFORMS FOR INDUSTRY	243.83
59951	2/20/15	00000683	ALEXANDER J. DEANGELIS	105.00
59952	2/20/15	00000027	ARMOUR & SONS ELECTRIC, INC.	706.13
59953	2/20/15	00000043	BERGEY'S	685.21
59954	2/20/15	00000466	BILL MITCHELL'S AUTO SERVICE, INC.	39.47
59955	2/20/15	00001938	BILL WIEGMAN	180.00
59956	2/20/15	00000209	BOUCHER & JAMES, INC.	13,392.92
59957	2/20/15	00000669	ZW USA INC	988.00
59958	2/20/15	00001903	BRIAN JANSSENS	15.00
59959	2/20/15	00000423	FAMILY DINING, INC.	61.19
59960	2/20/15	00000069	C L WEBER CO INC.	33.19
59961	2/20/15	00001579	CARGO TRAILER SALES, INC	79.50
59962	2/20/15	00001601	CDW GOVERNMENT, INC.	3,788.31
59963	2/20/15	00000085	CHAMBERS ASSOCIATES, INC.	2,443.50
59964	2/20/15	00000335	COMCAST CORPORATION	939.36
59965	2/20/15	00001891	CREATIVE PRODUCT SOURCING, INC.	1,591.67
59966	2/20/15	00000024	DAVID P. BENNETT	30.00
59967	2/20/15	00001945	DAVID S. WOLFE	15.00
59968	2/20/15	00001941	DAVID W. VASCONEZ	60.00
59969	2/20/15	00000629	DAVIDHEISER'S INC.	242.00
59970	2/20/15	00001202	AIRGAS, INC.	189.18
59971	2/20/15	00000348	TIKENOLOGY, INC.	360.00
59972	2/20/15	00001627	DEER PARK DIRECT	142.10
59973	2/20/15	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	2,063.35
59974	2/20/15	00000208	DELL MARKETING L.P.	10,965.73
59975	2/20/15	00001172	DETLAN EQUIPMENT, INC.	622.11
59976	2/20/15	00000647	DIRECTION ASSOCIATES, INC.	2,058.23
59977	2/20/15	00000125	DISCHELL, BARTLE DOOLEY	10,900.00
59978	2/20/15	00002097	DISCOVERY BENEFITS INC.	450.00
59979	2/20/15	00002086	DOYLESTOWN ANIMAL MEDICAL CLINIC	1,050.40
59980	2/20/15	00000967	DELAWARE VALLEY HEALTH INS TRUST	170,812.52
59981	2/20/15	00000092	E.M. KUTZ, INC.	121.51
59982	2/20/15	00001332	EAGLE POWER & EQUIPMENT CORP	90.48
59983	2/20/15	00002082	ECOMM TECHNOLOGIES	2,122.23
59984	2/20/15	00002047	ENVIRONMENTAL CONTROL SYSTEMS, II	1,375.00
59985	2/20/15	00000169	FEDEX	63.59

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
59986	2/20/15	00001669	FIRST HOSPITAL LABORATORIES, INC.	30.00
59988	2/20/15	00000817	GILMORE & ASSOCIATES, INC.	39,513.87
59989	2/20/15	00001842	GLEN ROETMAN	90.00
59990	2/20/15	00001323	GLICK FIRE EQUIPMENT COMPANY INC	868.90
59991	2/20/15	00000219	GLOBAL EQUIPMENT COMPANY	272.59
59992	2/20/15	00000060	GRAF ENGINEERING, LLC	500.00
59993	2/20/15	00000213	HAJOCA CORPORATION	86.78
59994	2/20/15	00000903	HOME DEPOT CREDIT SERVICES	1,054.05
59995	2/20/15	00000216	HORSHAM CAR WASH	196.00
59996	2/20/15	00001095	IACP - INTERNATIONAL ASSOCIATION	150.00
59997	2/20/15	00000326	MONTGOMERY COUNTY	47.64
59998	2/20/15	00001703	INNOVATIVE MUNICIPAL PRODUCTS	2,175.64
59999	2/20/15	00000555	J & J TRUCK EQUIPMENT	128.90
60000	2/20/15	00000522	JOE BIFOLCO	75.00
60001	2/20/15	00000890	JOHN H. MOGENSEN	105.00
60002	2/20/15	00001581	JOSEPH J. SIMES	210.00
60003	2/20/15	00001843	JOSEPH M. BENNETT	230.00
60004	2/20/15	00000264	KENCO HYDRAULICS, INC.	1,211.68
60005	2/20/15	00001667	MIDWEST MOTOR SUPPLY CO.,INC	1,018.39
60006	2/20/15	00002098	KIMBERLY SEIDEL	714.80
60007	2/20/15	00001858	LAURIE ROBBINS	336.00
60008	2/20/15	00001706	LOWE'S COMPANIES INC.	168.69
60009	2/20/15	00000870	MAACO AUTO PAINTING & COLLISION	650.00
60010	2/20/15	00000440	MARY NEWELL	45.00
60011	2/20/15	00003005	MASTROIENI & SONS	150.00
60012	2/20/15	00001968	MATTHEW VITUCCI	15.00
60013	2/20/15	00902947	MCATO	250.00
60014	2/20/15	00001330	MCCALLION STAFFING SPECIALISTS	1,332.00
60015	2/20/15	00000974	MCCARTHY AND COMPANY, PC	250.43
60016	2/20/15	00000743	MES - PENNSYLVANIA	198.59
60017	2/20/15	00002095	MICHAEL FELDMAN	296.68
60018	2/20/15	00001920	MICHAEL H. BEAN	60.00
60019	2/20/15	00000867	MICHAEL SHEARER	135.00
60020	2/20/15	00002016	MICHAEL SHINTON	100.00
60021	2/20/15	00002073	MORTON SALT INC	20,712.63
60022	2/20/15	00001849	NORTH PENN LIFE	37.95
60023	2/20/15	00000356	NORTH WALES WATER AUTHORITY	75.04
60024	2/20/15	00000356	NORTH WALES WATER AUTHORITY	28.17
60025	2/20/15	00000356	NORTH WALES WATER AUTHORITY	24.00
60026	2/20/15	00001134	OFFICE DEPOT, INC	425.94

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
60027	2/20/15	00000654	P.C.A.S.P.-POLICE CHIEFS ASSOC. OF	50.00
60028	2/20/15	00001400	PA CHIEFS OF POLICE ASSOCIATION	175.00
60029	2/20/15	00000597	PATRICIA A. GALLAGHER	1,481.46
60030	2/20/15	00001840	PAUL R. MOGENSEN	245.00
60031	2/20/15	00000095	PAUL SMITH	80.00
60032	2/20/15	00000397	PECO ENERGY	8,620.32
60033	2/20/15	00000397	PECO ENERGY	1,717.50
60034	2/20/15	00000397	PECO ENERGY	2,267.02
60035	2/20/15	00000595	PENN VALLEY CHEMICAL COMPANY	726.56
60036	2/20/15	00000063	AMERICAN PLANNING ASSOC:	102.00
60037	2/20/15	00000955	PENNSYLVANIA MUNICIPAL LEAGUE (PMI	450.00
60038	2/20/15	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC.	92.55
60039	2/20/15	00000009	PETTY CASH	700.00
60040	2/20/15	00001880	PHILIP C. STUMP	90.00
60041	2/20/15	00000345	PRINTWORKS & COMPANY, INC.	875.75
60042	2/20/15	00000519	RACHEL TROUTMAN	105.00
60043	2/20/15	00002067	RAGNASOFT, INC.	1,885.00
60044	2/20/15	00000439	RED THE UNIFORM TAILOR	58.30
60045	2/20/15	00000430	REM-ARK ALLOYS, INC.	217.90
60046	2/20/15	00001146	RESERVE ACCOUNT	1,500.00
60047	2/20/15	00000117	RIGGINS INC	3,221.76
60048	2/20/15	00000115	RIGGINS, INC	1,913.60
60049	2/20/15	00002071	ROB BAILEY	30.00
60050	2/20/15	00000741	ROBERT E. LITTLE, INC.	532.92
60051	2/20/15	00001972	ROBERT L. BRANT	504.00
60052	2/20/15	00000061	ROBERT MCMONAGLE	60.00
60053	2/20/15	00002013	RR DONNELLEY	164.20
60054	2/20/15	00000653	SCATTON'S HEATING & COOLING, INC.	6,803.95
60055	2/20/15	00000015	SPRINT	408.61
60056	2/20/15	00001671	STENGEL BROS. INC.	261.03
60057	2/20/15	00003015	STEPHEN A. SPLENDIDO	60.00
60058	2/20/15	00000496	21ST CENTURY MEDIA NEWSPAPER LLC	4,972.26
60059	2/20/15	00002020	THOMSON REUTERS	105.00
60060	2/20/15	00003011	TIMOTHY WOCH	128.83
60061	2/20/15	00000506	TRANS UNION LLC	90.00
60062	2/20/15	00000291	TREASURER OF MONTGOMERY COUNTY	21,422.04
60063	2/20/15	00003020	TRIMBLE NAVIGATION LIMITED	12,207.27
60064	2/20/15	00000327	U.S. MUNICIPAL SUPPLY INC.	1,162.41
60065	2/20/15	00002062	UNITED ELECTRIC SUPPLY CO., INC.	64.58
60066	2/20/15	00000040	VERIZON	35.81

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
60067	2/20/15	00001033	VERIZON CABS	547.91
60068	2/20/15	00903114	VICKI SOUDER	235.20
60069	2/20/15	00001839	VINAY SETTY	195.00
60070	2/20/15	00000442	VINCENT ZIRPOLI	270.00
60071	2/20/15	00001289	W. BYRON BATTLE, RPR	359.50
60072	2/20/15	00001191	WARREN FUCHS	60.00
60073	2/20/15	00001329	WELDON AUTO PARTS - LANSDALE (NAP,	1,005.27
60074	2/20/15	00000249	WILLIAM R. GOLTZ	90.00
60075	2/20/15	00003003	YANAE I. SAVAGE	397.60
60076	2/20/15	00000590	YOCUM FORD	61.15
60077	2/20/15	00000550	ZEP MANUFACTURING COMPANY	309.16
TOTAL				390,660.87

MONTGOMERY TOWNSHIP ELECTRONIC PAYROLL TAX PAYMENTS

<u>DATE</u>	<u>VENDOR NAME</u>	<u>REASON FOR PAYMENT</u>	<u>AMOUNT</u>
02/12/2015	IRS	941 Payment	\$75,572.89
02/12/2015	BCG	401/457 Plan Payment	\$25,339.72
02/12/2015	PA-SCDU	Withholding Payment	\$2,405.22
02/18/2015	Commonwealth of PA	State Tax Payment	\$7,976.35
Total Paid as of 02/23/2015			\$111,294.18