



**AGENDA**  
**MONTGOMERY TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**August 10, 2015**

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

Robert J. Birch  
Candyce Fluehr Chimera  
Michael J. Fox  
Jeffrey W. McDonnell  
Joseph P. Walsh  
  
Lawrence J. Gregan  
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 July 27, 2015 Meeting
6. Welcome New Community & Recreation Center Department Employee- Daniel Quimby
7. Welcome New Planning & Zoning Department Employee- Virginia Solis
8. Consider Approval of Police Department Sergeant Promotion
9. Consider Authorization to Purchase and Install Proximity Card System-Police Department
10. Consider Award of Bid for Sale of 1988 Hahn Pumper
11. Consider Authorization to Accept FY2014 SAFER "Staffing for Adequate Fire and Emergency Response" Grant
12. Consider Approval of 2015 Extra Curb & Sidewalk Work
13. Consider Authorization for Non-Budgeted Expenditure- Building Demolition- Wiseman Open Space Tract
14. Consider Decision and Order – Conditional Use Application #C-64- DJJZ Enterprises, L.P. – Marks Jewelers- 975 Bethlehem Pike
15. Consider Preliminary/Final Land Development Plan-LDS#684- Marks Jewelers- 975 Bethlehem Pike
16. Consider Payment of Bills
17. Other Business
18. Adjournment

Future Public Hearings/Meetings:

08-12-15 @6:45pm – Autumn Festival Committee  
08-12-15 @7:30pm – Park and Recreation Board  
08-17-15 @7:30pm- Finance Committee  
08-18-15 @12:30pm- Business Development Partnership  
08-19-15 @6:00pm- Sewer Authority Board  
08-20-15 @7:30pm- Planning Commission  
08-24-15 @8:00pm – Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Public Comment

MEETING DATE: August 10, 2015

ITEM NUMBER: #3

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



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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.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Announcement of Executive Session

MEETING DATE: August 10, 2015

ITEM NUMBER: #4

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

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BACKGROUND:

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

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.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Approval of Minutes for July 27, 2015

MEETING DATE: August 10, 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

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BACKGROUND:

Please contact Deb Rivas on Monday, August 10, 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  
JULY 27, 2015**

Chairman Michael Fox called the executive session to order at 7:00 p.m. In attendance were Supervisors Candyce Fluehr Chimera, Jeffrey McDonnell and Joseph Walsh. Supervisor Robert Birch was absent. Also in attendance were Frank Bartle, Esquire, and Lawrence Gegan.

Chairman Michael Fox called the action meeting to order at 8:05 p.m. In attendance were Supervisors Candyce Fluehr Chimera, Jeffrey McDonnell and Joseph Walsh. Supervisor Robert Birch was absent. Also in attendance were Frank Bartle, Esquire, Lawrence Gegan, Scott Bendig, Rick Lesniak, Shannon Drosnock, Bruce Shoupe, Kevin Costello, Rich Grier, Brian Forman, Stacy Crandell, and Deb Rivas.

Following the Pledge of Allegiance, Chairman Michael Fox called for public comment from the audience and there was none.

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 four matters. The personnel matter was the Fire Union Labor Negotiations. The litigation matters included two Zoning Hearing Board cases, the Joseph Ambler Inn and the Murwin property at 1936 County Line Road, and one matter of potential litigation. 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 Chairman Michael Fox seconded the motion to approve the minutes of the July 13, 2015 Board meeting. The minutes of the meeting were unanimously approved as submitted.

Township Manager Lawrence Gegan introduced Karen Grant who had expressed interest in serving on the Senior Volunteer Committee. Resolution #1 made by Supervisor Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously,

appointed Karen Grant to serve as a member of the Montgomery Township Senior Volunteer Committee with a term to expire on January 1, 2016.

Assistant to the Township Manager Stacy Crandell introduced the organizations that were receiving donations from the Township. Chairman Michael Fox presented a donation check in the amount of \$1,500 to the Visiting Nurse Association Community Services organization. Richard Cirko was present to accept the check on behalf of the Visiting Nurse Association Community Services organization.

Chairman Michael Fox presented a donation check in the amount of \$1,500 to the North Wales Library. Jayne Blackledge was present to accept the check on behalf of the North Wales Library.

A public hearing for a liquor license transfer for Barbeque Integrated, Inc. for the Smokey Bones Restaurant to be located at the Montgomery Mall was opened at 8:18 p.m. Notes of testimony were taken by Court Reporter Tim Kurek. John McCreesh, III, Esquire and Jon G. Shell, CFO of Barbeque Integrated, Inc. were present. Barbeque Integrated, Inc. will be operating a restaurant at Montgomery Mall, and their intent is to sell alcohol at the restaurant as a compliment to the food. Mr. McCreesh reviewed the qualifications necessary to permit a transfer of a liquor license from another municipality. Mr. McCreesh also presented the concept of the Smokey Bones restaurant. The hearing concluded at 8:26 p.m. Resolution #2, made by Supervisor Joseph Walsh, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, approved the transfer of liquor license to Barbeque Integrated, Inc.- Smokey Bones Restaurant, to be located at the Montgomery Mall, Montgomery Township, Pennsylvania.

Chairman Michael Fox opened a public hearing on the Conditional Use Application, #C-64, for DJJZ Enterprises, L.P.- Marks Jewelers for 975 Bethlehem Pike. Notes of testimony were taken by Court Reporter, Tim Kurek. Township Solicitor Frank Bartle introduced the conditional use application, read the legal advertisement and listed the exhibits on the record. Robert Brant, Esquire, legal representative for the applicant, introduced the owner of Marks

Jewelers, James Brusilovsky, and Rolph Graf, the engineer for the project. The proposed use is to reuse and renovate the existing industrial building, located at 975 Bethlehem Pike, and convert it to a retail jewelry store. The applicant represented that they meet the conditional use requirements of the Montgomery Township Zoning Code for approval as a specialty retail store, which is authorized in the HLI District by Conditional Use. The hearing was closed at 8:45 p.m. Resolution #3, made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, approved the Conditional Use, #C-64, for DJJZ Enterprises, L.P. for 975 Bethlehem Pike.

Resolution #4 made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, approved the construction escrow release #7 for LDS #630 for Firefox Phase I in the amount of \$230,876.47.

Resolution #5 made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, approved the construction escrow release #4 for LDS #639 for Maple Drive/Crystal Road Townhouse Project in the amount of \$57,042.01.

Director of Fire Services Richard Lesniak requested authorization to participate in the Montgomery County Purchase and Interest Free Finance Program for Public Safety Radios. This program was announced in 2012 by the Montgomery County Commissioners to upgrade the aging radio system used by first responders throughout the County. To help reduce the financial burden on the first responders, the Montgomery County Commissioners negotiated a one-time bulk purchasing agreement that resulted in a \$300 savings per radio. Montgomery County has worked out a program with the Delaware Valley Regional Finance Authority (DVRFA) to provide financing for local governments. Municipalities will be able to borrow funds to cover the costs of new radios and repay the principal of those loans over a five-year period to the DVRFA, which will administer the loan and the county will pay the interest and administrative costs.

Any fire companies, EMS squads or other agencies that would like to take advantage of the one-time financing opportunity to purchase radios must do so through a sponsoring municipality that will be responsible for repayment. In order to participate in the financing the Township needs to provide the County with details of their planned equipment purchase in writing and submit the required paperwork to participate in the one-time interest-free financing package being offered through the County by Oct. 1, 2015. The Department of Fire Services/Office of Emergency Management, Fire Department of Montgomery Township, Montgomery Township Police Department, and Volunteer Medical Service Corps – Lansdale estimated the number of radios it plans to purchase as part of the bulk purchasing program. Director of Fire Services Rick Lesniak recommended that the Board of Supervisors authorize the participation in the Montgomery County one-time bulk radio purchase and loan program. Resolution#6 made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, authorized the Township's participation in the Montgomery County one-time bulk radio purchase and loan program.

Director of Finance Shannon Drosnock presented the 2<sup>nd</sup> Quarter 2015 Budget report. Ms. Drosnock's presentation summarized the year-to-date operating results through June 30, 2015 and identified the significant activities in the fund balance, revenues and expenses. Ms. Drosnock reported that overall the Township finances are in excellent condition, with the 2<sup>nd</sup> Quarter revenues and expenses tracking as expected in the 2015 Budget.

Director of Recreation and Community Center Brian Forman presented the 2015 Fall Recreation programs and fees. These programs will be offered to the public during the months of September through December 2015 and will be advertised in the Recreation Newsletter which will be distributed to Township residents by the middle of August. Resolution #7 made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, approved the 2015 Fall Recreation Programs and Fee Schedule amendment as submitted.



Township Manager Lawrence Gregan provided an update on the progress of the construction of the Community and Recreation Center with a slide show of photographs and detailed descriptions of the current status of the various locations throughout the building. The building is expected to open in late August. The Township will host a Dedication Ceremony on Saturday, October 24<sup>th</sup> from 11:00 a.m. – 3:00 p.m.

Township Manager Lawrence Gregan requested an additional item for the agenda to authorize the Board Chairman to execute a letter to the EPA Region 3 in regards to new stormwater regulations. Resolution#8 made by Chairman Michael Fox and seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, approved authorizing the Board Chairman to execute the letter to the EPA Region 3 in regards to new stormwater regulations.

Chairman Michael Fox made a motion to approve the payment of bills for July 27, 2015. Vice Chairman Candyce Fluehr Chimera 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 9:15 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Welcome New Community & Recreation Center Department Employee- Daniel Quimby

MEETING DATE: August 10, 2015

ITEM NUMBER: #6

MEETING/AGENDA:

ACTION

NONE

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

INITIATED BY: Brian Forman, Recreation Director

BOARD LIAISON: Michael J. Fox

Liaison to Park & Recreation Board

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BACKGROUND:

This evening we would like to welcome a new employee to Montgomery Township. Daniel Quimby began his employment August 7, 2015 as the Senior Maintenance Worker of the Community and Recreation Center.

Daniel comes to us with an extensive background in maintenance, logistics, and emergency response dating back to 1994. Daniel holds many certificates in the maintenance field including basic carpentry, crane training, logistics, and hazardous materials. Prior to accepting a position with Montgomery Township, Daniel worked for the Caring People Alliance where he was responsible for the maintenance and safety of multiple community centers and office buildings.

Daniel's experience also includes working with FEMA in a supporting role in response to 9/11 and Hurricane Katrina.

Daniel will be responsible for the interior and exterior maintenance of the Community & Recreation Center.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Welcome new employee Daniel Quimby to Montgomery Township, effective August 7, 2015.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby welcome new employee Daniel Quimby to Montgomery Township, effective August 7, 2015.

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.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Welcome New Planning & Zoning Department Employee- Virginia Solis

MEETING DATE: August 10, 2015

ITEM NUMBER: #7

MEETING/AGENDA:

ACTION

NONE

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

INITIATED BY: Bruce Shoupe  
Director of Planning & Zoning

BOARD LIAISON: Michael J. Fox  
Board Chairman

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BACKGROUND:

This evening we would like to welcome a new employee to Montgomery Township.

Virginia Solis began her employment on August 3, 2015 as Permits Associate and comes to us with an extensive background in customer service and administrative supervising. Virginia graduated from Upper Moreland High School where she focused her studies in business. Prior to accepting a position with Montgomery Township, Virginia served as the Administrative Support Team Supervisor for Macy's in North Wales, PA.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Welcome new employee Virginia Solis, Permits Associate to Montgomery Township, effective August 3, 2015.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby welcome new employee Virginia Solis to Montgomery Township, effective August 3, 2015.

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.

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

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**SUBJECT:** Consider Approval of Police Department Sergeant Promotion

**MEETING DATE:** August 10, 2015

**ITEM NUMBER:** #8

**MEETING/AGENDA:** WORK SESSION

**ACTION XX**

**NONE**

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

**INITIATED BY:** J. Scott Bendig  
Chief of Police

**BOARD LIAISON:** Michael J. Fox, Chairman

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**BACKGROUND:**

In July of 2015, a process was initiated for the promotion of Corporal Andrew S. Benner to the position of Sergeant in accordance with Montgomery Township Police Department Standard Operating Procedures.

Andrew S. Benner is a graduate of Pennridge High School and served as a Sergeant in the United States Marine Corps, 2nd Light Armor Reconnaissance Battalion. Upon discharge from the Marine Corps, Officer Benner was appointed as a police officer with the SEPTA Transit Police. On July 7, 2000, Officer Benner was sworn in as a police officer with the Montgomery Township Police Department and assigned to the Patrol Division. On July 8, 2013, Officer Benner was promoted to the rank of Corporal and assigned to a patrol squad as its primary supervisor.

Throughout his career with the department, Corporal Benner has shown exemplary dedication and professionalism in the execution of his duties. Corporal Benner has served in several capacities over the course of his career. These include: Firearms Instructor, Field Training Officer, Bicycle Unit Officer, Squad Officer-In-Charge, and Montgomery County Drug Task Force Officer. Currently Corporal Benner serves as the patrol supervisor for Squad 1 as well as the Sniper Element Leader of Montgomery County SWAT-Central Region Team. Corporal Benner has received numerous letters of commendation for his duties and has attended countless hours of schooling to further his police career.

It is with great pleasure that I introduce Corporal Andrew S. Benner to the Board of Supervisors for consideration for promotion to the rank of Sergeant for the Montgomery Township Police Department.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:** None.

**PREVIOUS BOARD ACTION:** None.

**ALTERNATIVES/OPTIONS:** None.

**BUDGET IMPACT:** Funding for this promotion was included in the 2015 Approved Budget.

**RECOMMENDATION:**

It is recommended that the Board of Supervisors recognize the promotion of Corporal Andrew S. Benner to the rank of Sergeant.

**MOTION/RESOLUTION:**

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby promote Corporal Andrew S. Benner to the rank of Sergeant for the Montgomery Township Police Department effective August 10, 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 BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY


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SUBJECT: Consider Authorization to Purchase and Install Proximity Card System

MEETING DATE: August 10, 2015 ITEM NUMBER: #9

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: J. Scott Bendig Chief of Police  BOARD LIAISON: Michael J. Fox, Chairman

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BACKGROUND:

The Police Department is proposing the purchase and installation of a proximity card reader system to manage entry points into the secure wing of the police station, as well as other sensitive areas of the station. This system, along with previous upgrades to our camera system, will improve overall security, access, and accountability in the police department.

Attached is a quote dated June 30, 2015 from Troxell Communications, an authorized vendor under the Co-Stars Cooperative Purchase Program (Contract # #003-1269), to provide the requested equipment and installation at a cost of \$18,102.00.

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 \$20,500.00 was included in the 2015 Approved Final Capital New Budget-Police Department for the purchase of a proximity card reader system.

RECOMMENDATION:

It is recommended the Board of Supervisors approves award of the contract for the referenced purchase per the 2015 Approved Final Budget.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby award the contract for the purchase and installation of a proximity card reader system to Troxell Communications, an authorized vendor under the Co-Stars Cooperative Purchase Program, at a cost of \$18,102.00.

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.

Date: 6/30/15



Quote # Q744839

David Wible, Account Executive

Ph: 610-565-4686  
Fx: 610-565-4256  
david.wible@trox.com

Troxell Communications  
491 Baltimore Pike # 677  
Springfield PA, 19064

BILL PEOPLES  
MONTGOMERY TOWNSHIP  
1001 STUMP ROAD  
MONTGOMERYVILLE PA 18936  
215-362-2300

MONTGOMERY TOWNSHIP  
1001 STUMP ROAD  
NORTH WALES, PA 19454

1.00	KEYSCAN AURORA SOFTWARE	585.00	585.00
1.00	CA8500 8-DOOR CONTROL PANEL	2895.00	2895.00
1.00	CA4500 4-DOOR CONTROL PANEL	1895.00	1895.00
1.00	NETCOM2P TCP/IP CONVERTER	388.00	388.00
12.00	K-PROX2 PROXIMITY CARD READER	155.00	1860.00
100.00	1386LGGMN ISO PROX CARD	4.25	425.00
6.00	4500C 12/24 630 ELECTRIC DOOR STRIKE	403.00	2418.00
4.00	22/6 OAS 5C PLENUM CABLE	126.00	504.00
4.00	18/2 5C PLENUM CABLE	70.00	280.00
4.00	22/2 5C PLENUM CABLE	40.00	160.00
1.00	6 OUTLET PLUGMOLD	26.00	26.00
2.00	1270 7AH 12V BACKUP BATTERY	22.00	44.00
1.00	AL600ULPD8 6A POWER SUPPLY	272.00	272.00
1.00	CABLING, CONNECTORS AND MISC. RELATED	100.00	100.00
1.00	OEM FREIGHT, EQUIPMENT DELIVERY AND SETUP	6250.00	6250.00

COSTARS Supplier # 003-1269

Total Supplied Cost = \$ 18,102.00

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Award of Bid for Sale of 1988 Hahn Pumper

MEETING DATE: August 10, 2015

ITEM NUMBER: #10

MEETING/AGENDA:

ACTION XX

NONE

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

INITIATED BY: Richard Lesniak,  
Director of Fire Services

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

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BACKGROUND:

The Second Class Township Code provides that personal property owned by the Township, with an estimated fair market value of which is one thousand dollars (1,000.00) or more, may only be sold by public bid or auction to the highest bidder after notice by advertisement.

On May 11, 2015, the Board authorized the sale of the Township's 1988 Hahn Fire Engine through the online auction company Municibid. In accordance with the requirements under the Second Class Township Code, the equipment was advertised for sale on July 20, 2015 in a newspaper of general circulation. Our advertisement had approximately 2400 views and received five bids from three different bidders. The highest bid received for the fire engine was from Edward Stiefvater in the amount of \$5,400.00. In accordance with the terms and agreement with Municibid, the Board is required to pass a resolution authorizing the sale of equipment via the online auction.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

The Township will receive a total of \$5,400.00 for the sale of the equipment within ten days of approval by the Board of Supervisors.

RECOMMENDATION:

It is recommended that the Board authorize the sale of the 1988 Hahn Fire Engine to Edward Stiefvater, Koiner Ford Rd, Mount Crawford, VA 22841 in the amount of \$5,400.00. Mr. Stiefvater was the highest bidders as of the close of bidding on July 31, 2015 at 3:00 p.m. EST.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the sale of a 1988 Hahn Fire Engine to Edward Stiefvater, Koiner Ford Rd, Mount Crawford, VA 22841 in the amount of \$5,400.00 in accordance with the terms and agreement through the online auction company, Municibid.

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.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Authorization to Accept FY2014 SAFER "Staffing for Adequate Fire and Emergency Response" Grant

MEETING DATE: August 10, 2015

ITEM NUMBER: #11

MEETING/AGENDA: XX ACTION 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



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BACKGROUND:

The Department of Homeland Security (DHS) offers a number of grant opportunities including, but not limited to, Assistance to Firefighters Grants (AFG), Fire Prevention and Safety (FP&S), and Staffing for Adequate Fire and Emergency Response (SAFER).

The Fire Department of Montgomery Township submitted an application for a grant under the SAFER program to fund volunteer recruitment and retention initiatives. After careful consideration, DHS determined that the grant application was consistent with the grant program's purpose and worthy of award.

Funding from the grant, in the amount of \$277,900.00, will be used to:

- Reimburse members who attend and complete training that meets national professional qualifications as established by the National Fire Protection Association
- Provide incentives for members who respond to emergency incidents
- Offset expenses related to the management of the programs
- Cover expenses for advertising and marketing of the programs

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

The Fire Department of Montgomery Township will receive \$277,900.00 over the four (4) year period of the grant program.

**RECOMMENDATION:**

The Fire Department of Montgomery Township respectfully requests that the Board approve acceptance of the FY2014 SAFER "Staffing for Adequate Fire and Emergency Response" Grant in the amount of \$277,900.00.

**MOTION/RESOLUTION:**

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the Fire Department of Montgomery Township to accept the FY2014 SAFER "Staffing for Adequate Fire and Emergency Response" Grant in the amount of \$277,900.00.

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
Michael J. Fox	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Approval of the 2015 Extra Curb and Sidewalk Concrete Work

MEETING DATE: August 10, 2015

ITEM NUMBER: #12

MEETING/AGENDA:

ACTION XX

NONE

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

INITIATED BY: Kevin A. Costello  
Director of Public Works

BOARD LIAISON: Michael J. Fox, Chairman

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BACKGROUND:

Each year, funds are allocated for extra curb and sidewalk concrete work throughout the Township. This is in addition to the work done on roads in anticipation of resurfacing. The criteria for this work is based on the Public Works Departments inspection to identify sidewalks that have potential of tripping hazards or have significant deterioration. The work will be performed under our current contract with Patriot Grounds & Site Services, Inc., based on unit prices in their approved contract.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

The Board of Supervisors previously awarded the 2015 contract for curb/sidewalk repair and replacement to Patriot Grounds & Site Services, Inc. in accordance with the attached schedule of unit prices.

ALTERNATIVES/OPTIONS:

None

BUDGET IMPACT:

A total of \$20,000.00 is appropriated in the 2015 approved budget for this work.

RECOMMENDATION:

Authorize the expenditure in the amount of \$28,378.45 to perform repairs/replacement of sidewalks throughout the Township under the contract with Patriot Grounds & Site Services, Inc., in accordance with the attached schedule of unit pricing.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the expenditure in the amount of \$28,378.45 to perform repairs/replacement of sidewalks throughout the Township under the contract with Patriot Grounds & Site Services, Inc. in accordance with the attached schedule of unit pricing.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candye 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.

**G GILMORE & ASSOCIATES, INC.**  
**&A B-BID CONTRACT ESTIMATE**

**CLIENT:**

Montgomery Township

**PROJECT NAME:**

2015 Curb & Sidewalk Project - Bid B - Extra Work

**PROJECT NUMBER:**

2014-06095

**DATE:** August 5, 2015

#	DESCRIPTION	QTY	UNITS	UNIT PRICE	AMOUNT
<b>OPTION 1 - Complete All Quantities Under B-Bid</b>					
1	Remove & Replace Vertical/Depressed Concrete Curb (7"X8"X18")	93	LF	\$ 46.25	\$ 4,301.25
2	Remove & Replace Concrete Sidewalk (4")	2,344	SF	\$ 8.75	\$ 20,510.00
3	Remove & Replace ADA Compliant Handicap Ramps (4")	0	SF	\$ 10.80	\$ -
4	Remove & Replace Concrete Driveway Apron (6")	0	SF	\$ 9.10	\$ -
5	Remove & Replace Reinforced Concrete Sidewalk (6")	392	SF	\$ 9.10	\$ 3,567.20
<b>Total Estimated Construction Cost For Option 1:</b>					<b>\$ 28,378.45</b>

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

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**SUBJECT:** Consider Authorization for Non Budgeted Expenditure – Building Demolition– Wiseman Open Space Tract

**MEETING DATE:** August 10, 2015

**ITEM NUMBER:** #13

**MEETING/AGENDA:**

**ACTION** XX

**NONE**

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

**INITIATED BY:** Kevin A. Costello  
Director of Public Works

**BOARD LIAISON:** Michael J. Fox, Chairman  
Liaison – Park and Recreation

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**BACKGROUND:**

The Public Works Department is proposing the demolition of two abandoned barn structures located on Township owned property known as the Wiseman Open Space Tract which is part of the Township's Windlestrae Park. Due to the condition of the two barn structures, demolition of both and removal of the debris is recommended.

A proposal to perform this demolition and debris removal work was obtained from Kneckel Demolition and Excavating of Harleysville, PA in the amount of \$7,350. Kneckel Demolition and Excavating has performed several demolition projects for the Township in the past.

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

None.

**PREVIOUS BOARD ACTION:**

None.

**ALTERNATIVES/OPTIONS:**

None, the structures need to be demolished and the debris removed as they represent a liability exposure.

**BUDGET IMPACT:**

Funding was not include for this demolition work in the 2015 Capital Budget. The Township's Purchase Policy requires Board of Supervisor's approval for purchase/expenditures of unbudgeted items over \$1,000. Funds are available in the Capital Reserve Fund to complete this work.

**RECOMMENDATION:**

It is recommended that the Board approve the non-budgeted expenditure and authorize the contract for the demolition of the two abandoned barns on the Township's Wiseman Open Space Tract to Kneckel Demolition and Excavating of Harleysville, PA at a cost of \$7,350.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approved the non-budgeted expenditure and award the contract for the demolition of the two abandoned barns on the Township's Wiseman Open Space Tract to Kneckel Demolition and Excavating of Harleysville, PA at a cost of \$7,350.

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.



Knechel Demolition and Excavating  
443 Stover Road  
Harleysville, PA 19438  
PA Contractor #PA067089

215-256-9720  
cell: 215-527-3407  
Fax: 215—256-6484

Estimate – July 27<sup>th</sup>, 2015

Kevin A. Costello  
Montgomery Township  
Director of Public Works  
1001 Stump Road  
Montgomeryville, PA 18936

Job: Stump Road abandoned barn

- Complete demo and removal of abandoned horse barn, junk pile, and corn crib
- Remove materials with 40 yd dumpsters
- Recycle materials as much as possible (wood, concrete)
- Site to be left in clean rough graded condition
- Haul off-site all concrete
- Foundation walls taken out to below grade, with footers remaining

Owner responsibilities:

- Demolition permit (if needed)
- Removal of any paints/chemicals/tires

Total estimate \$ 5,700

Work to be done but not included in above price is

- Asbestos certification and/or remediation work(if needed) +\$ TBD Initials\_\_\_\_\_

Work to take approximately \_\_\_\_ 1 - 2 \_\_\_\_\_ days

*Thank you for the opportunity to estimate this job*

Signed acceptance of estimate \_\_\_\_\_ Date \_\_\_\_\_

Knechel Demolition and Excavating  
443 Stover Road  
Harleysville, PA 19438  
PA Contractor #PA067089

215-256-9720  
cell: 215-527-3407  
Fax: 215—256-6484

Estimate – July 27<sup>th</sup>, 2015

Kevin A. Costello  
Montgomery Township  
Director of Public Works  
1001 Stump Road  
Montgomeryville, PA 18936

Job: Stump Road abandoned barn #2

- Complete demo and removal of collapsed shed/barn in woods
- Remove materials with a 40 yd dumpster
- Recycle materials as much as possible (wood, metal, concrete)
- Site to be left in clean rough graded condition
- Haul off-site all concrete

Owner responsibilities:

- Demolition permit (if needed)
- Removal of any paints/chemicals/tires

Total estimate \$ 1,900

\$250 Discount if done during first barn demo, with equipment on-site. \$1,650.00 \_\_\_\_\_ Initials

Work to be done but not included in above price is

- Asbestos certification and/or remediation work(if needed) +\$ TBD Initials \_\_\_\_\_

Work to take approximately \_\_\_\_1 - 2\_\_\_\_ days

*Thank you for the opportunity to estimate this job*

Signed acceptance of estimate \_\_\_\_\_ Date \_\_\_\_\_











MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Conditional Use Written Decision and Order – DJZZ Enterprises, LP –  
975 Bethlehem Pike - Application #C-64 - Mark's Jewelers

MEETING DATE: August 10, 2015

ITEM NUMBER: #14

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce Shoupe

Director of Planning and Zoning

BOARD LIAISON: Michael J. Fox

Chairman

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BACKGROUND:

This matter involves adoption of the written "Decision and Order" for the conditional use application of DJZZ Enterprises, LP for Mark's Jewelers, to be located at 975 Bethlehem Pike. Currently there is a vacant building which was the old E.A. Dages building, which is approximately 21,900 square feet. They are proposing to renovate the building as a retail jewelry store. Retail use is permitted in the Highway Limited Industrial Overlay District as a conditional use.

At its July 27, 2015, regular meeting, the Board adopted a Resolution, granting the requested conditional use approval.

Under the MPC, the Board is required to render a written decision on a conditional use application within 45 days after the last hearing on the application.

Pursuant to the MPC, the Solicitor has prepared a formal decision and order memorializing the Board's grant of the requested conditional use.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

A public hearing was held on July 27, 2015.

ALTERNATIVES/OPTIONS:

None

BUDGET IMPACT:

None

RECOMMENDATION:

Approve decision and order.

MOTION/RESOLUTION:

Motion 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 R. Bartle, Esq.

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the Memorandum, Findings of Fact, Opinion and Order regarding the Conditional Use application of DJZZ Enterprises, LP for Mark's Jewelers to be located at 975 Bethlehem Pike.

MOTION BY:

SECOND BY:

DATE:

VOTE:

xc: Applicant, F Bartle, B. Shoupe, M. Stoerrle, MTPC, Minute Book, Resolution File, File

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

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SUBJECT: Consideration - Preliminary/Final Land Development Plan – DJJZ Enterprises, LP -  
Mark's Jewelers – 975 Bethlehem Pike - LDS #684

MEETING DATE: August 10, 2015

ITEM NUMBER: **#15**

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

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BACKGROUND:

This proposal involves the renovation of a 21,900 square foot building on a 2.23 acre parcel of ground located at 975 Bethlehem Pike within the Highway Limited Industrial Overlay District. The building, formerly occupied by the EA gauges company, is currently vacant. The applicant is proposing to renovate the building as a retail jewelry store. Retail use is a permitted in the Highway Limited Industrial Overlay District as a conditional use.

The applicant received several variances from the Zoning Hearing Board on March 3, 2015, and Conditional Use approval on July 27, 2015.

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:

The applicant received Conditional Use approval from the Board of Supervisors on July 27, 2015.

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 LAND DEVELOPMENT FOR DJJZ ENTERPRISES, LP FOR  
MARK'S JEWELERS AT 975 BETHLEHEM PIKE - LDS#684**

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 **DJJZ Enterprises, LP, for Mark's Jewelers at 975 Bethlehem Pike**, 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 the Gilmore & Associates, Inc. letter dated July 1, 2015; Boucher & James, Inc. letter dated June 30, 2015; Montgomery Township Planning Commission comments dated July 16, 2015; Montgomery County Planning Commission comments dated August 3, 2015; Traffic Planning and Design, Inc. letter dated July 8, 2015; Montgomery Township Fire Marshal's Office comments dated June 25, 2015; Montgomery Township Police Department comments dated June 17, 2015; Montgomery Township Zoning Officer comments dated July 10, 2015; and Kenneth Amey's letter dated July 11, 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 if required. 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 and Solicitors fees related to this project.
5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. The Applicant shall execute the required Storm water Management Facilities Maintenance and Monitoring Agreement and Landscaping Declaration of Covenants and Restriction for its benefit and its successors and assigns
7. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.
8. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
9. The applicant must comply with the Opinion and Order of the Zoning Hearing Board dated March 3, 2015.
10. The applicant must comply with the Decision and Order of the Conditional Use Hearing held on July 27, 2015.
11. 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. The Applicant hereby agrees to accept the provisions of Section 205-116(A) (2) of the SALDO providing for the payment of \$.50 per square foot for nonresidential development or use up to 10,000 square feet and \$.25 per square foot over 10,000 square feet. This fee must be paid prior to the submission of an application for a building permit.
12. All signage identified on the plan is not approved unless it conforms to the Township Zoning code or has been granted prior relief from the Zoning Hearing Board.

**BE IT FURTHER RESOLVED that the following waivers have been requested by the applicant and are granted to the extent that they concur with the recommendation of the consultants:**

1. Section 230-78.A - required buffer areas should be delineated on the landscape plan in order to demonstrate compliance with the 25 foot planting area ordinance requirement. If side or rear boundary lines abut commercial or industrial uses or zoning districts, the required planting areas may be waived or reduced if deemed appropriate by the Board of Supervisors. A variance was granted by the Zoning Hearing Board on March 3, 2015, to permit a reduced planting area along Bethlehem Pike. The 6 foot buffer area between the existing parking area and eastern property line would be permitted as an existing parking area and the eastern property line would be permitted as an existing non conformity.

However, the 7.18 foot buffer area between the proposed parking area and the eastern property line would require a reduction by the Board of Supervisors. *The applicant asks that the Township please consider that the properties along the left and right sides of the subject property are improved and both zoned HI-Highway Industrial. The property on the left contains a hotel with no buffering. The property on the right (eastern) contains a retail thrift shop with no buffering. Shrubs are proposed along the left side of the Mark's Jewelers building. There are no significant proposed improvements along the right side of the building. The architectural improvements to the existing building will improve the view for the surrounding properties. (The consultants have no objection to this waiver provided that the buffer is delineated in the record plan to the greatest extent possible.)*

2. Section 205-10.H (4) - the applicant proposes angled parking in the side parking lot. This section of the ordinance does not provide provisions for this configuration. *The applicant is requesting a waiver from the stall angle, dimensions and aisle width requirements. The applicant asks that the Township please consider the unique orientation of the building, leaving approximately 60 feet between the existing building and property line. There is insufficient space for perpendicular parking resulting in the angle parking layout. Traffic circulation will be restricted to one-way. (The consultants have no objection to this waiver.)*
3. Section 205-17.D (1) - per the requirements of this section, the applicant should install curbing along the driveways providing access to the rear of the property and to the enclosed parking area. *The applicant asks that the Township please consider that the driveways along the rear of the property are existing and are only being widened as part of this proposal. Runoff from the existing driveways can be better treated by the surrounding lawn without curbing. Installation of curbing will result in additional tree loss around the rear of the building. (The consultants have no objection to this waiver provided that the applicant utilizes the adjacent grass areas to address storm water runoff volume and water quality.)*
4. Section 205-17.D (1) and 205-22. A - per the requirements of this section the Township should determine whether curb and sidewalk should be provided along the Bethlehem Pike frontage. *The applicant is asking that the Township please consider that Bethlehem Pike is a state roadway and will require a PennDOT Highway Occupancy Permit. Also consider there is no other curb and sidewalk along Bethlehem Pike in the vicinity of the subject property. (The Board of Supervisors should determine whether curb and sidewalk should be provided along the Bethlehem Road frontage or a fee in lieu shall be provided.)*
5. Section 205-49.C - per the requirements of this section the landscape plans shall be prepared by a Landscape Architect registered by the Commonwealth of Pennsylvania. *The applicant is asking that the Township please consider that the project is a redevelopment of an industrial site and they therefore propose minimal landscaping. (The consultants have no objection to this waiver.)*
6. Section 205-52.B (4)(a) - per the requirements of this section a total of 56 shade trees and 112 shrubs are required to meet softening buffer requirements around the property perimeter. *The applicant is asking that the Township please consider that the project is a redevelopment of an existing industrial site. Minimal improvements are being expanded towards the common property lines with the neighboring properties. The building and parking will be improved and will be an enhancement to the surrounding properties. (The consultants have no objection to this waiver provided a fee in lieu is submitted for the deficient plant material, or the plant material is installed in another location within the Township. The plan is deficient by 52 shade trees and 112 shrubs.  $52 \times \$350 = \$18,200$  and  $112 \times \$65 = \$7,280$ .)*

7. Section 205-52.D - per the requirements of this section a total of 8 shade trees and 222 shrubs are required parking lot landscape requirements. *The applicant is asking that the Township please consider that 5 shade trees and 105 shrubs are being provided pursuant to this section. There is insufficient room for the remaining required trees around the parking lot. (The consultants have no objection to this waiver provided a fee in lieu is submitted for the deficient plant material or the plant material is installed in another location within the Township. The plan is deficient by 3 shade trees and 117 shrubs.  $3 \times \$350 = \$1,050$  and  $117 \times \$65 = \$7,605$ )*
8. Section 205-52.D (1)(c) - per the requirements of this section parking islands are to be not less than fifteen feet in width and contain not less than 290 square feet of planting area. *The applicant is asking that the Township please consider that they are proposing parking islands of approximately 10 feet wide. There are physical constraints between the edge of the existing building and property line limiting the amount of space dedicated to parking and islands. (The consultants have no objection to this waiver.)*
9. Section 205-53.C.4 - per the requirements of this section the applicant is required to provide replacement trees if disturbance is proposed in excess of the required preservation amounts. *The applicant is asking that the Township please consider that they are preserving a number of existing trees along the rear sides of the building. Some existing tree disturbance is necessary to improve the rear driveways and install the stormwater management system. However, there is no space remaining for any additional replacement trees. (The consultants have no objection to this waiver provided a fee in lieu is submitted for the deficient plant material or the plant material is installed in another location within the Township. Tree replacement calculations will be based on current tree measurements to determine the extent of the waiver.)*
10. Section 205-10.H (7)(b) - per the requirements of this section the handicapped parking spaces must be increased to 12 feet wide. *The applicant is asking that the Township please consider that they are proposing a minimum 8 foot wide space with 8 foot wide unloading zone. The proposed space configuration complies with ADA criteria. (The consultants have no objection to this waiver.)*
11. Section 205-24. A - per the requirements of this section street lighting shall be installed along each street in a subdivision and along each street front abutting a public street. *The applicant is asking that the Township please consider there are 2 existing street lights at the entrance to the property. They are also proposing internal site lighting. (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 10th day of August, 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. Cover Sheet	6-9-15	
2. Record Plan	6-9-15	
3. Existing Features	6-9-15	
4. Grading & Utility	6-9-15	
5. Landscape Plan	6-9-15	
6. Profiles	6-9-15	
7. Construction Details	6-9-15	
8. Erosion and Sediment Control Plan	6-9-15	
9. Erosion and Sediment Control Notes	6-9-15	
10. Post Construction Stormwater Management Plan	6-9-15	
11. Post Construction Stormwater Management Notes	6-9-15	

July 16, 2015

Planning Commission/ Board of Supervisors  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

**Re: Mark's Jewelers  
DJJZ Enterprises L.P.  
Waiver Requests  
975 Bethlehem Pike  
Montgomery Township  
Montgomery County, PA  
Project No. G14.005**

On behalf of DJJZ Enterprises L.P., we would respectfully request Montgomery Township favorably consider the following waivers from the Subdivision and Land Development Ordinance in connection with the Mark's Jeweler's land development application at 975 Bethlehem Pike:

1. Section 230-78.A (ZONING) - this section of the Zoning Ordinance requires a 25 foot wide landscape screening buffer be provided along all property lines. The applicant has received a variance from this requirement along the Bethlehem Pike frontage. If the property abuts commercial or industrial uses the side and rear property buffers can be reduced or waived if deemed appropriate by the Montgomery Township Board of Supervisors. *Please consider the properties along the left and right sides of the subject property are improved and both zoned HI-Highway Industrial. The property on the left contains a hotel with no buffering. The property on the right contains a retail thrift shop with no buffering. Shrubs are proposed along the left side of the marks jeweler building. There are no significant proposed improvements along the right side of the building. The architectural improvements to the existing building will improve the view for the surrounding properties.*
2. Section 205-10.H (4) - the applicant proposes angled parking in the side parking lot. This section of the ordinance does not provide provisions for this configuration. The applicant should request a waiver from the stall angle, dimensions and I'll with requirements. *Please consider the unique orientation of the building, leaving approximately 60 feet between the existing building and property line. There is insufficient space for perpendicular parking resulting in the angle parking layout. Traffic circulation will be restricted to one-way.*
3. Section 205-17.B (1) - per the requirements of this section, the applicant should install curbing along the driveways providing access to the rear of the property and to the enclosed parking area. *Please consider the driveways along the rear of the property are existing and are only being widened as part of this proposal. Runoff from the existing driveways can be better treated by the surrounding lawn without curbing. Installation of curbing will result in additional tree loss around the rear of the building.*
4. Section 205-17.D (1) and 205-22. A - per the requirements of this section the Township should determine whether curb and sidewalk should be provided along the Bethlehem Pike frontage. *Please consider Bethlehem Pike is a state roadway and will require a PennDOT Highway Occupancy Permit. Also consider there is no other curb and sidewalk along Bethlehem Pike vicinity of the subject property.*



5. Section 205-49.C - per the requirements of this section the landscape plans shall be prepared by a Landscape Architect registered by the Commonwealth of Pennsylvania. *Please consider the project is a redevelopment of an industrial site and proposes minimal landscaping.*
6. Section 205-52.B (4)(a) - per the requirements of this section a total of 56 she trees and 112 shrubs are required to meet softening buffer requirements around the property perimeter. *Please consider the project is a redevelopment of an existing industrial site. Minimal improvements are being expanded towards the common property lines with the neighboring properties. The building and parking will be improved and will be an enhancement to the surrounding properties.*
7. Section 205-52.D - per the requirements of this section a total of 8 she trees and 22 shrubs are required parking lot landscape requirements. *Please consider the applicant is providing 5 shade trees and 105 shrubs pursuant to this section. There is insufficient room for the remaining required trees around the parking lot.*
8. Section 205-52.D (1)(c) - per the requirements of this section parking islands are to be not less than the feet in width and contain not less than 290 square feet of planting area. *Please consider the applicant is proposing parking islands approximately 10 feet wide. There are physical constraints between the edge of the existing building and property line limiting the amount of space dedicated to parking and islands.*
9. Section 205-53.C.c - per the requirements of this section the applicant is required to provide replacement trees if disturbance is proposed in excess of the required preservation amounts. *Please consider the applicant is preserving a number of existing trees along the rear sides of the building. Some existing tree disturbance is necessary to improve the rear driveways and install the stormwater management system. However, there is no space remaining for any additional replacement trees.*
10. Section 205-10.H (7)(b) - per the requirements of this section the handicapped parking spaces must be increased to 12 feet wide. *Please consider the applicant is proposing a minimum 8 foot wide space with 8 foot wide unloading zone. The proposed space configuration complies with ADA criteria.*
11. Section 205-24. A - per the requirements of this section street lighting shall be installed along each street in a subdivision and along each street front abutting a public street. *Please consider there are 2 existing street lights at the entrance to the property. The applicant is also proposing internal site lighting.*

Respectfully,  
Graf Engineering, LLC

Rolph A Graf, P.E.  
President

cc: Jim Brusilovsky, DJJZ Enterprises LP (via email)  
Wendy Feiss McKenna, Robert L. Brant & Associates, LLC (via email)



## Marita A. Stoerrle

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**From:** Platt, Joe <jplatt@trafficpd.com>  
**Sent:** Wednesday, July 22, 2015 3:30 PM  
**To:** Marita A. Stoerrle  
**Subject:** RE: Mark's Jewelers Land Development - LDS#684

TPD is ok with Waivers 2, 10, and 11

**Joseph Platt, P.E., x2195**  
*Senior Project Manager*

---

**From:** Marita A. Stoerrle [mailto:mstoerrle@montgomerytp.org]  
**Sent:** Friday, July 17, 2015 9:20 AM  
**To:** Jim Dougherty <JDOUGHERTY@gilmore-assoc.com>; Platt, Joe <jplatt@trafficpd.com>; Valerie Liggett <vliggett@bjengineers.com>  
**Cc:** Bruce S. Shoupe <bshoupe@montgomerytp.org>  
**Subject:** Mark's Jewelers Land Development - LDS#684

Good Morning -

Attached is a waiver request letter which was received last night at the Planning Commission meeting regarding Mark's Jewelers. The PC voted to recommend approval of the waivers to the BOS subject to compliance with the Township consultants' review comments.

Would you please review and comment/recommend on those waivers which relate to your expertise.

Thank you.  
Marita

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

215-393-6903 (office)  
215-855-1498 (fax)

[mstoerrle@montgomerytp.org](mailto:mstoerrle@montgomerytp.org)



**From:** [PLN4235@montgomerytp.org](mailto:PLN4235@montgomerytp.org) [mailto:PLN4235@montgomerytp.org]  
**Sent:** Friday, July 17, 2015 9:17 AM  
**To:** Marita A. Stoerrle  
**Subject:** Attached Image

## Marita A. Stoerrle

---

**From:** Valerie Liggett <vliggett@bjengineers.com>  
**Sent:** Monday, July 20, 2015 12:58 PM  
**To:** Marita A. Stoerrle  
**Subject:** FW: Mark's Jewelers Land Development - LDS#684 waiver responses

Marita;

ZO 230-78.A: Required 25' landscape buffer area. We have no objection to a reduction in the required buffer width, provided that the buffer is delineated in the record plan to the greatest extent possible.

SLDO 205-49.C: pPan preparation by a registered landscape architect. We have no objection to this waiver request.

SLDO 205-52.B(4)(a): Softening buffer requirements. We have no objection to this waiver request, so long as a fee-in-lieu is provided for the deficient plant material, or the plant material is installed in another location within the Township. Four (4) existing trees along the rear property line are not proposed to be disturbed and are within the 20' buffer dimension. These trees may be used to count toward the softening buffer requirement. Therefore, the plan is deficient **by fifty-two (52) shade trees and one hundred and twelve (112) shrubs.**

SLDO 205-52.D: Parking lot landscaping requirements. We have no objection to this waiver request, so long as a fee-in-lieu is provided for the deficient plant material, or the plant material is installed in another location within the Township. The plan is deficient by **three (3) shade trees and one hundred and seventeen (117) shrubs.**

SLDO 205-52.D(1)(c): Parking island dimensions: We have no objection to this waiver request.

SLDO 205-53.C(4): Tree replacement requirements. We have no objection to this waiver request, so long as a fee-in-lieu is provided for the deficient plant material, or the plant material is installed in another location within the Township. The plans should be revised to update the tree dimensions on site and to include the required tree replacement calculations in order to determine the extent of the waiver requested.

Totals (excluding replacement trees)

55 Shade Trees x \$350 = \$19,250

229 Shrubs x \$65 = 14,885

Total = \$34,135



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](mailto:vliggett@bjengineers.com) • Tel: 215-345-9400 • Fax: 215-345-9401

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

July 1, 2015

File No. 2015-06029-01

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

Reference: Preliminary Land Development Application Review LD/S#684  
DJJZ Enterprises, LP – Mark's Jewelers  
Tax Parcel #46-00-00121-004; Block 013, Unit 015

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the preliminary application 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 June 9, 2015
- B. Land Development Plans for Mark's Jewelers (Sheet Nos. 1 to 11 of 11), as prepared by Graf Engineering, LLC, dated June 9, 2015
- C. Drainage Area Plans for Mark's Jewelers (Sheets D1 & D2), as prepared by Graf Engineering, LLC, undated
- D. Existing Building Photographs for Mark's Jewelers (4 Sheets), as prepared by Graf Engineering, dated June 9, 2015
- E. General Project Description and Stormwater Management Calculations, as prepared by Graf Engineering, dated June 9, 2015
- F. Traffic Impact Assessment for Mark's Jewelers, prepared by Heinrich & Klein Associates, Inc. dated May 27, 2015
- G. List of Variances granted for Mark's Jewelers by the Montgomery Township Zoning Hearing Board on March 3, 2015

**II. GENERAL**

The subject site is a single 2.23 acre lot located at 975 Bethlehem Pike, Montgomeryville, PA. The property has access to the west to Bethlehem Pike (S.R. 0309) and to the south to Stump Road through adjacent properties via a driveway/ access easement. The site is within the Highway Limited Industrial (HLI) Overlay Zoning District. Current site improvements consist of a currently vacant 21,900 square foot warehouse/ distribution center along with associated parking and driveways. The Applicant proposes to renovate the existing building, construct new parking areas, stormwater management features, landscaping and other appurtenant improvements.

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](http://www.gilmore-assoc.com)

### III. REVIEW COMMENTS

#### A. Zoning Ordinance

The Montgomery Township Zoning Hearing Board granted the following variances on March 3, 2015:

1. §230-77.E – A variance was granted to permit building coverage of approximately 23% rather than 20% as provided by the Ordinance.
2. §230-78 – A variance was granted to permit a planting area of less than 25 feet along the street frontage of the property.
3. §230-125.A – A variance was granted to permit TV monitors in the building atrium to display still images and provide communication with customers entering the store.
4. §230-127.A(2) – A variance was granted to permit building signage on the front of the building of 130 square feet and along the side of the building of 150 square feet, for total building signage of 280 square feet, rather than 120 square feet as permitted by the Ordinance.
5. §230-134.C(1) – A variance was granted to permit a total of 74 parking spaces, 63 outside and 11 inside, rather than the 98 spaces required by the Ordinance.
6. §230-138 – A variance was granted to permit parking spaces of 10 feet by 18 feet, rather than 10 feet by 20 feet as required by the Ordinance.
7. §230-217.I(2) – A variance was granted to permit the Property to have frontage on one existing road and an access right-of-way to qualify as a use permitted in §230-75.

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

1. §230-215.H – Retail establishments are permitted as a conditional use in the Highway Limited Industrial District and are subject to the Commercial District dimensional standards and regulations of §§230-76 to -78.
  - a. §230-77.E. – Maximum permitted building coverage is 20% of the lot area. The Applicant proposes coverage of 23% and has received a variance from this requirement. This variance should be noted in the Zoning Data Table.
2. §230-78.A. – This section of the Zoning Ordinance requires a 25 foot wide landscape screening buffer be provided along all property lines. The Applicant has received a variance from this requirement along the Bethlehem Pike Frontage. If the property abuts commercial or industrial uses the side and rear property buffers can be reduced or waived if deemed appropriate by the Montgomery Township Board of Supervisors. The Applicant should prepare a waiver letter requesting the reduction of these buffers.
3. §230-122 – We defer review of all proposed signs and signage to the Township Zoning Officer.
4. We also note that a condition of approval raised during the meeting of the Zoning Hearing Board required that the vestibule digital displays only be on during business hours. The Applicant agreed to this condition during the hearing. This condition should be added as a note to the list of Variances Granted on the Record Plan.

B. Subdivision and Land Development Ordinance

This application satisfies all requirements and provisions of the current Montgomery Township Subdivision and Land Development Ordinance, with the following exceptions. Upon further development of the plans additional items may become apparent.

1. §205-10.G. – The existing driveway accessing Bethlehem Pike will be utilized as part of this application. The plan should be revised to include signage and pavement markings indicating the restricted right turn entry and right turn exit proposed for the driveway. We defer review of all site access driveways to the Township's Traffic Consultant.
2. §205-10.G.(8) – Clear site triangles should be provided at all driveway intersections. These should be shown on the Record Plan.
3. §205-10.H.(3) – The Applicant should provide turning templates for the site for all vehicles anticipated to access the property, including trash trucks, fire apparatus and passenger vehicles. The Applicant should also demonstrate that a large passenger vehicle will be able to pull-in and back-out of the dead end spaces in the parking area along the Bethlehem Pike frontage without encroaching into any adjacent parking space.
4. §205-10.H.(4) – The Applicant proposes angled parking in the side parking lot. This section of the ordinance does not provide provisions for this configuration. The Applicant should request a waiver from the stall angle, dimensions and aisle width requirements. We support this waiver due to the unique orientation of the building necessitating this layout and that the Applicant has indicated that traffic circulation in this area will be restricted to one way, limiting vehicle conflicts.
5. §205-10.H.(4) & (7) - A detail for standard parking space striping should be provided conforming to the requirements of this section. In addition, the "ADA Accessible Parking Space Striping Detail" should be revised to conform to the proposed plan dimensions and ordinance requirements to ensure the spaces are properly marked during construction. ADA parking signage should also be provided on the Plans and Details.
6. §205-17.A.(3) – The "Asphalt Pavement Detail" should be revised to provide the material types and thicknesses required by this section. In addition, the Applicant should clarify the proposed paving limits, currently the plan is not clear in this regard.
7. §205-17.D.(1) – Per the requirements of this section, the Applicant should install curbing along the driveways providing access to the rear of the property and to the enclosed parking area. We would support a waiver from this requirement if the applicant intends to utilize the adjacent grass areas to address storm water runoff volume and water quality.
8. §205-17.D.(1) & §205-22.A – The Township Board of Supervisors should determine whether curb and sidewalk should be provided along the Bethlehem Pike frontage.
9. §205-17.D.(4) - The "Typical Concrete Curb" detail should be revised to conform to the Standard Detail and Design Specifications in Appendix A of this ordinance. Specifically, concrete compressive strength should be 4,000 psi rather than the currently specified 3,000 psi and a note should be added requiring the application of Aquaron 2000 concrete sealing/ curing compound, or approved equal.
10. §205-19 – We note that the applicant should provide additional information as to the off-site tie in point of the proposed building sanitary sewer connection and details to facilitate the construction of the same. We defer the review of the sanitary sewer design and details to the Sewer Authority Engineer. A copy of the letter confirming available sewer capacity should be provided to the Township.

11. §205-20 – The proposed water service is not shown on the Plans. This should be added to both the Record and Grading and Utility Plans. We defer the review of the waterline relocations, installations and details to the Water Authority Engineer.
12. §205-21 – We defer the review for the requirement for fire hydrants, or other building fire suppression to the Township Fire Marshal.
13. §205-22 - The "Concrete Sidewalk Detail" detail should be revised to conform to the Standard Detail and Design Specifications in Appendix A of this ordinance. Specifically, concrete compressive strength should be 4,000 psi with 6% air entrainment rather than the currently specified 3,500 psi and a note should be added requiring the application of a white curing compound as specified by PennDOT Publication 408.
14. §205-24 – We defer the review of the Lighting Plans to the Montgomery Township Lighting Consultant.
15. §205-28.A – No person shall commence or perform any grading, excavation, fill, topsoil removal or removal of vegetative cover without first having obtained a grading permit from the Township Zoning Officer upon the recommendation of the Township Engineer. The applicant will need to obtain a grading permit prior to construction.
16. §205-28.D.(2) – A note should be added to the plans indicating that following final grading a minimum of eight inches of topsoil will be spread on the entire site, and that there shall be no release of excess topsoil from the site until it is examined by the Township Engineer.
17. §205-51 – We defer the review of the Landscape Plans to the Montgomery Township Landscaping Consultant.
18. §205-79 – The plans should be revised to show all utilities which will serve the proposed use. These include underground gas, electric, communications and water. We note that both the Record and Grading & Utility Plans both indicate that all services will be provided with underground cable.
19. §205-79.A.(2)(b)3 – A complete plan, profile and details should be provided for the entire proposed sanitary lateral.
20. §205-79.B.(2)(e) – If the Applicant obtains any waivers from the Subdivision and Land Development Ordinance they should be listed on the Record Plan along with the List of Variances Granted.
21. §205-100 – We defer review of the Traffic Impact Assessment and modifications of site access to the Montgomery Township Traffic Engineer.

C. Stormwater Management

Based on our review, the following items do not appear to comply with the Montgomery Township Subdivision and Land Development Ordinance (SALDO) Section §205-18 and the Stormwater Management Ordinance, §206. Upon further development of the plans, additional items may become apparent.

1. §205-18.A.(7) – Inlet castings, together with their gratings, should conform to Township standards as may be currently in effect. The following detail should be added to the plans: bicycle safe grate.
2. §205-18.1.C & §205-29 – An Erosion and Sedimentation Control Plan should be submitted to the Montgomery County Conservation District (MCCD). No permit will be approved unless there has been a plan approved by the MCCD. The current disturbance area shown on the plan is 0.98 acres. The designated limits do not encompass all of the proposed work on site,



excluded are portions of the off-site sanitary sewer connection, the stormwater management system piping, the discharge headwall, an area to be re-graded at the northwest property corner and areas to receive landscape plantings. This would bring the area of disturbance to over 1 acre. An NPDES permit must be obtained.

3. §205-18.1.D(1)(e) – The plan should be revised to include a designed rip-rap apron for the stormwater management system discharge. The Applicant should also address the potential impacts of the concentrated stormwater discharge on the shared access drive and provide appropriate measures to prevent accelerated erosion along the drive.
4. §205-18.1.D(1)(d)[3] – The Applicant will prepare and enter into an operations and maintenance agreement for the proposed stormwater management BMPs to the satisfaction of the Township Solicitor. This maintenance agreement should be recorded with the County.
5. §206-14.C(5) – The “Typical Subsurface Detention/ Retention Section” should be revised. Currently the callout and notes for the detail specify that impermeable liners be installed to prevent infiltration and do not indicate that the proposed HDPE pipe is to be perforated within the beds. The systems are designed and proposed to function as subsurface detention and infiltration structures in the Stormwater Management Calculations.
6. §206-14.C(5)(a) – This section of the ordinance requires that a minimum 24” separation is maintained between the bottom of infiltration facilities and limiting zones such as bedrock and the seasonal high water table. Additional information should be provided supporting the infiltration testing performed at test sites #2 and #3 indicating that this requirement is met.
7. §206-19.B(2)(a) – The Post Construction Stormwater Management Plan and Details should be revised to include the following as required by this section.
  - a. All existing and proposed utilities on the subject property and within 50’ of property lines.
  - b. Details of all features proposed as part of the stormwater management system including subsurface infiltration/detention beds, endwalls, riprap aprons and roof leader connection details.
8. §206-19.B(3)(i) & (j) – The Design Engineers & Applicant/Owner Acknowledgements should be included on the PCSM plan as provided in this section.
9. The Applicant should review the notes on the PCSM Plan and Detail Sheets to remove those which are not applicable to the subject property and proposed improvements. References to a home owners association, detention basin and overland flow infiltration areas should be revised.

#### D. General

1. Additional details and plan grades for the proposed ADA Curb ramps should be provided to facilitate a Site Accessibility Review.
2. Recently there have been issues and delays with plan recording at the Montgomery County Recorder of Deeds Office, in order to address these concerns the Montgomery Township Solicitor has prepared guidelines for Record Plan Acknowledgements and other common problems. We recommend that the applicant review the enclosed memo and revise their Record Plan accordingly.
3. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (i.e., PADEP, PennDOT, MCPC, MCCD, Municipal Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.

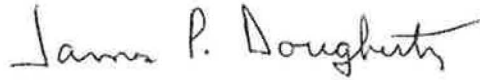
Please note that due to the nature and amount of revisions that will be made to the plans and calculations, additional comments may be forthcoming during future plan reviews.

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.  
Project Manager  
Township Engineers

JPD/atw/sl

Enclosure: Recording Requirements for Plans Memo, dated November 19, 2014

cc: (w/o enclosure)

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.  
Jim Brusilovsky, Owner/Applicant - DJJZ Enterprises, LP  
Rolf A. Graf, P.E. – Graf Engineering, LLC  
Robert L. Brant, Esq. – Robert L. Brant & Associates, LLC





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570-629-0300  
Fax 570-629-0306

www.bjengineers.com

June 30, 2015

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

RECEIVED

JUL 7 2015

MONTGOMERY TOWNSHIP

**SUBJECT: MARK'S JEWELERS  
PRELIMINARY LAND DEVELOPMENT PLANS  
TOWNSHIP LD/S NO. 684  
PROJECT NO. 1555296R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Mark's Jewelers Land Development Plans prepared by Graf Engineering, LLC, dated June 9, 2015. The site has frontage on Bethlehem Pike, and is located approximately 600' southeast of the intersection of Bethlehem Pike and Knapp Road. An existing drive intersects Stump Road to the southeast, crosses the rear of the adjoining properties via an easement, and then accesses the rear of the subject property.

The site is located within the HLI - Highway Limited Industrial Overlay District. In accordance with ZO §230-215.H, the site is proposed to be developed in accordance with the dimensional requirements of the C - Commercial Zoning District.

The plans propose the adaptive re-use and renovation of the existing warehouse into a 15,000 +/- SF retail jewelry store with attached 7,000 +/- SF indoor parking area. The rear portion of the warehouse structure is proposed to be converted to an indoor parking area. Other improvements include the addition and renovation of parking facilities and access drives, the addition of underground stormwater management basins, the addition of an outlet discharging to the rear of the property, and a sanitary lateral to the rear of the site. Public water and sewer are proposed.

We offer the following comments for your consideration.

1. General Requirements

- A. SLDO §205-49.C: the plans shall be prepared by a landscape architect registered by the Commonwealth of Pennsylvania, or a waiver would be required.
- B. SLDO §205-49.E: a note shall be added to the plans demonstrating compliance with the plant material standards and sizing requirements as stated in this section.
- C. SLDO §205-49.F: the plans shall be revised to provide notes and details demonstrating compliance with the installation requirement in Appendix C, and that all plant material shall be pruned in accordance with ANSI A300 pruning standards.
- D. SLDO §205-49.G and H: notes shall be provided on the plans demonstrating compliance with the guaranty and final landscape inspection requirements as stated in these sections.
- E. SLDO §205-49.J: a note shall be added to the plans demonstrating compliance with the street tree size, species and quality standards as stated in this section.

2. Landscape Plan Requirements

- A. SLDO §205-51.A: the landscape plan shall be revised to demonstrate compliance with the following landscape plan requirements, or waivers would be required:

1. Section 2: Show building setback lines.
2. Section 5: Show any proposed trash receptacle areas
3. Section 6: Show the location of any proposed freestanding signs.
4. Section 8: Show any proposed or existing water laterals.
5. Section 9 and 10: The plans should be revised to provide accurate measurements for all trees on the site greater than 8", and to include the common name of all trees greater than 23" in caliper. It appears that the tree measurements shown on the plan are inaccurate, possibly due to tree growth since the time of measurement. Trees are to be measured at 4 ½' DBH.
6. Section 11: Provide a replacement tree schedule showing botanical and common name, height, spread, caliper, quantity and special remarks for proposed replacement trees.
7. Section 18: A detailed cost estimate shall be submitted with the final landscape plan after the Board of Supervisors has ruled on any requested waivers, and shall show the value of all proposed landscaping including costs for labor, materials, and guaranty, and shall be so stated in the estimate.
8. Section 19: Show the limits of temporary fencing to be used for protection of existing trees and shrubs during construction.

3. Planting Requirements

- A. ZO §230-78.A: Required buffer areas should be delineated on the landscape plan in order to demonstrate compliance with the 25' planting area ordinance requirement. If side or rear boundary lines abut commercial or industrial uses or zoning districts, the required planting areas may be waived or reduced if deemed appropriate by the Board of Supervisors. A variance was granted by the Zoning Hearing Board on March 3, 2015 to permit a reduced planting area along Bethlehem Pike. The 6' +/- buffer area between the existing parking area and the western property line would be permitted as an existing nonconformity. However, the 7.18' buffer area between the proposed parking area and the eastern property line would require a reduction by the Board of Supervisors.
- B. ZO §230-127.A(8): should any freestanding signage be proposed, the plan should be revised to provide the requisite landscaping required by this section.
- C. SLDO §205-52.A(2)(b): the plans should be revised to move the street trees back to 1' or more from the ultimate right-of-way line.
- D. SLDO §205-52.A(2)(f): street trees shall be relocated in accordance with the spacing requirements of this section in order to eliminate conflicts between the proposed street trees and overhead utility lines along Bethlehem Pike and crossing from Bethlehem Pike to the building.
- E. SLDO §205-52.B(4)(a): A total of 56 shade trees and 112 shrubs are required to meet softening buffer requirements around the property perimeter. These plants should be distributed along each property line based on its length (i.e., the eastern property line is 557.31 LF, therefore 22 shade trees and 44 shrubs are required.) The plans propose the use of existing shade trees in the rear yard to meet softening buffer requirements. Existing trees to remain on the site may be used to count toward the rear buffer yard requirements, or toward the side yard buffer requirements where the trees fall within the 20' buffer area as described in SLDO §205-52.B(3)(a). Trees may be counted at a ratio of 1 existing tree for each shade tree required. The plans should be revised to comply

with the ordinance requirements, or if a waiver is requested, to indicate the quantity of deficient plant material in order to determine the extent of the waiver.

- F. SLDO §205-52.D, Table 1: A total of 8 shade trees and 222 shrubs are required to meet the parking lot landscape requirements as outlined in Table 1. The plans have provided 5 shade trees and 105 shrubs, and indicate that a partial waiver is requested from these requirements.
- G. SLDO §205-52.D(1)(c): parking islands are to be not less than 15' in width and contain not less than 290 SF of planting area. The planting islands proposed do not meet these dimensional requirements. The plans should be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required
- H. SLDO §205-52.D(1)(e): shade trees required to meet the planting island landscape requirement must be planted within the landscape islands, or a waiver would be required.
- I. SLDO §205-52.D(1)(f); shrubs should be provided around the end parking spaces within 100' of Bethlehem Pike in order to provide the required continuous low hedge for the parking lots.

4. Preservation, Protection and Replacement of Trees

- A. SLDO §205-53.B: during construction, trees and shrubs shall be protected by snow fencing or similar protection. While a detail for tree protection fencing has been provided, the plan should be revised to show the limits of tree protection fencing in order to demonstrate compliance with the ordinance requirements.
- B. SLDO §205-53.B(1) and (2): the root area within the drip line of any tree or group of trees may be encroached upon to a maximum of  $\frac{1}{4}$  of the total root area. Existing trees whose root area (drip line) has been encroached by more than  $\frac{1}{4}$  will not be considered to be preserved and must be replaced. A number of trees on site will have more than  $\frac{1}{4}$  of their total root area disturbed. This includes trees along the proposed outfall pipe and sewer line, and adjacent to the proposed driveway renovation. Accurate canopy sizes should be shown in order to determine the true extent of proposed tree disturbance. Where more than  $\frac{1}{4}$  of the root area is to be disturbed, the tree must be marked as to be removed and included in the tree replacement calculations.
- C. 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.
- D. SLDO §205-53.C.C: outlines preservation requirements based on the size of existing trees, and replacement procedures in the event that disturbance is proposed in excess of the required preservation amount. The plans should be revised to demonstrate compliance with the tree preservation and replacement requirements outlined in this section, and to provide any required replacement trees.

5. Recommended Plant List and Planting Standards and Guidelines

- A. SLDO §205-56.A: the plant schedule should be revised to provide a note indicating the required clear trunk height and spread width for shade trees.
- B. SLDO Appendix C: notes should be provided demonstrating compliance with the standards in subsections (1) through (12) of Appendix C. In addition, the tree and shrub planting details should be revised to demonstrate compliance with the planting details provided in this section.

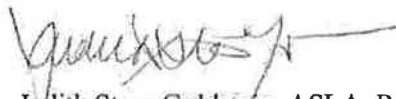
6. General Landscape Comments

- A. Several of the SLDO sections in the Landscaping Requirements Chart have been listed incorrectly and should be corrected.
- B. The Deciduous Tree Planting Detail is missing note leaders and should be revised.
- C. A proposed tree in the front parking area is in conflict with the on-site overhead utility line. The tree should be relocated to eliminate this conflict.
- D. We recommend that the sequence of construction on sheets 8 and 11 be revised to indicate that Tree Protection Fencing shall be installed prior to clearing and grubbing of the site.

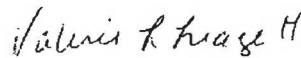
7. General Comments

- A. The plans should be revised to provide a note indicating 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 indicating 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,



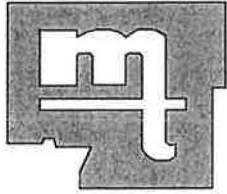
Judith Stern Goldstein, ASLA, R.L.A.  
Managing Director



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

JSG/vll/kam

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  
Kevin Johnson, P.E., Traffic Planning & Design  
Ken Amey, AICP  
Rolph A. Graf, P.E., Graf Engineering, LLC  
Jim Brusilovsky, DJJZ Enterprises, LP



## **MEMORANDUM**

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TO: Board of Supervisors

FROM: Planning Commission  
Jonathan Trump, Chairman

DATE: July 16, 2015

RE: Land Development Plan  
Mark's Jewelers – LDS#684

The Planning Commission has reviewed the above named land development plan and would like to recommend to the Board of Supervisors that this be approved subject to satisfactory compliance with all comments of the Township consultants.

The motion further recommended that all of the requested waivers be approved to the extent of the Township Consultant's recommendations.

## AGENDA ITEMS

- Conditional Use – Mark's Jewelers
- Plan Review - Mark's Jewelers
- MCPC – 2040 Comprehensive Plan Presentation

## MONTGOMERY TOWNSHIP PLANNING COMMISSION

July 16, 2015

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The July 16, 2015, meeting of the Montgomery Township Planning Commission was called to order by Chairman Jonathan Trump at 7:30 p.m. In attendance were Commissioners Leon McGuire, James Rall and Ellen Reynolds. Absent were Commissioners Jay Glickman and Steven Krumenacker. Also present was Bruce Shoupe, Director of Planning and Zoning, and Candyce Fluehr Chimera, Supervisor Liaison.

The minutes of March 19, 2015, were approved as submitted.

There were no public comments. However, a visitor was present; a Boy Scout who was attending as a requirement for a merit badge.

### Mark's Jewelers – Conditional Use Application

### Mark's Jewelers – Land Development Plan

The first item on the agenda was a discussion of the Conditional Use application and Land Development plan for DJZZ Enterprises, Mark's Jewelers. Wendy Feiss McKenna, attorney, Rolph Graf, engineer, and Jim Brusilovsky, owner, were present to address these proposals. Ms. McKenna advised that Mr. Brusilovsky was the owner of the property at 975 Bethlehem Pike. It was the old E.A. Dages building. They were proposing to renovate the building as a retail jewelry store. Retail use is permitted in the Highway Limited Industrial Overlay District as a conditional use. Ms. McKenna advised that they had received several variances from the Zoning Hearing Board. They have also submitted a land development plan and would like to discuss both proposals with the Planning Commission. The Board of Supervisors will hold a public hearing on the conditional use application on July 27, 2015. Ms. McKenna stated that they would like to receive a recommendation from the Planning Commission. Mr. Trump asked if everyone was alright with discussing the proposals together as the plan was the same for both applications. Mr. Graf then presented the land development plan for the project. He advised that the applicant wished to renovate the existing building, construct new parking areas, stormwater management area and install landscaping improvements. He advised that there would be an access to the rear of the property which was shared by adjacent properties. This road would allow traffic to flow out to Stump Road. He stated that the maintenance of this road was shared. Each property owner was responsible for their portion of the road. Mr. Graf advised that they had received review letters from all of the township consultants and that they would comply with the majority of their comments. However, there were some waivers which they were requesting. The waivers are as follows:

1. Section 230-78.A (ZONING) - this section of the Zoning Ordinance requires a 25 foot wide landscape screening buffer be provided along all property lines. The applicant has received a variance from this requirement along the Bethlehem Pike frontage. If the property abuts commercial or industrial uses the side and rear property buffers can be reduced or waived if deemed appropriate by the Montgomery Township Board of Supervisors. *The applicant asks that the Township please consider that the properties along the left and right sides of the subject property are improved and both zoned HI-Highway Industrial. The property on the left contains a hotel with no buffering. The property on the right contains a retail thrift shop with no buffering. Shrubs are proposed along the left side of the Mark's Jewelers building. There are no significant proposed improvements along the right side of the building. The architectural improvements to the existing building will improve the view for the surrounding properties. (The consultants have no objection to this waiver provided that the buffer is delineated in the record plan to the greatest extent possible.)*
2. Section 205-10.H (4) - the applicant proposes angled parking in the side parking lot. This section of the ordinance does not provide provisions for this configuration. *The applicant is requesting a waiver from the stall angle, dimensions and aisle width requirements. The applicant asks that the Township please consider the unique orientation of the building, leaving approximately 60 feet between the existing building and property line. There is insufficient space for perpendicular parking resulting in the angle parking layout. Traffic circulation will be restricted to one-way. (The consultants have no objection to this waiver.)*
3. Section 205-17.D (1) - per the requirements of this section, the applicant should install curbing along the driveways providing access to the rear of the property and to the enclosed parking area. *The applicant asks that the Township please consider that the driveways along the rear of the property are existing and are only being widened as part of this proposal. Runoff from the existing driveways can be better treated by the surrounding lawn without curbing. Installation of curbing will result in additional tree loss around the rear of the building. (The consultants have no objection to this waiver provided that the applicant utilizes the adjacent grass areas to address storm water runoff volume and water quality.)*
4. Section 205-17.D (1) and 205-22. A - per the requirements of this section the Township should determine whether curb and sidewalk should be provided along the Bethlehem Pike frontage. *The applicant is asking that the Township please consider that Bethlehem Pike is a state roadway and will require a PennDOT Highway Occupancy Permit. Also consider there is no other curb and sidewalk along Bethlehem Pike in the vicinity of the subject property. (The Board of Supervisors should determine whether curb and sidewalk should be provided along the Bethlehem Road frontage.)*
5. Section 205-49.C - per the requirements of this section the landscape plans shall be prepared by a Landscape Architect registered by the Commonwealth of Pennsylvania. *The applicant is asking that the Township please consider that the project is a redevelopment of an industrial site and they therefore propose minimal landscaping. (The consultants have no objection to this waiver.)*
6. Section 205-52.B (4)(a) - per the requirements of this section a total of 56 shade trees and 112 shrubs are required to meet softening buffer requirements around the property perimeter. *The applicant is asking that the Township please consider that the project is a redevelopment of an existing industrial site. Minimal improvements are being expanded towards the common property lines with the neighboring properties. The building and parking will be improved and will be an enhancement to the surrounding properties. (The consultants have no objection to this waiver*



*provided a fee in lieu is submitted for the deficient plant material, or the plant material is installed in another location within the Township. The plan is deficient by 52 shade trees and 112 shrubs.  $52 \times \$350 = \$18,200$  and  $112 \times \$65 = \$7,280$ .)*

7. Section 205-52.D - per the requirements of this section a total of 8 shade trees and 222 shrubs are required parking lot landscape requirements. *The applicant is asking that the Township please consider that 5 shade trees and 105 shrubs are being provided pursuant to this section. There is insufficient room for the remaining required trees around the parking lot. (The consultants have no objection to this waiver provided a fee in lieu is submitted for the deficient plant material or the plant material is installed in another location within the Township. The plan is deficient by 3 shade trees and 117 shrubs.  $3 \times \$350 = \$1,050$  and  $117 \times \$65 = \$7,605$ )*
8. Section 205-52.D (1)(c) - per the requirements of this section parking islands are to be not less than fifteen feet in width and contain not less than 290 square feet of planting area. *The applicant is asking that the Township please consider that they are proposing parking islands of approximately 10 feet wide. There are physical constraints between the edge of the existing building and property line limiting the amount of space dedicated to parking and islands. (The consultants have no objection to this waiver.)*
9. Section 205-53.C.4 - per the requirements of this section the applicant is required to provide replacement trees if disturbance is proposed in excess of the required preservation amounts. *The applicant is asking that the Township please consider that they are preserving a number of existing trees along the rear sides of the building. Some existing tree disturbance is necessary to improve the rear driveways and install the stormwater management system. However, there is no space remaining for any additional replacement trees. (The consultants have no objection to this waiver provided a fee in lieu is submitted for the deficient plant material or the plant material is installed in another location within the Township. Tree replacement calculations are required to determine the extent of the waiver.)*
10. Section 205-10.H (7)(b) - per the requirements of this section the handicapped parking spaces must be increased to 12 feet wide. *The applicant is asking that the Township please consider that they are proposing a minimum 8 foot wide space with 8 foot wide unloading zone. The proposed space configuration complies with ADA criteria. (The consultants have no objection to this waiver.)*
11. Section 205-24. A - per the requirements of this section street lighting shall be installed along each street in a subdivision and along each street front abutting a public street. *The applicant is asking that the Township please consider there are 2 existing street lights at the entrance to the property. They are also proposing internal site lighting. (The consultants have no objection to this waiver.)*

A discussion of the waiver requests occurred. The Planning Commission members had no objection to the waiver requests with the understanding that it was only to the extent that the Township consultants had recommended. The members were concerned regarding the flow of traffic around the parking lot. They wished to make certain that there was appropriate signage to reflect the direction of the traffic. The Planning Commission also mentioned the condition of the roadway behind the property. They were concerned with both the condition of the roadway and lighting. Mr. Graf explained that Mr. Brusilovsky was also concerned for the safety of his employees and customers. They would be installing more lighting in that area. He further stated that they would do what they could as far as the roadway was concerned, as Mr. Brusilovsky did not own the entire road. After some further discussion a motion was



made by Ms. Reynolds, seconded by Mr. McGuire, to recommend to the Board of Supervisors that the requested waivers be approved to the extent that they are recommended by the Township Consultants. Motion carried unanimously. Mr. McGuire then made a motion to recommend to the Board of Supervisors that the preliminary/final plan be approved subject to satisfactory compliance with all comments of the Township consultants. Motion was seconded by Ms. Reynolds and carried unanimously. Chairman Trump stated that the Commission also needed to make a recommendation on the Conditional Use application. Mr. Graf explained that they had received review letters from the Township consultants and would comply with all of their comments. Chairman Trump then made a motion to recommend approval of the Conditional Use application to the Board of Supervisors. Motion was seconded by Mr. Rall and carried unanimously.

#### Montgomery County Comprehensive Plan 2040

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Members of the Montgomery County Planning Commission were in attendance to present an overview of the County's Comprehensive Plan 2040. Crystal Gilchrist, Matt Edmond, Matt Popek and Steve Kline were present from MCPC. Ms. Gilchrist presented an overview of the County's 2040 Comprehensive Plan. A copy of the 2015 Implementation Plan is attached to these minutes. The Planning Commission members thanked Ms. Gilchrist for the presentation. She distributed information from the County Plan and further advised that they were available for any questions.

This meeting was adjourned at 8:45 p.m.

Respectfully Submitted:

Marita Stoerrle  
Development Coordinator/  
Recording Secretary

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

JOSH SHAPIRO, CHAIR

VALERIE A. ARKOOSH, MD, MPH, 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

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

August 3, 2015

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

RE: MCPC #15-0137-001  
Plan Name: Mark's Jewelers  
(1 lot comprising 2.34 acres)  
Situates: Bethlehem Pike (N)/West of Stump Road  
Montgomery Township

Applicant's Name and Address

DJJZ Enterprises, LP  
3440 Paper Mill Road  
Huntingdon Valley, PA 19006

Contact: James Brusilovsky  
Phone: (215) 470-3873

Dear Mr. Shoupe:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 12, 2015. We forward this letter as a report of our review.

**Background**

The applicant proposes to reuse an existing industrial space that is currently vacant. The proposed use is for a jewelry store which is a permitted C Commercial use in the HLI Highway Limited Industrial Overlay District as a Conditional Use. The Conditional Use was approved earlier by the Board of Supervisors. The MCPC reviewed the conditional use in a letter dated July 16, 2015.

**Recommendation**

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal. We have found it to be generally consistent with the Montgomery Township's plans for redevelopment of the Bethlehem Pike corridor. We offer the following additional comments.

**Review Comments**

MontCo 2040 Comprehensive Plan

- A. Redevelopment: The proposed redevelopment of the industrial parcel to a new use and with associated upgrades in appearance is consistent with the County's goals of sustainable places and vibrant economies. Re-use of existing parcels helps reduce the areas that are converted from green spaces to development spaces.

Circulation

- A. Traffic Circulation: The existing right in/right out driveway will function well with the existing rear access lane that connects to Stump Road. Some upgrades to the rear access road in terms of stormwater management, lighting and landscaping (weed control) would assist greatly in making the rear access more inviting and inspire a feeling of great safety.
- B. Pedestrian Circulation: There are no sidewalks currently in this section of Bethlehem Pike, however, any landscaping along Bethlehem Pike and the expanded parking area should not preclude the addition of a walking path in this area should one be proposed in the future.

Site Design

- A. Rear Access: The applicant may want to modify the rear access area to make it more inviting to those using it to access Stump Road. Better lighting and clearing of overgrown landscaping will make the area feel safer and less like a back door to the property. It is understood that coordination with the other properties sharing this lane would be needed.

**Conclusion**

We wish to reiterate that MCPC supports the proposed land development, but we believe that our suggested revisions will better achieve Montgomery Township's planning objectives to rejuvenate business activities along Bethlehem Pike.

Sincerely,



Crystal Gilchrist, AICP  
Principal Transportation Planner

c: DJJZ Enterprises, LP, Applicant  
Robert L. Brant, Esq., Applicant's Representative  
Lawrence Grogan, Twp. Manager  
Jonathan Trump, Chrm., Twp. Planning Commission  
Frank Bartle, Twp. Solicitor  
Russell Dunleavy, Twp. Engineer  
Ken Amey, Twp. Planning Consultant

# TRAFFIC PLANNING AND DESIGN, INC.



2500 E. High Street | Suite 650 | Pottstown, PA | 19464  
610.326.3100 | TPD@TrafficPD.com

July 8, 2015

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

Re: DJJZ Enterprises, LP - Marks Jewelers  
**Preliminary Land Development Review #1**  
Montgomery Township LD/S #684  
TPD# MOTO 00096

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the Preliminary Land Development submission for the above referenced project, prepared by Graf Engineering, LLC, including plans dated June 9, 2015 and a traffic impact assessment, prepared by Heinrich and Klein Associates, Inc., dated May 27, 2015.

Based on our review, we offer the following comments.

## Traffic Engineering Comments

1. The submitted traffic impact assessment addresses the access points to the proposed site and shows that those access points will operate efficiently. TPD concurs with this analysis. While the study does not directly address potential impacts at the intersection of Bethlehem Pike and Stump Pike, the Township should be aware that traffic signal timing modifications may be necessary in the future to account for the additional traffic generated by this site. Additionally, there may be special events that occur on this site periodically that may necessitate modifications.
2. Access to the rear of the property relies on the use of shared driveways with adjacent parcels. Documentation of those access rights should be provided to the Township.
3. Per §205-10.H(7)(b), the handicapped parking spaces must be increased to 12 feet (from the proposed 8 feet) or a waiver must be requested. TPD would support a waiver of this requirement because an 8-foot parking stall for handicapped parking is the applicable federal standard.
4. Angled parking with an 18 foot wide one-way drive aisle is proposed on the northern portion of the site. In accordance with the chart found in §205-10.H(4), parking aisles must be at least 22 feet wide and angled parking is not permitted. Should the Township allow the angled parking, TPD would support a waiver of the aisle width requirement because the proposal meets the recommended standards in the Urban Land Institute's Dimensions of Parking publication.
5. With a right-in/right-out access to Bethlehem Pike and a one-way drive aisle along the side of the building, TPD recommends signs directing vehicles to Stump Road/Southbound Bethlehem Pike.
6. Clarification as to the circulation patterns and movement restrictions to the rear of the site should be provided.
7. All traffic control devices (STOP signs, STOP bars, turn restriction signs, etc.) and details should be shown on the plans.
8. TPD recommends "Do Not Enter" signs be placed on the concrete islands within the parking field as well as the end of the drive aisle (closest to Bethlehem Pike).

9. Truck turning templates for the largest expected design vehicle and the largest Township fire truck should be provided for review. In addition to the circulation throughout the site, truck turns into and out of all loading areas and garbage collection facilities should also be provided for review. TPD will defer to the Township Fire Marshall with respect to circulation/access needs within the parking structure.

#### Street Lighting Comments

10. Per § 205-24.A Streetlighting; *"Streetlighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer, unless specifically waived by the Board of Supervisors..."* TPD would support a waiver of this requirement, as existing lighting is not currently provided along Bethlehem Pike (SR 0309) in either direction of the project frontage.
11. Please revise the provided Landscape Plan to include lighting analysis or provide a Lighting Plan for review. The comments below have been provided for reference in designing and presenting the site lighting information. Since lighting analysis information was not provided, TPD may have comments with respect to lighting as additional information is provided.
  - a. In accordance with the §230-212 and the Montgomery Township Street Lighting Specification, the applicant should provide a summary of lighting calculations including average, maximum, minimum, and uniformity ratios. Lighting shall have intensities and uniformity ratios in accordance with the §230-212.B and the current recommended practices of the Illuminating Engineering Society of North America (IESNA) as contained in the IESNA Lighting Handbook or separately in IESNA Recommended Practices RP-20-14 "Lighting for Parking Facilities."
  - b. Point-by-point lighting calculations shall be provided showing contributions from all fixtures, including building mounted fixtures, covering the entire site as well as all spill on adjacent roadways and property above 0.0 foot candles.
12. Investigate usage of a more efficient lighting method, (i.e. LED) in lieu of the lamps proposed, while maintaining similar physical features of the pole and fixtures.
13. In pre-development conditions, a flood light mounted on a wood utility pole and the two driveway post top lights on either side of the entrance driveway are installed. The applicant should consider replacing these existing light fixtures with a single Light Pole and Fixture, or additional if the design analysis warrants, as proposed for the site parking.
14. Provide the anticipated hours of operation on the plans. As stated in The Montgomery Township Street Lighting Specifications, lighting for commercial, industrial, public recreational, and institutional applications shall be controlled by automatic switching devices such as time clocks or combination motion detectors and photocells, to permit extinguishing outdoor lighting fixtures between 10 P.M. and dawn. For lighting proposed after 10 P.M., or after normal hours of operation, the lighting shall be reduced by at least 50% from then until dawn, unless supporting a specific purpose.
  - a. In addition to the note, please indicate the manner in which the 50% minimum reduction will be achieved. The Township would prefer a dimming situation in lieu of an individual light extinguishment to achieve a minimum 50% reduction.
15. Revise the Landscape Plan to include the following note, "The Developer shall be responsible for contacting the Lighting Consultant/Inspector for Montgomery Township at least 48 hours prior to the start of any site electric work. The Township's Lighting Consultant/Inspector must be contacted during both "rough" and "final" stages of construction. The Township's Consultant/Inspector must be given the opportunity to observe open trench and conduit prior to backfill. The Township's Consultant/Inspector shall also be contacted again at completion of site

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electrical construction (i.e. Final). The Developer shall make arrangements for the necessary electrical inspections at both phases of construction and provide evidence of same to Township."

16. All outside lighting, including sign lighting, shall be arranged, designed and shielded or directed so as to protect the abutting streets and highways and adjoining property from the glare of lights. Please ensure that lighting is shielded from adjacent properties as well as abutting streets.
17. Verify that the proposed lighting locations are situated such that interference from the proposed landscaping does not result in an inefficient design.
18. Please confirm ownership and maintenance responsibility of the streetlights.

We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.

Sincerely,



Kevin L. Johnson, P.E.  
President

cc: Larry Grogan, Township Manager  
Marita Stoerrle, Township Development Coordinator  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Rolph Graf, P.E., LEED AP, Applicant's Consultant  
Joseph Platt, P.E., TPD





**HEINRICH & KLEIN  
ASSOCIATES, INC.**

TRAFFIC ENGINEERING & PLANNING

522 Mullin Road - Ambler, Pennsylvania 19002

215-793-4177 - FAX 215-793-4179

**MEMORANDUM**

TO: Jim Brusilovsky, President  
Marks Jewelers, Inc.

FROM: Andreas Heinrich, P.E., P.T.O.E.

DATE: May 27, 2015

RE: Traffic Impact Assessment  
Marks Jewelers – E.A. Dages Building Re-development  
Bethlehem Pike (PA Route 309)  
Montgomery Township, Montgomery County, PA

In accordance with your request, please accept the results of this Traffic Impact Assessment for the proposed re-development of the E.A. Dages Building situated along the east side of Bethlehem Pike (PA Route 309) north of Stump Road in Montgomery Township, Montgomery County, Pennsylvania. The approximate 2.252 acre property is currently occupied by a structure comprised of 21,890 square feet of floor space that formerly housed the E.A. Dages party supplies and packaging materials wholesale outlet. It is proposed to renovate structure for a jewelry store comprised of 15,000 square feet of showroom/office/workspace and 7,000 square feet of internal parking. Access to the site will be maintained via an existing driveway limited to right turn entry and right turn exit only that intersects Bethlehem Pike (PA Route 309) at a point approximately 900 feet north of Stump Road and a driveway that intersects the Stump Road jughandle ramp providing full ingress/egress via Stump Road at a point approximately 775 feet east of Bethlehem Pike (PA Route 309).

The purpose of this Traffic Impact Assessment is to assess the potential traffic impact of new traffic generated by the proposed development. As such, our study has included:

- visits to the site to observe traffic conditions and to note existing physical characteristics of the adjacent highways;
- review of peak period (4:00 PM to 6:00 PM on a weekday and 11:30 AM to 1:30 PM on a Saturday) Turning Movement Traffic Count data at the intersection of Bethlehem Pike (PA Route 309) and Stump Road;

- estimation of the anticipated and factored traffic generation characteristics and potential travel patterns of new traffic generated by the proposed jewelry store;
- completion of volume/capacity analyses of future peak hour traffic after development at the proposed site accesses;
- provision of conclusions relative to the potential impact of traffic generated by Marks Jewelers store.

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### Existing Transportation Setting

Bethlehem Pike (S.R. 0309) is a two-way, multi-lane divided arterial state highway. Bethlehem Pike (PA Route 309) provides two travel lanes in each direction with a concrete median divider and variable width paved shoulders along both sides of the highway. The posted speed limit along Bethlehem Pike (PA Route 309) is 45 miles per hour.

Stump Road is a two-way, two-lane local road in Montgomery Township. The posted speed limit along Stump Road is 35 miles per hour.

Existing highway travel demand and traffic patterns in the vicinity of the site were determined from review of a Turning Movement Traffic Count completed on a weekday from 4:00 PM to 6:00 PM and on a Saturday from 11:30 AM to 1:30 PM at the intersection of Bethlehem Pike (PA Route 309) and Stump Road. A copy of the Traffic Count Summary Data sheets is attached.

Figure 1 summarizes weekday afternoon peak hour (4:45 PM to 5:45 PM) and Saturday midday peak hour (12:30 PM to 1:30 PM) traffic, respectively, at the site access locations. The results of the traffic counts reveal that Bethlehem Pike (PA Route 309) is carrying 3,294 vehicles per hour during the afternoon peak hour (62% northbound and 38% southbound) and 2,749 vehicles per hour during the Saturday peak hour (55% northbound and 45% southbound). Stump Road is carrying 1,032 vehicles per hour during the afternoon peak hour (50% westbound and 50% eastbound) and 855 vehicles per hour during the Saturday peak hour (58% westbound and 42% eastbound).

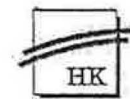
### Traffic Generation Characteristics

As described previously, it is proposed to re-develop the E.A. Dages Building situated along the east side of Bethlehem Pike (PA Route 309) north of Stump Road in Montgomery Township, Montgomery County, Pennsylvania. The approximate 2.252 acre property is currently occupied by a structure comprised of 21,890 square feet of floor space that formerly housed the E.A. Dages party supplies and packaging materials wholesale outlet. It is proposed to renovate structure for a jewelry store comprised of 15,000 square feet of showroom/office/workspace and 7,000 square feet of internal parking. Re-development of the site as proposed will obviously result in the generation of some traffic added to the roads serving the site – as did E.A. Dages and as might any development or re-development of the property.



FIGURE 1  
EXISTING PEAK HOUR TRAFFIC  
(MARCH 2013)

**MARKS JEWELERS  
MONTGOMERY TOWNSHIP, PA**



To estimate the potential trip generation for the proposed jewelry store, a trip generation count was completed at the existing store located to the north at 921 Bethlehem Pike. The peak hour trip generation volumes can then be adjusted based on the ratio of future building area divided by existing building area. It should be noted, however, that it is not expected that there will be a significant increase in trip generation due to the expanded size of the proposed store versus the size of the existing store. While there will be some increase due to more showroom space, the existing store is considered undersized for current activity and the increased floor area simply allows for better utilization of space to serve the needs of the customers.

The existing store occupies approximately 4,100 square feet of floor space. The trip generation count was completed during the periods 4:00 PM to 6:00 PM on Tuesday March 31, 2015 and from 11:30 AM to 1:30 PM on Saturday March 25, 2015. The results of the trip generation count (count data sheet attached) reveals a total of 17 trips per hour (7 inbound and 10 outbound) during the weekday afternoon peak hour (4:00 PM to 5:00 PM) and a total of 39 trips per hour (22 inbound and 17 outbound) during the Saturday midday peak hour (12:00 N to 1:00 PM).

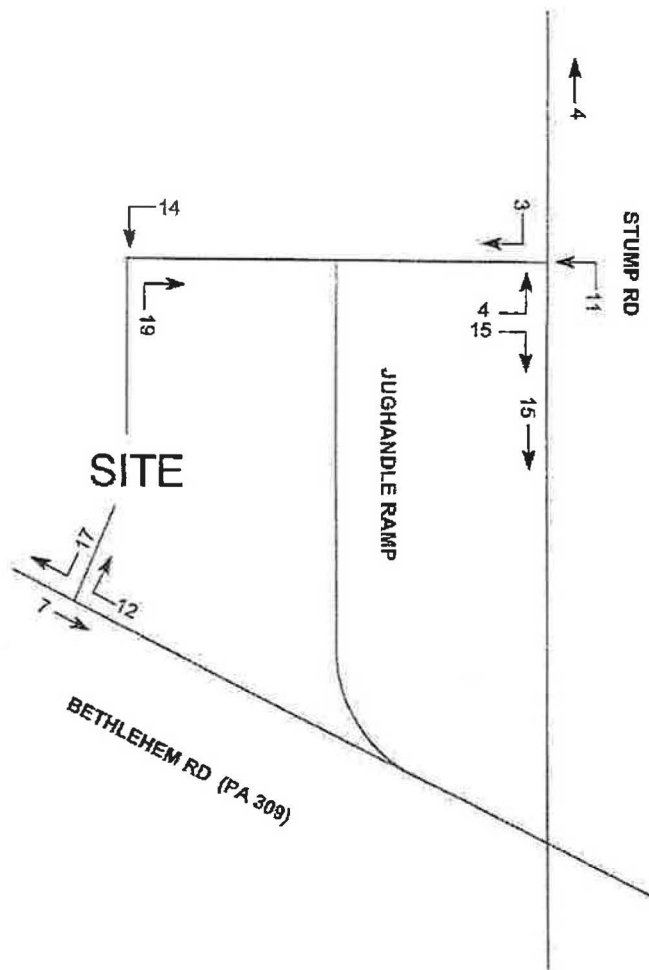
Based on the ratio of future floor area divided by existing floor area (i.e., 15,000 SF divided by 4,100 SF = 3.66), it is projected that the proposed new store could generate a total of about 62 trips per hour (26 inbound and 36 outbound) during the weekday afternoon peak hour and a total of 143 trips per hour (81 inbound and 62 outbound) during the Saturday midday peak hour. Once again it is noted that this projections are grossly overstated for the intended use, but for the purpose of this Traffic Impact Assessment, these projections have been used to present a conservative approach to the analysis. Realistically, the actual counted trips, perhaps with some minor increase over time, will represent the true trip generation for the proposed new store.

It should also be noted that the former use of the site operated by E.A. Dages party supplies and packaging materials wholesale outlet generated some traffic. Since the building is now vacant, and it is not possible to determine the interior use of the building space, no valid estimate of the trip generation for the former use can be provided. Clearly, however, the proposed new use as a jewelry store replaces the previous use in terms of trip generation instead in comparison with a vacant property.

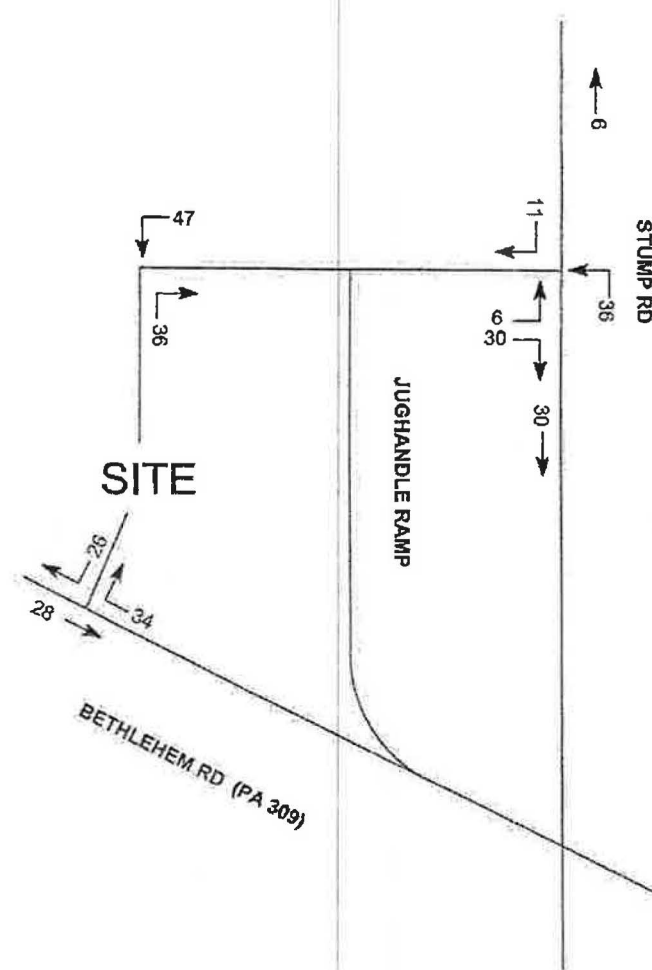
It is anticipated that traffic generated by the proposed jewelry store will approach and depart the site according to existing traffic patterns along Bethlehem Pike (PA Route 309) and along Stump Road. Further, some percentage of trip generation is likely to be pass-by traffic connected with stops at other destinations within the same overall round trip. The assignment of new trip generation for the proposed jewelry store, with no deduction for pass-by trips, is presented in Figure 2.

### Future Traffic

Existing peak hour traffic was increased to account for background traffic growth and traffic generated by other new development in the vicinity of the site. Background traffic growth of 0.67% per year compounded for four years (i.e., 2.71%) was applied to



WEEKDAY AFTERNOON PEAK HOUR



SATURDAY MIDDAY PEAK HOUR

FIGURE 2  
DEVELOPMENT GENERATED TRAFFIC

**MARKS JEWELERS**  
**MONTGOMERY TOWNSHIP, PA**



existing (2013) peak hour through traffic along Bethlehem Pike (PA Route 309) and along Stump Road. The growth rate is based on the most recent growth factors available from PennDOT for the period December 2014 through July 2015.

Development generated traffic, as illustrated in Figure 2, was then added to future peak hour traffic volumes without development. Future peak hour traffic volume after redevelopment of the site for the proposed Marks Jewelers store is presented in Figure 3 for the future weekday afternoon and Saturday midday peak hours.

### Volume/Capacity Analysis

While traffic volumes provide a measure of activity on the area road system, it is also important to calculate the ability of the road system to adequately accommodate the traffic demand. This involves a comparison of peak hour traffic demand with available roadway or intersection capacity. Intersections and driveways are usually the critical points in any road network. At intersections, conflicts occur between through, crossing and turning traffic. It is at intersections where congestion is most likely to occur.

A volume/capacity analysis was completed for the unsignalized access locations based on the future peak hour traffic volumes illustrated in Figure 3. The volume/capacity analysis was completed in accordance with the standard procedures contained in the "HCM 2010 Highway Capacity Manual"<sup>(1)</sup>. By definition, vehicle capacity represents "the maximum number of vehicles that can pass a given point during a specified period under prevailing roadway, traffic and control conditions". The level of functioning of an intersection or a uniform section of lane or roadway can be expressed in terms of levels of service. A level of service is a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. Such measures include speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience.

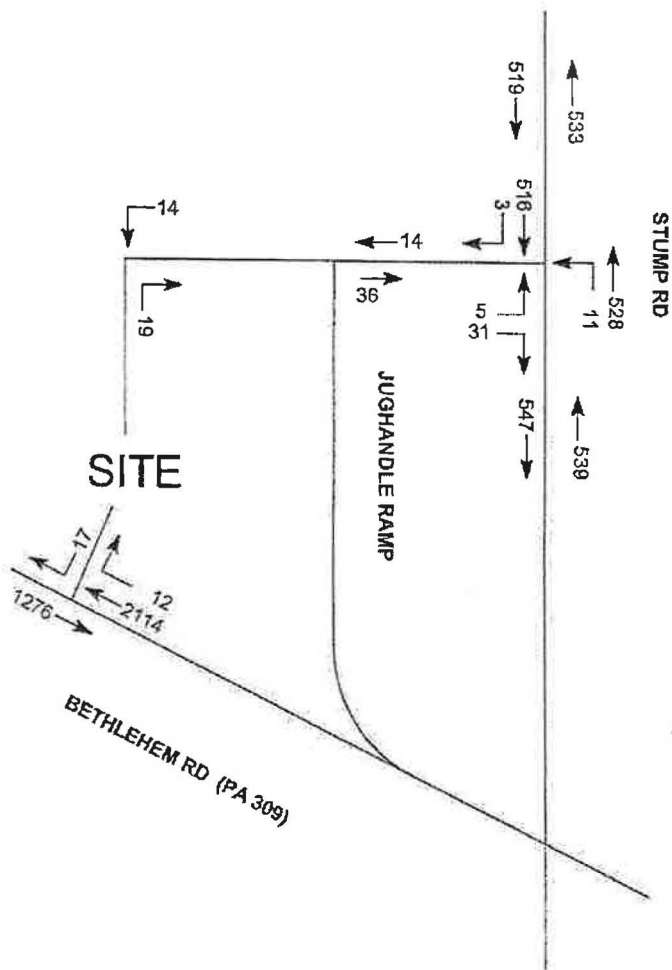
In calculating the capacity of an unsignalized intersection, it is assumed that the through movements on the major street and the right turns from the major street are unimpeded and have the right-of-way over all minor street traffic and left turns from the major street. All other movements in the intersection cross, merge with, or are affected by other flows. For each movement, all conflicting flows are summed and a "critical gap" is determined. The control delay of a critical movement includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

Since operation at capacity is usually unsatisfactory to most drivers, a descriptive mechanism has been developed which relates capacity with the expected traffic delay. This is known as Level of Service (LOS). Level of service for a two-way stop-controlled intersection is determined by the computed or measured control delay and is defined for

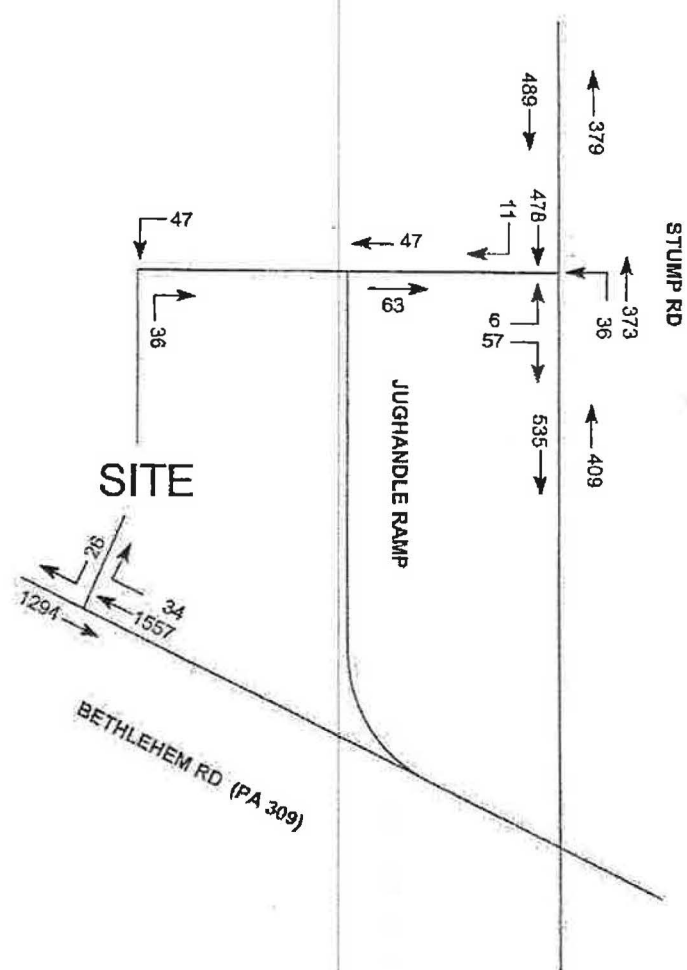
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(1) "HCM 2010 Highway Capacity Manual", Transportation Research Board of the National Academies, Washington, D.C., 2010.





WEEKDAY AFTERNOON PEAK HOUR



SATURDAY MIDDAY PEAK HOUR

FIGURE 3  
FUTURE PEAK HOUR TRAFFIC  
AFTER RE-DEVELOPMENT  
**MARKS JEWELERS**  
**MONTGOMERY TOWNSHIP, PA**



Jim Brusilovsky, President  
Marks Jewelers, Inc.  
May 27, 2015  
Page 5

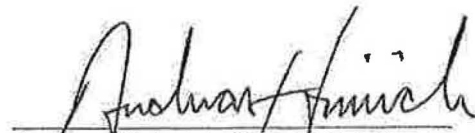
each minor movement. Table 1 provides the correlation between levels of service and the average total delay at unsignalized intersections.

The resultant levels of service calculated from the volume/capacity analysis of future peak hour traffic conditions are illustrated in Figure 4 (volume/capacity analysis worksheets attached). The results of the analysis reveal that all critical movements at the unsignalized access locations along Bethlehem Pike (PA Route 309) and along Stump Road will operate at an acceptable LOS C or better during both the weekday afternoon peak hour and the Saturday midday peak hour.

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### Conclusions

The foregoing Traffic Impact Assessment for the proposed re-development of the former E.A. Dages Building situated along the east side of Bethlehem Pike (PA Route 309) north of Stump Road in Montgomery Township, Montgomery County, Pennsylvania, for the relocated Marks Jewelry store clearly demonstrates that there will be little traffic impact due to new traffic generated by the proposed development; and, safe and efficient access will be provided via the existing access locations for the proposed Marks Jewelers store.

  
\_\_\_\_\_  
Andreas Heinrich, P.E., P.T.O.E.  
Principal

AH:rh

cc: Rolph A. Graf, P.E.  
Wendy McKenna, Esq.



TABLE 1

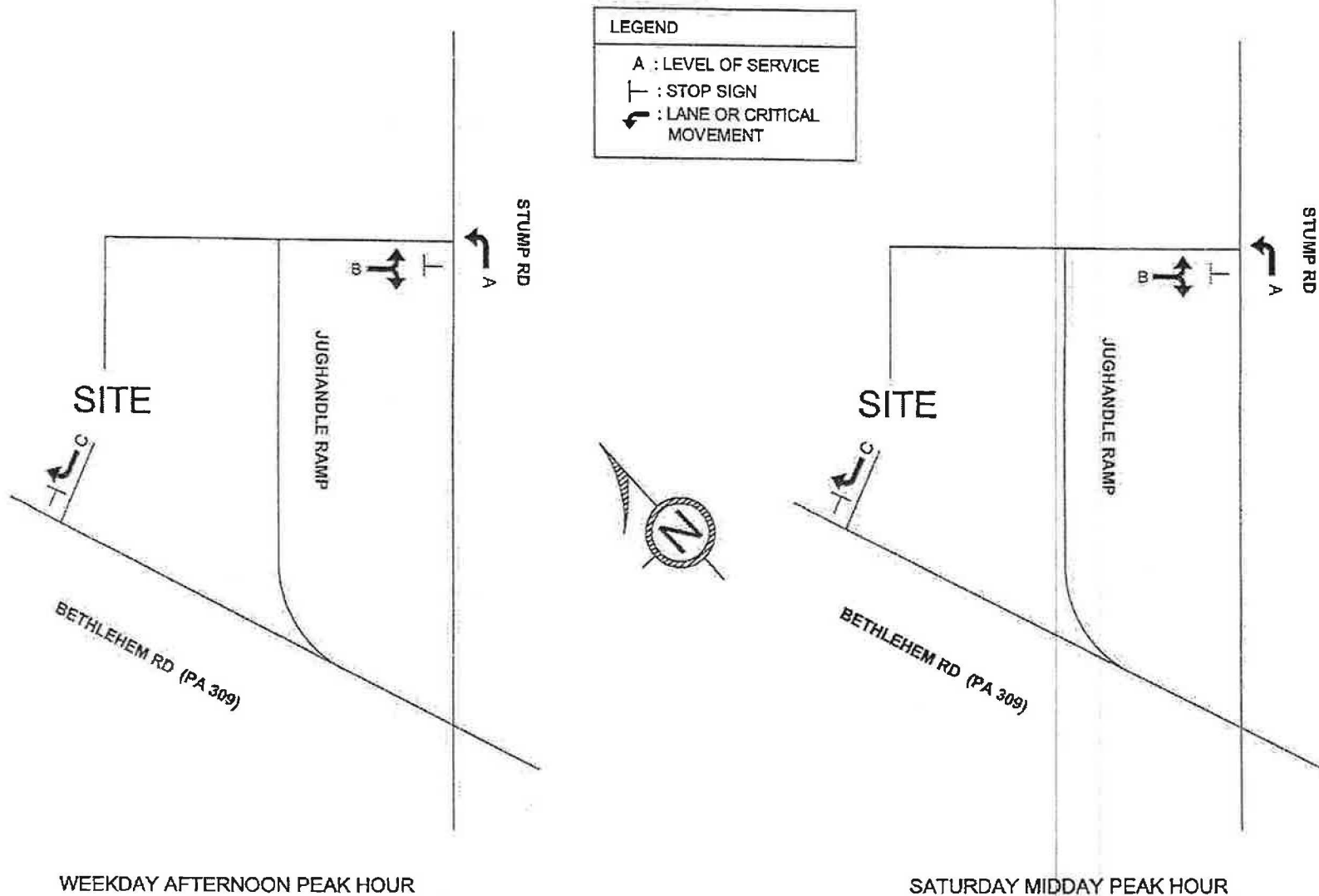
LEVEL OF SERVICE

UNSIGNALIZED INTERSECTIONS

At unsignalized intersections the criteria used to evaluate the quality of flow is the measure of the adequacy of the number of acceptable gaps in the through traffic stream for drivers facing a STOP or YIELD condition. Variables affecting the gaps are the distribution or arrival of vehicles in the through traffic stream, percentage of trucks, grades, and the amount of time it requires to enter the traffic stream from a stop position (critical gap size). The control delay of a critical movement includes the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

As a result, the following criteria has been established:

<u>Level of Service</u>	<u>Control Delay Range (sec./veh/)</u>
A	less than 10
B	10 to 15
C	15 to 25
D	25 to 35
E	35 to 50
F	more than 50 and/or volume-to- capacity ratio greater than 1.0



Saturday 3/28/15 Partly Cloudy

Mark's Jewelers

	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>
11:30-11:45		I	3
11:45-12:00		O	3
12:00-12:15	I	II	13
12:15-12:30		I	6
12:30-12:45			10
12:45-1:00	I		10
1:00-1:15			13
1:15-1:30			5
12:00-1:00	22	17	39

Sunday 3/31/15 Overcast

4:00-4:15			6
4:15-4:30		I	4
4:30-4:45	I		3
4:45-5:00	I		4
5:00-5:15	O		2
5:15-5:30	O	O	0
5:30-5:45		O	2
5:45-6:00		I	3
4:00-5:00	7	10	17

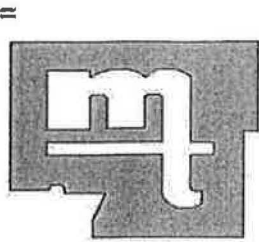
TWO-WAY STOP CONTROL SUMMARY									
<b>General Information</b>					<b>Site Information</b>				
Analyst	AUH				Intersection	PA Route 309 & Site Access			
Agency/Co.	H&K				Jurisdiction	Montgomery Township, PA			
Date Performed	5/21/2015				Analysis Year	After Development			
Analysis Time Period	PM Peak								
Project Description Marks Jewelers									
East/West Street: Site Access					North/South Street: Bethlehem Pike (PA 309)				
Intersection Orientation: North-South					Study Period (hrs): 0.25				
<b>Vehicle Volumes and Adjustments</b>									
<b>Major Street</b>	Northbound			Southbound					
Movement	1	2	3	4	5	6			
	L	T	R	L	T	R			
Volume (veh/h)		2114	12		1276				
Peak-Hour Factor, PHF	1.00	0.91	0.91	1.00	0.91	1.00			
Hourly Flow Rate, HFR (veh/h)	0	2323	13	0	1402	0			
Percent Heavy Vehicles	0	--	--	0	--	--			
Median Type	Raised curb								
RT Channelized			0			0			
Lanes	0	2	0	0	2	0			
Configuration		T	TR		T				
Upstream Signal		0			0				
<b>Minor Street</b>	Eastbound			Westbound					
Movement	7	8	9	10	11	12			
	L	T	R	L	T	R			
Volume (veh/h)						17			
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	0.91			
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	18			
Percent Heavy Vehicles	0	0	0	0	0	0			
Percent Grade (%)	0			-1					
Flared Approach		N			N				
Storage		0			0				
RT Channelized			0			0			
Lanes	0	0	0	0	0	1			
Configuration						R			
<b>Delay, Queue Length, and Level of Service</b>									
Approach	Northbound	Southbound	Westbound			Eastbound			
Movement	1	4	7	8	9	10	11	12	
Lane Configuration					R				
v (veh/h)					18				
C (m) (veh/h)					254				
v/c					0.07				
95% queue length					0.23				
Control Delay (s/veh)					20.3				
LOS					C				
Approach Delay (s/veh)	--	--	20.3						
Approach LOS	--	--	C						



TWO-WAY STOP CONTROL SUMMARY							
<b>General Information</b>				<b>Site Information</b>			
Analyst	AUH			Intersection	PA Route 309 & Site Access		
Agency/Co.	H&K			Jurisdiction	Montgomery Township, PA		
Date Performed	5/21/2015			Analysis Year	After Development		
Analysis Time Period	SAT Peak						
Project Description: Marks Jewelers							
East/West Street: Site Access				North/South Street: Bethlehem Pike (PA 309)			
Intersection Orientation: North-South				Study Period (hrs): 0.25			
<b>Vehicle Volumes and Adjustments</b>							
<b>Major Street</b>	<b>Northbound</b>			<b>Southbound</b>			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)		1557	34		1294		
Peak-Hour Factor, PHF	1.00	0.92	0.92	1.00	0.92	1.00	
Hourly Flow Rate, HFR (veh/h)	0	1692	36	0	1406	0	
Percent Heavy Vehicles	0	--	--	0	--	--	
Median Type	Raised curb						
RT Channelized			0			0	
Lanes	0	2	0	0	2	0	
Configuration		T	TR		T		
Upstream Signal		0			0		
<b>Minor Street</b>	<b>Eastbound</b>			<b>Westbound</b>			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)						26	
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	0.92	
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	28	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)	0			-1			
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	0	0	0	0	1	
Configuration						R	
<b>Delay, Queue Length, and Level of Service</b>							
<b>Approach</b>	<b>Northbound</b>	<b>Southbound</b>	<b>Westbound</b>			<b>Eastbound</b>	
Movement	1	4	7	8	9	10	11 12
Lane Configuration					R		
v (veh/h)					28		
C (m) (veh/h)					381		
v/c					0.07		
95% queue length					0.24		
Control Delay (s/veh)					15.2		
LOS					C		
Approach Delay (s/veh)	--	--	15.2				
Approach LOS	--	--	C				

TWO-WAY STOP CONTROL SUMMARY								
<b>General Information</b>				<b>Site Information</b>				
Analyst	AUH			Intersection	Stump Road & Jughandle			
Agency/Co.	H&K			Jurisdiction	Montgomery Township, PA			
Date Performed	5/21/2015			Analysis Year	After Development			
Analysis Time Period	PM Peak							
Project Description Marks Jewelers								
East/West Street: Stump Road				North/South Street: Jughandle				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
<b>Vehicle Volumes and Adjustments</b>								
<b>Major Street</b>	<b>Eastbound</b>			<b>Westbound</b>				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	11	528			516	3		
Peak-Hour Factor, PHF	0.92	0.92	1.00	1.00	0.92	0.92		
Hourly Flow Rate, HFR (veh/h)	11	573	0	0	560	3		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration	LT					TR		
Upstream Signal		0			0			
<b>Minor Street</b>	<b>Northbound</b>			<b>Southbound</b>				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)				5		31		
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.92	1.00	0.92		
Hourly Flow Rate, HFR (veh/h)	0	0	0	5	0	33		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			-1				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	0		
Configuration					LR			
<b>Delay, Queue Length, and Level of Service</b>								
<b>Approach</b>	<b>Eastbound</b>	<b>Westbound</b>	<b>Northbound</b>			<b>Southbound</b>		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (veh/h)	11						38	
C (m) (veh/h)	767						485	
v/c	0.01						0.08	
95% queue length	0.04						0.25	
Control Delay (s/veh)	9.8						13.1	
LOS	A						B	
Approach Delay (s/veh)	--	--				13.1		
Approach LOS	--	--				B		

TWO-WAY STOP CONTROL SUMMARY								
<b>General Information</b>				<b>Site Information</b>				
Analyst	AUH			Intersection	Stump Road & Jughandle			
Agency/Co.	H&K			Jurisdiction	Montgomery Township, PA			
Date Performed	5/21/2015			Analysis Year	After Development			
Analysis Time Period	SAT Peak							
Project Description: Marks Jewelers								
East/West Street: Stump Road				North/South Street: Jughandle				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
<b>Vehicle Volumes and Adjustments</b>								
<b>Major Street</b>	<b>Eastbound</b>			<b>Westbound</b>				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	36	373			478	11		
Peak-Hour Factor, PHF	0.92	0.92	1.00	1.00	0.92	0.92		
Hourly Flow Rate, HFR (veh/h)	39	405	0	0	519	11		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration	LT					TR		
Upstream Signal		0			0			
<b>Minor Street</b>	<b>Northbound</b>			<b>Southbound</b>				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)				6		57		
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.92	1.00	0.92		
Hourly Flow Rate, HFR (veh/h)	0	0	0	6	0	61		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			-1				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	0		
Configuration					LR			
<b>Delay, Queue Length, and Level of Service</b>								
<b>Approach</b>	<b>Eastbound</b>	<b>Westbound</b>	<b>Northbound</b>			<b>Southbound</b>		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (veh/h)	39						67	
C (m) (veh/h)	788						545	
v/c	0.05						0.12	
95% queue length	0.16						0.42	
Control Delay (s/veh)	9.8						12.5	
LOS	A						B	
Approach Delay (s/veh)	--	--				12.5		
Approach LOS	--	--				B		



**MONTGOMERY TOWNSHIP**  
**DEPARTMENT OF FIRE SERVICES**  
1001 STUMP ROAD  
MONTGOMERYVILLE, PA 1 18936-9605  
Telephone: 215-393-6935 • Fax: 215-699-1560  
email: rlesniak@montgomerytp.org  
www.montgomerytp.org

**RICHARD M. LESNIAK**  
DIRECTOR OF FIRE SERVICES  
FIRE MARSHAL  
EMERGENCY MANAGEMENT  
COORDINATOR

**FIRE MARSHALS OFFICE:**  
215-393-6936

June 25, 2015  
Bruce Shoupe  
Director of Planning and Zoning  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Re: Mark's Jewelers

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the:  
Mark's Jewelers

Using the 2009 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

1. **503.1.1 Buildings and facilities.** *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet (45720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

**Exception:** The *fire code official* is authorized to increase the dimensions of 150 feet (45720 mm) where:

1. The building is equipped throughout with an *approved* automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
  2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
  3. There are not more than two Group R-3 or Group-U occupancies.
2. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
  3. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.

**Comment:** The plans shall be revised to show Montgomery Township's fire truck turn path plan, the plans currently show a Middletown Fire Truck.



4. **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. “NO PARKING FIRE LANE” signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal’s Office.

- Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
- Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

---

**Comment:** A note shall be placed on the plans showing Fire Lane Markings will be completed. All Fire Lanes shall be approved by the Fire Marshal.

5. **505.1 Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.

**Comment:** Street address numbers shall be provided on building as directed by the Fire Marshal’s Office.

6. **B105.2 Buildings other than one-and two-family dwellings.** The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

**Exception:** A reduction in required fire-flow of up to 75 percent, as *approved*, allowed when the building is provided with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

7. **D105.1 Where required.** Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with *approved* fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility power lines shall not be located within the aerial fire apparatus access roadway.

#### GENERAL COMMENTS

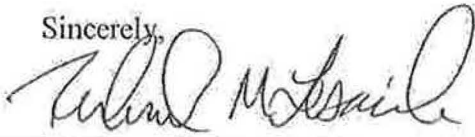
8. All buildings that are 5,000 square feet or more shall be fully sprinklered. A 5’ Storz fire department connection shall be installed.
9. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal’s Office or Code Enforcement Office. The Fire Marshal’s Office SHALL be contacted in regards to placement of truss placard.

**Comment:** A note shall be placed on the plan showing compliance.

10. Fire Department key boxes (Knox Box) SHALL be provided on buildings at an approved location. Knox Box forms are available through the Fire Marshals or Code Enforcement Office.  
**Comment:** A note shall be placed on the plan showing compliance.
11. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13.

All revisions of the above named plan SHALL be reviewed by the Fire Marshal's Office for approval. Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



---

Richard M. Lesniak  
Director of Fire Services

Reviewed by: Capt./Asst. Fire Marshal Colelli






## MONTGOMERY TOWNSHIP POLICE DEPARTMENT

J. Scott Bendig  
Chief of Police

1001 Stump Road • P.O. Box 68 • Montgomeryville, PA 18936  
215-362-2301 • Fax 215-362-6383

To: Montgomery Township Board of Supervisors  
Marita Stoerrle, Development Coordinator

From: J. Scott Bendig, Chief of Police 

Date: June 17, 2015

Re: LD/S #: 684  
975 Bethlehem Pike  
Date of Plan: 6/9/15

A review of the above referenced subdivision/land development has been conducted on this date.  
There are areas of concern to the police department at this time.

Thank you for the opportunity to review this subdivision/land development. Please contact me if  
you have any issues or concerns.

**KENNETH AMEY, AICP**  
professional land planner

July 11, 2015

(via e-mail)

Lawrence J. Gregan, Township Manager  
MONTGOMERY TOWNSHIP  
1001 Stump Road  
Montgomeryville, PA 18936

Re: Mark's Jewelers  
Bethlehem Pike  
Block 13, Unit 15  
Application for Conditional Use, File #C-64  
Application for Land Development, File #684  
Plans Prepared by Graf Engineering, Dated 6-9-15

Dear Mr. Gregan:

I have reviewed the above referenced applications and plans. The subject property is located on Bethlehem Pike, north of the intersection of Stump Road. The property has 215.80' of frontage on Bethlehem Pike, is currently zoned LI-Limited Industrial, is within the HLI-Highway Limited Industrial Overlay District, and is improved with a warehouse building used for the distribution of paper products.

This proposal would convert the existing building to a jewelry store with an accessory indoor parking area. Retail use is permitted as a conditional use in the HLI Overlay District subject to approval by the Board of Supervisors. I see no planning concerns with the proposed use.

Regarding the proposed land development, it appears that the existing driveways serving the rear of the building are to be used for access to the indoor parking area. The applicant's engineer may want to consider widening these driveways to conform to current SALDO requirements.

If there are any questions, please let me know.

Very truly yours,



Kenneth Amey

1122 Old Bethlehem Pike  
Lower Gwynedd, PA 19002



phone: 215.283.9619  
fax: 215.646.3458  
kenamey@aol.com

cc: Bruce S. Shoupe, Township Director of Planning and Zoning  
Marita Stoerle, Development Coordinator  
Marianne McConnell, Deputy Zoning Officer  
Russell Dunlevy, PE, Township Engineer  
Frank Bartle, Esq., Township Solicitor  
Kevin Johnson, PE, Township Traffic Engineer  
Judith Stern Goldstein, ASLA, Township Landscape Architect  
Robert Brant, Esq., Applicant's Attorney

**ZONING ORDINANCE  
PLAN REVIEW  
Conditional Use # C-64 and LDS # 684**

DATE: July 10, 2015

PLAN REVIEW – Marks Jewelers – DJJZ Enterprises

DEVELOPMENT NAME: DJJZ Enterprises

LOCATION: 975 Bethlehem Pike

LOT NUMBER & SUBDIVISION: 1 lot

ZONING DISTRICT: Highway Limited Industrial (HLI) Overlay

PROPOSED USE: Retail Sales with manufacturing

ZONING HEARING BOARD APPROVAL REQUIRED? Granted - March 3, 2015 #15010001

CONDITIONAL USE APPROVAL REQUIRED? YES

	Proposed	Required	Approved	Not Approved	N/A
USE	Retail	By Conditional Use/ZHB	X ZHB		
HEIGHT	<35 ft	35 ft max			
LOT SIZE	2.23 acres	2 acres	X ZHB		
BUILDING COVERAGE	23 %	20 % max	X ZHB		
PARKING	74	98 min	X ZHB		
PARKING SPACE SIZE	10 FT X 20 FT	10 FT X 18 FT ANGLED	X ZHB		
LOT WIDTH	215.80 ft	75 ft			
SETBACKS					
FRONT	88.23 ft	60 ft *	X		
SIDES	34.6 ft	10 ft	X		
REAR	141.90 ft	40 ft *	X		
GREEN AREA	43 %	Min 25%			
BUFFER	25 FRONT		X ZHB		

ADDITIONAL COMMENTS

1. Zoning Hearing Board Approval granted March 3, 2015 App # 15010001
2. Waiver required from Board of Supervisors for side and rear property buffers and angled parking and drive aisle width. Various other landscaping fee in-lieu waivers may be requested.

  
ZONING OFFICER

7-12-15  
DATE

Supplement to MCPC Municipal Request for Review  
Mark's Jewelers  
Parcel No. 460000121004

Variances Granted by the Montgomery Township Zoning Hearing Board on March 3, 2015:

- Section 230-217.I(2) – A variance was granted to permit the Property to have frontage on one existing public road and an access right of way to qualify as a use permitted at Section 230-75.
- Section 230-77.E – A variance was granted to permit building coverage of approximately 23% rather than 20% as provided by the Ordinance.
- Section 230-78 – A variance was granted to permit a planting area of less than 25 feet along the street frontage of the Property.
- Section 230-134.C(1) – A variance was granted to permit a total of 74 parking spaces, 63 outside and 11 inside, rather than 97.5 spaces as required by the Ordinance.
- Section 230-138 – A variance was granted to permit parking spaces of 10 feet by 18 feet rather than 10 feet by 20 feet as required by the Ordinance.
- Section 127.A(2) – A variance was granted to permit building signage on the front of the building of 130 square feet and along the side of the building of 150 square feet, for total building signage of 280 square feet, rather than 120 square feet as permitted by the Ordinance.
- Section 230-125.A – A variance was granted to permit TV monitors in the building atrium to display still images and provide communication with customers entering the store.

975 Bethlehem Pk.

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

**APPLICATION NO. 15010001  
AN APPLICATION BY DJJZ ENTERPRISES, LP.  
FOR VARIANCES FROM 230-217.I(2), 230-77.E, 230-78, 230-134.C(1), 230-138,  
230-127.A(2), AND 230-125.A**

**OPINION AND ORDER**

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Pursuant to proper legal advertisement in Montgomery Newspapers on January 19 and 26, 2015, a public hearing was held on Tuesday, February 3, 2015 at the Montgomery Township Administration Building, 1001 Stump Road, Montgomeryville, Pennsylvania.

Present at the Hearing were the following members of the Zoning Hearing Board: Edward Diasio, Acting Chairman; Laurence Poli, Vice Chairman; and L. Vincent Roth III, Alternate member. Mary Kay Kelm, Esquire was present as the Solicitor for the Zoning Hearing Board. Robert Brandt, Esquire represented the Applicant. Bruce Shoupe, Director of Planning and Zoning for Montgomery Township and Marianne McConnell, Deputy Zoning Officer were also in attendance. The Notes of Testimony were taken by Tim Kurek, Official Registered Court Reporter.

**EXHIBITS**

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

- A-1 Deed to 975 Bethlehem Pike, Montgomery Township, PA
- A-2 Photos of subject area
- A-3 Photos of surrounding property
- A-4 Architectural plans
- A-5 Curriculum vitae of Rolph Graf

A-6 Site plan dated 12/30/14

A-7 Right of way easement

B-1 - Proof of Publication

B-2 - Posting

B-3 - Notification of Nearby Residents

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### **FINDINGS OF FACT**

1. The subject property is located at 975 Bethlehem Pike, Montgomeryville, PA 18936 and contains a 21,564 square foot warehouse on a 2.35 acre parcel. (N.T., p. 6).
2. The property is owned by DJJZ Enterprises, LP who purchased the property from E.A.Dages, Inc. on September 5, 2014. Previously the property was utilized as a warehouse distribution center for E.A. Dages paper products sales operation. (N.T., p.6 and Exhibit A-1).
3. Jim Brusilovsky, the owner of the property, testified that he intended to renovate the building on the property and use it as a retail jewelry store. (N.T., p.6).
4. The property is zoned HLI, Highway Limited Industrial Overlay District, which permits retail jewelry stores by conditional use. Id. The applicant intends to apply to the Board of Supervisors for conditional use approval following the disposition of this zoning application. (N.T. p. 7).
5. The property is surrounded by retail uses, including Babies R Us, A.C. Moore, the Impact thrift shop, and Raymour & Flanigan. The Rodeway Inn is directly next door. (N.T., p. 13).



6. The applicant manufactures forty percent (40%) of the jewelry he sells, and desires more space for manufacturing, but would also like to create a gemological laboratory that customers can walk through to see jewelry being designed and/or repaired. (N.T., p. 16).

7. The current building on the site contains a turret that the applicant seeks to expand upon and raise. (N.T., p. 18). The applicant will also improve the building by creating a windowed store front, vestibule with monitors and pictures on the exterior side of the building. (N.T., p. 17-20).

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8. Rolph Graf testified as an expert witness in engineering, land use, and zoning on behalf of the applicant. (N.T., p. 29).

9. Mr. Graf testified that existing building coverage was twenty-two percent (22%) where twenty percent (20%) was allowed. (N.T., p. 51).

10. No expansion of the existing building was taking place, other than the front entrance vestibule modifications, which would increase the building coverage from 22% to 23%. (N.T., p. 32, 51).

11. A paved parking area of approximately eight (8) spaces exists between the current building and Bethlehem Pike, which the applicant desired to expand to twenty-five (25) spaces (N.T., p. 31-32).

12. The existing front parking area would encroach slightly (by three spaces) on the twenty-five foot green buffer required by the zoning ordinance, thus necessitating a variance. (N.T., p. 39).

13. Additional paving was also proposed to be added to the left hand side of the building. A current gravel area would be paved to make way 12. The existing front parking area would encroach slightly (by three spaces) on the twenty-five foot green buffer required by the zoning ordinance, thus necessitating a variance. (N.T., p. 39). for angled spaces. The applicant

proposed 63 external spaces and 11 garaged parking spaces for a total of seventy-four spaces. (N.T., 32 & 41).

14. The Ordinance requires ninety-eight parking spaces, but the owner opined that based on the specialty retail nature of his business the proposed total would be more than sufficient for the jewelry use. Id.

15. The applicant requested parking stalls measuring ten by eighteen feet rather than ten by twenty along the left side of the building. This was due to the distance of only sixty-five feet between the left most property line to the left side of the building. (N.T., p. 42).

16. Angling the parking spaces and decreasing their size permits installation of a smaller middle aisle and achieves double stack parking on the property. (N.T., p. 43).

17. The applicant's engineer testified that the property did not have frontage on two existing public roads, which is necessary for the proposed use. (N.T. p. 36).

18. The property did, however, have frontage on Bethlehem Pike and an access easement on the rear of the property that connected to the roadway which serves as the jug handle for Bethlehem Pike. (N.T., p. 36-37).

19. As to signage, the zoning ordinance only permitted one hundred six square feet owing to the angled placement of the building in relation to Bethlehem Pike. (N.T., p. 44).

20. The main signage was the word "Marks" on the front and left hand side of the building and the words "Love Grows Here" on the wall that faces Bethlehem Pike. (N.T. p. 45).

21. The poster board sized signs on the side of the building were also part of the applicant's sign package. (N.T., p. 46).

22. The applicant's expert opined that the Zoning Hearing Board could consider the monitors as digital display rather than signage. Id.

23. The total square footage of all signs (including poster sized) was proposed to be two hundred eighty square feet. (N.T., p. 59).

24. The applicant's expert testified that the zoning relief requested was in keeping with the essential character of the neighborhood, would not impair the use or development of the neighboring properties, and was the minimum relief necessary to develop the property (N.T., p. 46 -47).

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### CONCLUSIONS OF LAW

25. The Zoning Hearing Board concludes that the applicant's proposed reuse of the building as a jewelry store is consistent with other established surrounding retail uses and will beautify that portion of the Bethlehem Pike corridor.

26. This Zoning Hearing Board concludes that the testimony established unnecessary hardship, not created by the applicant, with regard to frontage on two streets, impervious building coverage, parking and signage due to the calculations imposed by the Ordinance.

27. The Zoning Hearing Board concludes that the variances proposed by the applicant for the represent the minimal variances that will afford relief to modernize the property.

28. Specifically with regard to signage, the Zoning Hearing Board finds the applicant's expert testimony persuasive that the monitors are best viewed as digital displays rather than signage. .

29. The Zoning Hearing Board concludes that the total square footage of the signage proposed by the applicant was reasonable in relation to the entire square footage of the building and of the long left side of the building.

30. The Board finds that proposed variances will not be detrimental to public welfare and safety.

31. The Board concludes that the variances will represent the minimal variances that will afford relief and will represent the least modification possible.

32. The Zoning Hearing Board finds that the evidence produced by the Applicant has met the general standard by which variances may be granted as set forth in Section 910.2(a) of the Pennsylvania Municipalities Planning Code, 53 P.S. §10910.29(a).

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#### **DETERMINATION**

The Zoning Hearing Board finds that the Applicant has met its burden of establishing its entitlement to the requested variances. The Board bases its decision upon the testimony presented and the Exhibits admitted into evidence, and the prior findings and decisions of this Board.

ORDER

AND NOW, this 3rd day of March, 2015, the Zoning Hearing Board of Montgomery Township hereby Orders the following:

1. The variance from Section 230-217.1(2) is granted;
2. The variance from Section 230-77.E is granted;
3. The variance from Section 230-78 is granted;
4. The variance from Section 230-134.C(1) is granted;
5. The variance from Section 230-138 is granted;
6. The variance from Section 230-127.A(2) is granted; and
7. The variance from Section 230-125.A is granted.

All relief is hereby granted subject to strict adherence by the Applicant to all representations made in the Application and by its witnesses and attorney at the public hearing of February 3, 2015.

MONTGOMERY TOWNSHIP  
ZONING HEARING BOARD

BY: 

Edward Diasio, Acting Chairman

BY: 

Laurence Poli, Vice Chairman

BY: 

L. Vincent Roth, Alternate Member

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Payment of Bills for August 10, 2015

MEETING DATE: August 10, 2015

ITEM NUMBER: #16

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

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BACKGROUND:

Please find attached a list of the August 10, 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
26741	7/28/15	00222222	HAB-LST	1,090.00
26748A	7/30/15	00000499	MONTGOMERY TWP. PROFESSIONAL	-124.21
26749	7/30/15	1264	MORGAN STANLEY SMITH BARNEY INC	-5,972.29
26750	7/30/15	00000499	MONTGOMERY TWP. PROFESSIONAL	124.21
26751	7/30/15	1264	MORGAN STANLEY SMITH BARNEY INC	5,972.29
61580	7/28/15	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	1,366.72
61581	7/28/15	00000443	ALL STATE DESIGN GROUP INC	450.00
61582	7/28/15	00902910	AUSTIN HARRISON	175.00
61583	7/28/15	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	391.16
61584	7/28/15	00902946	BETTE'S BOUNCES, LLC	3,687.30
61585	7/28/15	00906032	COLD CUTS MERCH	1,042.61
61586	7/28/15	00000363	COMCAST	235.69
61587	7/28/15	00001756	EAST COAST EVENT GROUP INC.	400.00
61588	7/28/15	00000331	HATFIELD TOWNSHIP	496.00
61589	7/28/15	00000903	HOME DEPOT CREDIT SERVICES	942.74
61590	7/28/15	00902813	JOEDY JOHNSON	245.00
61591	7/28/15	00902911	KIM P. GREENE	330.00
61592	7/28/15	00906012	MOYUMI MCGOWAN	300.00
61593	7/30/15	00000009	PETTY CASH	600.00
61594	8/4/15	BT005719	BRIGHTON EXTERIORS, INC.	629.42
61595	8/4/15	00000331	HATFIELD TOWNSHIP	552.00
61596	8/10/15	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	1,541.11
61597	8/10/15	00002050	A TO Z PARTY RENTAL	606.50
61598	8/10/15	00000006	ACME UNIFORMS FOR INDUSTRY	1,065.68
61599	8/10/15	00906060	AERIAL TESTING COMPANY LLC	1,225.00
61600	8/10/15	00906065	ALEXANDER GAVIN	15.00
61601	8/10/15	00000683	ALEXANDER J. DEANGELIS	75.00
61602	8/10/15	00000443	ALL STATE DESIGN GROUP INC	300.00
61603	8/10/15	00906035	ANDREA BAXTER	192.00
61604	8/10/15	00000718	APEX PLUMBING & HEATING INC	2,692.10
61605	8/10/15	00002045	ARDEX LABS	36.91
61606	8/10/15	00000027	ARMOUR & SONS ELECTRIC, INC.	9,629.00
61607	8/10/15	00002061	AT&T MOBILITY	369.12
61608	8/10/15	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	215.00
61609	8/10/15	00000043	BERGEY'S	199.75
61610	8/10/15	00906036	BEVERLY BANKS	192.00
61611	8/10/15	00001938	BILL WIEGMAN	60.00
61612	8/10/15	00906061	BRIAN PITCAVAGE	25.65
61613	8/10/15	00000423	FAMILY DINING, INC.	94.87
61614	8/10/15	00000072	CANON FINANCIAL SERVICES, INC	1,450.90



## Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
61615	8/10/15	00001601	CDW GOVERNMENT, INC.	128.36
61616	8/10/15	00906001	CHRIS MAGEE	30.00
61617	8/10/15	00902932	CLAIRE LONERGAN	384.00
61618	8/10/15	00002048	COLONIAL ELECTRIC SUPPLY CO, INC.	30.08
61619	8/10/15	00000563	COLONIAL MEDICAL ASSISTED	73.63
61620	8/10/15	00000363	COMCAST	191.11
61621	8/10/15	00906038	DAVID A. BERNAUER	1,200.00
61622	8/10/15	00000024	DAVID P. BENNETT	30.00
61623	8/10/15	00001945	DAVID S. WOLFE	15.00
61624	8/10/15	00000629	DAVIDHEISER'S INC.	244.00
61625	8/10/15	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	4,492.43
61626	8/10/15	00906056	DENNIS GILLEN	600.00
61627	8/10/15	00905026	DON LEN INC.	43.61
61628	8/10/15	00002086	DOYLESTOWN ANIMAL MEDICAL CLINIC	151.56
61629	8/10/15	00001520	DELAWARE VALLEY HEALTH TRUST	169,570.98
61630	8/10/15	00906057	E.M. GRANT	351.80
61631	8/10/15	00002082	ECOMM TECHNOLOGIES	22,850.23
61632	8/10/15	00904231	ELIZABETH LAWLESS KREWSON	217.00
61633	8/10/15	00002047	ENVIRONMENTAL CONTROL SYSTEMS, INC.	967.00
61634	8/10/15	00903110	ESTABLISHED TRAFFIC CONTROL	816.00
61635	8/10/15	00000161	EUREKA STONE QUARRY, INC.	115,456.28
61636	8/10/15	00000171	FAST SIGNS	525.00
61637	8/10/15	00001669	FIRST HOSPITAL LABORATORIES, INC.	97.50
61638	8/10/15	00000174	FISHER & SON COMPANY, INC.	5,169.00
61639	8/10/15	00000167	FUEL SYSTEM SERVICES, LLC	1,700.00
61640	8/10/15	00000195	GEORGE'S TOOL RENTAL INC.	251.10
61641	8/10/15	00000198	GLASGOW, INC.	55.00
61642	8/10/15	00001842	GLEN ROETMAN	30.00
61643	8/10/15	00001323	GLICK FIRE EQUIPMENT COMPANY INC	16,143.10
61644	8/10/15	00001784	GOOGLE INC.	92.95
61645	8/10/15	00000608	GOOSE SQUAD L.L.C.	250.00
61646	8/10/15	00000060	GRAF ENGINEERING, LLC	2,300.00
61647	8/10/15	00902672	HORIZON SIGNS LLC	79.00
61648	8/10/15	00441122	HORSHAM CAR WASH	176.00
61649	8/10/15	00000326	MONTGOMERY COUNTY	46.92
61650	8/10/15	00000735	JD BRAVO COMPANY	3,932.00
61651	8/10/15	00906059	JOANNA KUDLA	192.00
61652	8/10/15	00000522	JOE BIFOLCO	50.00
61653	8/10/15	00000890	JOHN H. MOGENSEN	60.00
61654	8/10/15	00000983	JOHN J. IATAROLA	700.00

## Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
61655	8/10/15	00001581	JOSEPH J. SIMES	90.00
61656	8/10/15	00001843	JOSEPH M. BENNETT	90.00
61657	8/10/15	00000261	KERSHAW & FRITZ TIRE SERVICE, INC.	448.00
61658	8/10/15	00000932	KIMMEL BOGRETTE	6,439.14
61659	8/10/15	00905029	KUNBI RUDNICK	48.00
61660	8/10/15	00000057	LAWN AND GOLF SUPPLY COMPANY, INC.	317.76
61661	8/10/15	00000738	LENNI ELECTRIC CORP	76,925.51
61662	8/10/15	00000284	LIZELL OFFICE FURNITURE	2,926.00
61663	8/10/15	00902805	MARTHA GILLESPIE	70.00
61664	8/10/15	00000440	MARY NEWELL	90.00
61665	8/10/15	00000201	LAWRENCE J. MURPHY	2,893.59
61666	8/10/15	00002000	MATTHEW SHINTON	15.00
61667	8/10/15	00001920	MICHAEL H. BEAN	30.00
61668	8/10/15	00000867	MICHAEL SHEARER	30.00
61669	8/10/15	00002016	MICHAEL SHINTON	40.00
61670	8/10/15	00905057	MICROSOFT CORPORATION	888.00
61671	8/10/15	00000540	MYSTIC PIZZA	637.50
61672	8/10/15	00000356	NORTH WALES WATER AUTHORITY	75.04
61673	8/10/15	00001134	OFFICE DEPOT, INC	519.06
61674	8/10/15	00906058	PAASSOC. ARSON INVESTIGATORS	25.00
61675	8/10/15	00902029	PAMELA ISRAEL	20.00
61676	8/10/15	00001840	PAUL R. MOGENSEN	55.00
61677	8/10/15	00000095	PAUL SMITH	40.00
61678	8/10/15	00000007	PA CRIME PREVENTION OFFICER ASSOC	50.00
61679	8/10/15	00000397	PECO ENERGY	63.30
61680	8/10/15	00000397	PECO ENERGY	23.84
61681	8/10/15	00000595	PENN VALLEY CHEMICAL COMPANY	689.46
61682	8/10/15	00001358	PENNSYLVANIA RECREATION AND PARK	11,765.00
61683	8/10/15	00000931	COMMONWEALTH OF PENNSYLVANIA	3,500.00
61684	8/10/15	00000613	PETER CHIMERA	45.00
61685	8/10/15	00001171	PHILA OCCHEALTH/DBA WORKNET OCC	2,968.92
61686	8/10/15	00001880	PHILIP C. STUMP	45.00
61687	8/10/15	00000446	PHISCON ENTERPRISES, INC.	300.00
61688	8/10/15	00000345	PRINTWORKS & COMPANY, INC.	574.33
61689	8/10/15	00000252	SUNG K. KIM	474.25
61690	8/10/15	00000519	RACHEL TROUTMAN	60.00
61691	8/10/15	00000439	RED THE UNIFORM TAILOR	143.50
61692	8/10/15	00002033	REPUBLIC SERVICES NO. 320	848.00
61693	8/10/15	00000117	RIGGINS INC	2,308.59
61694	8/10/15	00000115	RIGGINS, INC	1,585.15

## Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
61695	8/10/15	00000061	ROBERT MCMONAGLE	15.00
61696	8/10/15	00906062	ROBERT STARKE	1,200.00
61697	8/10/15	00002013	RR DONNELLEY	603.75
61698	8/10/15	00000653	SCATTON'S HEATING & COOLING, INC.	141.00
61699	8/10/15	00001618	SEALMASTER	911.92
61700	8/10/15	00000153	SHANNON DROSNOCK	70.00
61701	8/10/15	00000465	SHAPIRO FIRE PROTECTION COMPANY	925.95
61702	8/10/15	1264	MORGAN STANLEY SMITH BARNEY INC	125,208.17
61703	8/10/15	00001847	STAPLES CONTRACT & COMMERCIAL, INC.	304.52
61704	8/10/15	00003015	STEPHEN A. SPLENDIDO	30.00
61705	8/10/15	00906008	STONERIDGE, INC.	146,905.20
61706	8/10/15	00001200	SYNATEK	2,634.00
61707	8/10/15	00001791	PHILADELPHIA PROTECTION BUREAU, INC	204.00
61708	8/10/15	00001771	TIMAC AGRO USA	375.19
61709	8/10/15	00000506	TRANS UNION LLC	40.00
61710	8/10/15	00002031	TRI-COUNTY ELECTRICAL SUPPLY	328.85
61711	8/10/15	00002062	UNITED ELECTRIC SUPPLY CO., INC.	303.91
61712	8/10/15	00903123	VALLEY FORGE SECURITY CENTER	1,785.00
61713	8/10/15	00000040	VERIZON	36.94
61714	8/10/15	00000040	VERIZON	235.48
61715	8/10/15	00000040	VERIZON	168.67
61716	8/10/15	00000040	VERIZON	134.35
61717	8/10/15	00001033	VERIZON CABS	220.30
61718	8/10/15	00000170	VERIZON COMMUNICATIONS, INC.	124.99
61719	8/10/15	00000038	VERIZON WIRELESS SERVICES, LLC	838.13
61720	8/10/15	00000038	VERIZON WIRELESS SERVICES, LLC	479.92
61721	8/10/15	00906063	VICTORIA MCKELVEY	192.00
61722	8/10/15	00001839	VINAY SETTY	135.00
61723	8/10/15	00000442	VINCENT ZIRPOLI	120.00
61724	8/10/15	00906002	WALTON INC.	314.94
61725	8/10/15	00906064	WEI ZHANG	192.00
61726	8/10/15	00001329	WELDON AUTO PARTS	490.74
61727	8/10/15	00001546	WILSON'S HARDWARE & LOCKSMITHS	475.16
61728	8/10/15	00000590	YOCUM FORD	12.81
<b>TOTAL</b>				<b>\$ 793,023.20</b>

**MONTGOMERY TOWNSHIP ELECTRONIC PAYROLL TAX PAYMENTS**

<u>DATE</u>	<u>VENDOR NAME</u>	<u>REASON FOR PAYMENT</u>	<u>AMOUNT</u>
07/30/2015	IRS	941 Payment	\$83,122.48
07/30/2015	BCG	401/457 Plan Payment	\$24,514.82
07/30/2015	PA-SCDU	Withholding Payment	\$2,498.65
08/03/2015	IRS	945 Payment	\$5,085.26
08/30/2015	ICMA	DROP Plan Payment	\$17,827.41
08/05/2015	Commonwealth of PA	State Tax Payment	\$8,864.76
		<b>Total Paid as of 08/10/2015</b>	<b>\$141,913.38</b>