

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
July 23, 2012 - 8:00 P.M.

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Candyce Fluehr Chimera
Robert J. Birch
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 the July 9, 2012 Meeting & July 10, 2012 Workshop Meeting
6. Announce Appointment of Acting Chief of Police
7. Donation Presentations:
 - Visiting Nurses Community Association
 - PEAK Center
 - Montgomery County Public Library
 - Montgomery Township Historical Society
8. Public Hearing – Proposed Ordinance #11-257Z Amendment to Billboard Overlay District Regulation
9. Consider Approval of 2nd Quarter 2012 Budget Report
10. Consider Approval of 2nd Quarter 2012 Budget Amendments
11. Consider Authorization to Advertise for Public Hearing for Proposed Ordinance #12-263Z - Zoning District Text Amendment – Enclave at Montgomery LDS #627
12. Consider Authorization to Advertise for Public Hearing – Liquor License Transfer – Bonefish Grille Restaurant
13. Consider Preliminary/Final Land Development Plan – LDS #661 Patient First Office Renovations
14. Consider Preliminary/Final Land Development Plan – LDS#662 Horvath Sign Office Warehouse
15. Consider Request for Waiver of Land Development – Gemalto “Perso” Addition – M-12-45
16. Consider Request for Waiver of Land Development – Bonefish Grille Restaurant Conversion – M-12-46
17. Consider Approval of DEP Sewage Facilities Planning Module –Simon Properties/Wegmans Development
18. Consider Permit Fee Waiver Request – Keystone Fellowship Church

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19. Consider Escrow Releases – LDS #651 Montgomery Pointe Phase I and Phase IIA
20. Payment of Bills
21. Other Business
22. Adjournment

Future Public Hearings/Meetings:

07-24-12 @ 7:00 PM – Environmental Advisory Committee
07-26-12 @ 7:30 PM – Finance Committee
08-02-12 @ 7:30 PM – Planning Commission
08-07-12 @ 7:30 PM – Zoning Hearing Board
08-08-12 @ 6:45 PM – Autumn Festival Committee
08-08-12 @ 7:30 PM – Park & Recreation Board
08-13-12 @ 8:00 PM – Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Public Comment

MEETING DATE: July 23, 2012

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: Candyce Fluehr Chimera,
Chairman

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

SUBJECT: Announcement of Executive Session

MEETING DATE: July 23, 2012

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: Candyce Fluehr Chimera,
 Chairman

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

SUBJECT: Approval of Minutes for July 9, 2012 Meeting & July 10, 2012 Workshop Meeting

MEETING DATE: July 23, 2012

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: Candyce Fluehr Chimera,
Chairman



BACKGROUND:

Just a reminder – Please call Deb Rivas or Shirley Snyder on Monday, July 23, 2012 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 10, 2012**

At 5:11 p.m., the work session meeting was called to order. In attendance were Supervisors Michael Fox and Jeffrey McDonnell. Also in attendance were Martin Kimmel and Jonathan Trump of Kimmel Bogrette Architecture + Site and Kenneth Ballard of Ballard*King Associates. Montgomery Township staff in attendance included Township Manager Lawrence J. Gregan, Public Works Director Kevin Costello, Finance Director Shannon Drosnock, Technology Manager, Richard Grier, Public Information Coordinator Stacy Crandell, Recreation Coordinator Sharon Tucker, Deputy Chief of Police Scott Bendig, Planning and Zoning Director Bruce Shoupe, Administration Supervisor Deborah Rivas, Administration and Human Resources Director Ann Shade and Fire Services Director Rick Lesniak.

The meeting included the introductions of the project team, a description of the proposed process to be followed to assist with the creation of a master concept plan as well as a timeline. Discussions included components and amenities of the proposed facility, such as a community gathering place, meeting spaces, recreational spaces, usage of both the indoor and outdoor areas of the facility and a green space for outside passive recreation. Financial expectations were also discussed and included what the Township could afford to build as far as capital and operational expenses. Processing the input from area residents was emphasized as an important step in determining the best use of the facility. Partnerships with area companies were also discussed. The format and expectations for the public meeting to follow were addressed.

There being no further business, the meeting adjourned at 7:15 p.m.

DRAFT

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
JULY 9, 2012**

Vice Chairman Joseph Walsh called the executive session to order at 7:00 p.m. In attendance were Supervisors Robert Birch, Michael Fox and Jeffrey McDonnell. Chairman Candyce Fluehr Chimera was absent. Also in attendance were Lawrence Gregan, Frank R. Bartle, Esquire and Richard Lesniak. Two personnel matters were discussed.

Vice Chairman Joseph Walsh called the regular action meeting to order at 8:00 p.m. In attendance were Supervisors Robert Birch, Michael Fox and Jeffrey McDonnell. Chairman Candyce Fluehr Chimera was absent. Also in attendance were Frank R. Bartle, Esquire, Lawrence Gregan, Chief Richard Brady, Deputy Chief Scott Bendig, Lt. William Peoples, Lt. Gerald Dougherty, Sgt. Glenn Davis, Deborah Rivas, Kevin Costello, Bruce Shoupe, Richard Lesniak, Ann Shade, Shannon Drosnock, Stacy Crandell, Richard Grier and Shirley Snyder.

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

Frank R. Bartle, Esquire reported that the Board met in an executive session earlier in the evening at 7:00 p.m. Mr. Bartle reported that there were two personnel matters discussed. Mr. Bartle reported that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Vice Chairman Walsh made a motion to approve the minutes of the June 25, 2012 Board meeting and Supervisor Robert Birch seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Vice Chairman Walsh noted that each year the Board of Supervisors present donation checks to various community organizations. This evening the Board presented a \$2,000 check to Jane Brainard, representing the North Penn Visiting Nurse Association.

Township Manager, Lawrence Gregan reported that Matthew Roegner has submitted a resume for consideration for appointment as a member of the Business Development

Partnership. Mr. Roegner is the managing Partner of the Outback Steakhouse, and has professional experience in various aspects of the food service industry. Resolution #1, made by Supervisor Michael Fox, seconded by Supervisor Robert Birch and adopted unanimously, appointed Matthew Roegner as a member of the Business Development Partnership with a term to expire January 1, 2013.

Township Manager, Lawrence Gregan announced that the Board of Supervisors has engaged the firms of Kimmel Bogrette Architecture + Site, and Ballard*King Associates, to perform a Needs Assessment and Feasibility Study of a Multi-Purpose Recreation/Community Center to be constructed on property purchased by the Township at the corner of Stump Road and Horsham Road. Initiating the public participation portion of this study will be a Community Meeting to be held in conjunction with the Park and Recreation Board meeting on Wednesday evening, July 11, 2012 at 7:30 p.m. in the Township Building at 1001 Stump Road. Mr. Gregan stated that there will be an overview of the project, opening comments by the representatives of the two firms and then the meeting will be opened for discussion and participation by residents. Vice Chairman Walsh inquired if the meeting could be recorded. Richard Grier, Technology Manager, stated that a recording could be done.

Richard Lesniak, Director of Fire Services introduced Franklin Ha, a new member of the Fire Department of Montgomery Township. Mr. Ha is being recommended for appointment as a Special Fire Police Officer. Resolution #2, made by Supervisor Jeffrey McDonnell, seconded by Supervisor Robert Birch and adopted unanimously, appointed Franklin Ha to the position of Special Fire Police Officer with the Fire Department of Montgomery Township.

Edward J. Furman, CPA, Partner of Maillie, Falconiero & Company, LLP provided an overview of the 2011 Audit Results for Montgomery Township. Mr. Furman announced that Montgomery Township had an extremely strong financial report. Resolution #3, made by Supervisor Michael Fox, seconded by Supervisor Jeffrey McDonnell and unanimously

approved, accepted the Comprehensive Annual Financial Report for Year Ended December 31, 2011, as prepared by Maillie, Falconiero & Company, LLP.

Director of Fire Service, Rick Lesniak announced that the U. S. Department of Homeland Security (DHS)FY2012 grant application period for the Assistance to Firefighters Grants (AFG) opened on June 11, 2012. Federal funding for this program is \$285 million. The goal of the AFG grant is to enhance, through financial assistance, the safety of the public and firefighters from fire and fire-related hazards. Mr. Lesniak reported that Centre Square, North Penn and Montgomery Township Fire Services will be joining together to submit this grant to be used to replace old and obsolete self-contained breathing apparatus (SCBA). Resolution #4, made by Vice Chairman Joseph Walsh, seconded by Supervisor Jeffrey McDonnell and adopted unanimously, approved the participation in a "Regional" application under the FY2012 Assistance to Firefighters Grant by the Montgomery Township Department of Fire Services/Fire Department of Montgomery Township in the amount of \$117,252.00 for the purchase of twenty (20) self-contained breathing apparatus.

Director of Planning and Zoning, Bruce Shoupe, reported that the staff is recommending an amendment to the Zoning Code which would amend the "Uses by Township" section of the Code. Proposed Ordinance #12-262 would exempt the Township from the Zoning Code as it applies to land and buildings owned and used by the Township. Resolution # 5, made by Vice Chairman Joseph Walsh, seconded by Supervisor Michael Fox and adopted unanimously, authorized the advertisement for a Public Hearing for Proposed Ordinance #12-262 to be held on Monday, September 10, 2012 after 8:00 p.m. in the Township Building.

Lawrence Gregan reported that as part of the Township's approval of The Cutler Group, Inc.'s "Enclave at Montgomery" development, the Township obtained a 20-acre tract of land for recreation use, named Friendship Park. Under the various approvals granted for the development, the developer was required to make a cash contribution totaling \$1.3M towards

development of the park improvements. The Township opted to credit the developer with the value of the contributions in exchange for the developer paying for the cost of engineering/design and construction of the park improvements up to the total value of the required contribution. The engineering for site work, including the grading, storm water management and parking lot/pathway paving work is completed and the PADEP Earth Disturbance permit has been issued. The developer has provided three quotes from contractors to perform the initial site work, which have been reviewed by the Township Engineer. The Engineer's recommendation is the selection of Wolverine Constructor Company to perform this work. John Antonucci, President of Chrystal Green Distributors, has requested the Township consider the installation of the "Pave Drain" paver block system for the surface of the new parking lot in lieu of asphalt paving to serve as a demonstration project of the systems potential storm water management benefits. Resolution #6, made by Vice Chairman Joseph Walsh, seconded by Supervisor Michael Fox, and adopted unanimously, concurred with the recommendation of the Township Engineer that the Cutler Group, Inc. engage Wolverine Constructors to perform the PADEP permitted site grading improvements at Friendship Park in accordance with their Base Bid with Option 2 at a cost of \$478,363.82. Staff will review Mr. Antonucci's proposal for use of the pave drain system and will report back with costs and a recommendation at the July 23, 2012 Board of Supervisors meeting.

Bruce Shoupe stated that a request for release of a Letter of Credit, originally posted by Thomas Calhoun, for the Montgomery Chase Development has been received. Montgomery Chase LDS #616 has been sold and the new Developer has posted a new Letter of Credit to guarantee construction of the improvements required for this project. Resolution #7, made by Supervisor Michael Fox, seconded by Vice Chairman Joseph Walsh, and adopted unanimously, approved the release of Thomas Calhoun's Letter of Credit for the Montgomery Chase Development.

Public Information Coordinator, Stacy Crandell reported that staff has developed a policy for the disposal of assets, which will provide a procedure for the disposal of Township personal property which is valued at less than one thousand dollars (\$1,000), that is either not needed, in poor condition or obsolete. The policy is in accord with the Second Class Township Code and has been reviewed by the Township Solicitor. Resolution #8, made by Supervisor Robert Birch, seconded by Supervisor Jeffrey McDonnell, and adopted unanimously, adopted the Asset Disposal Policy as presented.

Vice Chairman Joseph Walsh made a motion to approve the payment of bills. Supervisor Michael Fox seconded the motion. The payment of bills was unanimously approved as submitted.

Vice Chairman Joseph Walsh announced that this evening's meeting is Chief Richard Brady's last official Board of Supervisor's meeting. Each Board member extended their appreciation to Chief Brady for the tremendous job he did in his 42 year tenure with the Montgomery Township Police Department. Vice Chairman Walsh also announced that State Legislation was recently adopted to officially name the Route 202 Parkway Bridge that crosses over Route 309 as the Chief Richard J. Brady Bridge in his honor. Resolution #9, made by Vice Chairman Joseph Walsh, seconded by Supervisor Michael Fox, and adopted unanimously, recognized Chief Richard J. Brady on the occasion of his attendance at his last official Montgomery Township Board of Supervisors meeting, congratulate him on his career accomplishments, thank him for his dedicated service to the Montgomery Township community and wish him the best on his retirement.

There being no further business to come before the Board, the meeting adjourned at 9:00 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Announce Appointment of Acting Chief of Police

MEETING DATE: July 23, 2012

ITEM NUMBER: #6

MEETING/AGENDA:

ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera, Chairman

BACKGROUND:

Richard J. Brady's formal retirement will be effective October 1, 2012. Until that time, he will be on leave using his accumulated vacation and personal leave time. The Board is being asked to consider the appointment of Deputy Chief J. Scott Bendig to serve as the Acting Chief of Police for Montgomery Township during this interim time period.

J. Scott Bendig was hired as a patrol officer in July 1989. He has served as a Canine Handler, DARE Instructor and Field Training Officer. He was promoted to Corporal in June 2000, to the rank of Sergeant in June 2002, and Deputy Chief of Police on August 9, 2010.

Deputy Chief Bendig has a Bachelor's Degree in Criminal Justice from Temple University and a Master's Degree in Criminal Justice from West Chester University. He attended the FBI National Academy, 216th Session in 2004.

He is married to his wife Florence and has two children, Courtney and Bryan.

At this time, it is requested that Deputy Chief J. Scott Bendig be appointed as the Acting Chief of Police of Montgomery Township.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Consider the appointment of J. Scott Bendig as the Acting Chief of Police of Montgomery Township.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby appoint J. Scott Bendig to the position of Acting Chief of Police of Montgomery Township, effective July 13, 2012.

MOTION: _____

SECOND: _____

ROLL CALL:

Robert J. Birch	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
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Donation Presentation – Visiting Nurses Community Association

MEETING DATE: July 23, 2012

ITEM NUMBER: #7a

MEETING/AGENDA:

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera, Chairman

BACKGROUND:

This evening the Board will be presenting a check in the amount of \$1,500 to the Visiting Nurses Community Association. Richard Cirko will be present at the meeting to accept the check on behalf of the Visiting Nurses Community Association.

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

SUBJECT: Donation Presentation – The PEAK Center

MEETING DATE: July 23, 2012

ITEM NUMBER: #76

MEETING/AGENDA:

ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera, Chairman

BACKGROUND:

This evening the Board will be presenting a check in the amount of \$3,000 to The PEAK Center. Robin Burstein will be present at the meeting to accept the check on behalf of The PEAK Center.

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

SUBJECT: Donation Presentation – Montgomery County-Norristown Public Library

MEETING DATE: July 23, 2012

ITEM NUMBER: #7c

MEETING/AGENDA:

ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera, Chairman

BACKGROUND:

This evening the Board will be presenting a check in the amount of \$9,000 to the Montgomery County-Norristown Public Library. Kathleen Arnold-Yerger will be present at the meeting to accept the check on behalf of the Montgomery County-Norristown Public Library.

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

SUBJECT: Donation Presentation – Montgomery Township Historical Society

MEETING DATE: July 23, 2012

ITEM NUMBER: #7d

MEETING/AGENDA:

ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera, Chairman

BACKGROUND:

This evening the Board will be presenting a check in the amount of \$6,000 to the Montgomery Township Historical Society. Richard Roller will be present at the meeting to accept the check on behalf of the Montgomery Township Historical Society.

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

SUBJECT: Public Hearing – Proposed Amendment to Billboard Overlay District Ordinance – Ordinance #12-257-Z

MEETING DATE: July 23, 2012

ITEM NUMBER: #8

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON:

Candyce Fluehr Chimera
Chairman

BACKGROUND:

Attached is a copy of a proposed amendment to the Billboard Overlay District Ordinance. Ordinance #12-257-Z would amend the current regulations regarding electronic billboards to allow the pixel pitch to be increased from 12 millimeters to 20 millimeters.

The proposed amendment has been reviewed by the Montgomery Township Planning Commission and Montgomery County Planning Commission. Copies of these reviews are attached.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

A public hearing was advertised for this meeting.

ALTERNATIVES/OPTIONS:

The Board could adopt or not adopt this ordinance or defer their decision to a later date.

BUDGET IMPACT:

None.

RECOMMENDATION:

That this ordinance be approved.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	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
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

Resolution #

BE IT ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township this 23rd day of July, 2012, that we hereby approve Ordinance #12-257-Z amending the BLI - Billboard Overlay District ordinance.

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: E. Van Rieker, F. Bartle, B. Shoupe, MCPC, MTPC, M. Stoerrle, Minute Book, Resolution File, File



MONTGOMERY COUNTY PLANNING COMMISSION

box 311 • norristown • pennsylvania • 19404-0311 • 610-278-3722
office location: suite 201 • one montgomery plaza • swede & airy streets • norristown pa
FAX 610-278-3941 • Website www.montcopa.org/plancom

May 29, 2012

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

Re: MCPC # 03-0044-004
Amend Billboard Internal Illumination
Pixel Pitch (Zoning Text
Amendments, Ord. 12-257-Z)
Montgomery Township

Dear Mr. Gregan:

We received a request to review the above referenced zoning text amendment on May 16, 2012, and have reviewed it in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested by Marita Stoerrle, Township Development Coordinator. We have previously reviewed revisions to this portion of the zoning text in a letter dated November 3, 2011 (MCPC #03-0044-002). We forward this letter as a report of our review and recommendations.

Background

The Township is seeking to amend the current regulations regarding electronic billboards to allow the pixel pitch (the vertical distance between the centers of pixels) to be increased from 12 millimeters to 20 millimeters.

Review Comments

Since increasing the pixel pitch is a strategy used for longer distance viewing, this seems to be appropriate for billboards along a highway such as Bethlehem Pike where these billboards are allowed.

Recommendation

At this time, we recommend approval of the proposed ordinance text amendments.

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

Should the governing body approve this amendment, Section 607 and 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Schelly". The signature is written in a cursive style with a large, stylized initial "M".

Matthew Schelly, Senior Community Planner to Montgomery Township
610-278-3739, Email: mschelly@montcopa.org

- c: Marita Stoerrle, Township Development Coordinator
- All Township Planning Commission Members
- All Township Supervisors
- Bruce Shoupe, Township Zoning Officer
- Frank R. Bartle, Esq., Township Solicitor
- Ken Amy, Township Planning Consultant
- Gilmore and Associates, Township Engineer
- Kevin Johnson, TPD, Inc., Township Traffic Engineer and Township Lighting Consultant
- Judy Stern Goldstein, Township Landscape Consultant

AGENDA ITEMS

Billboard Overlay District Text Amendment

cc: R. Birch
M. Fox
J. McDonnell
J. Walsh
C. Chimera
L. McGuire
J. Glickman
L. Manai
J. Trump
K. Johnson
Sewer Authority
F. Bartle
B. Shoupe
E. Reynolds
M. Beatty
M. Schelly
J. Goldstein
J. Rall
S. Krumenacker

MONTGOMERY TOWNSHIP PLANNING COMMISSION

June 21, 2012

The June 21, 2012, meeting of the Montgomery Township Planning Commission was called to order by Chairman Jonathan Trump at 7:30 p.m. In attendance were Commissioners Michael Beatty, Leon McGuire, and Ellen Reynolds. Also present were, Bruce Shoupe, Director of Planning and Zoning, and Candyce Fluehr Chimera, Supervisor Liaison.

The minutes of May 3, 2012, were approved as submitted.

There were no public comments.

The first item on the agenda was a discussion on amending the Billboard Overlay District to allow the pixel size to increase to no greater than 20 mm. Mr. Louis M. Kodumal, Esq. was present representing Keystone Outdoor Advertising. Mr. Kodumal explained that the expense of the 12 mm pixel size was not necessary for highway advertising that its use is normally applied for static advertisement not in areas where automobiles travel. The industry standard is normally 19 mm pixel size along the highways, whereas 12 mm pixel size is cost prohibitive. A discussion ensued on the various highway billboards throughout the region and that the request to increase the pixel size up to 20 mm is a reasonable request. The motion to recommend the increase pixel size was made by Mike Beatty and second by Ellen Reynolds. The motion was approved 4-0.

This meeting was adjourned at 8:10 p.m.

Respectfully submitted:

Bruce S. Shoupe
Director of Planning and Zoning

PROFESSIONAL LAND PLANNER

E. VAN RIEKER, AICP

215 OLD CHURCH ROAD - NORTH WALES - PENNSYLVANIA 19454

AMERICAN INSTITUTE OF
CERTIFIED PLANNERS

PHONE: 215-699-4070

FAX: 215-699-0294

E-MAIL: vanplan@verizon.net

PLANNER-IN-CHARGE PENNSYLVANIA
REGISTERED PROFESSIONAL PLANNER - NJ

VIA E-MAIL

April 16, 2012

TO: Frank Bartle, Esq.
Larry Gregan
Bruce Shoupe

FROM: E. Van Rieker, Planning Consultant

RE: Montgomery Township Billboard Overlay Amendment

I have reviewed the documents forwarded by Mr. Mancini on behalf of Keystone Outdoor Advertising in connection with the amendment to permit the pixel pitch to be changed from 12 millimeter pixel pitch to not greater than 20 millimeter pixel pitch.

The proposal appears reasonable to me, and I would suggest that you consider the amendment to the first section of subsection D.(1) (b) as outlined in Mr. Mancini's letter under date April 3, 2012.

MONTGOMERY TOWNSHIP
Montgomery County, Pennsylvania

ORDINANCE #

12-257-2

**AN ORDINANCE AMENDING ARTICLE XXXIII SECTION 230-246(D)(1)(B)
[REGULATIONS FOR INTERNAL ILLUMINATION AND CHANGEABLE COPY]
TO PROVIDE FOR A BILLBOARD INTERNAL ILLUMINENCE PIXEL PITCH
OR EQUIVALENT RESOLUTION OF NOT GREATER THAN TWENTY (20)
MILLIMETERS**

DRAFT

ENACTED: _____

MONTGOMERY TOWNSHIP

Montgomery County, Pennsylvania

ORDINANCE # 12-257Z

AN ORDINANCE AMENDING ARTICLE XXXIII SECTION 230-246(D)(1)(B) [REGULATIONS FOR INTERNAL ILLUMINATION AND CHANGEABLE COPY] TO PROVIDE FOR A BILLBOARD INTERNAL ILLUMINENCE PIXEL PITCH OR EQUIVALENT RESOLUTION OF NOT GREATER THAN TWENTY (20) MILLIMETERS

NOW, THEREFORE, it is hereby **ENACTED** and **ORDAINED** by the Montgomery Township Board of Supervisors that Article XXXIII SECTION 230-246(D)(1)(b) [Regulations for Internal Illumination And Changeable Copy] shall be amended as follows:

SECTION 1. Amendment to Article XXXIII §230-246(D)(1)(b)

Article XXXIII §230-246(D)(1)(b) shall be amended to provide for a billboard internal illuminence pixel pitch or equivalent resolution of not greater than twenty (20) millimeters, replacing the Ordinance's current parameter of "not greater than twelve (12) millimeters":

D. Regulations for internal illumination and changeable copy.

(1)

(b) Billboards having internal luminance shall have a pixel pitch or equivalent resolution of not greater than twenty (20) millimeters. The light source shall be equipped to automatically adjust brilliance levels based on ambient light conditions. White or light color backgrounds shall not exceed fifty percent (50%) of the surface area of the sign face of the billboard.

SECTION 2. Repeal and Ratification.

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the ordinances of the Township that are unaffected by this Ordinance are hereby reaffirmed and ratified.

SECTION 3. Severability.

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect, and for this reason the provisions of this Ordinance shall be severable.

SECTION 4. Effective Date.

This Ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED this _____ day of July 2012, by the Montgomery Township Board of Supervisors.

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

CANDYCE F. CHIMERA, *Chairperson*

[Seal]

Attested by:

LAWRENCE J. GREGAN
Township Manager/Secretary

LAW OFFICES
VINCENT B. MANCINI & ASSOCIATES
ATTORNEYS AND COUNSELORS AT LAW

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Of Counsel:
HON. JOSEPH T. DOYLE
Retired President Judge
Commonwealth Court of Pennsylvania

*ALSO MEMBER OF NJ BAR

April 3, 2012

Lawrence J. Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

**Re: My Client: Keystone Outdoor Advertising ("Keystone Outdoor")
March 26, 2012 Hearing on Montgomery Township Zoning Ordinance #11-251Z
Request for Text Amendment relating to Section 230-246, Subsection D.(1)(b)**

Dear Mr. Gregan:

As a follow-up to Keystone Outdoor's appearance and testimony of its Vice-President, Mr. Joseph Felici, at the March 26, 2012 hearing conducted by the Board of Supervisors, kindly accept this letter and its supporting enclosures as the request of Keystone Outdoor for a minor text amendment to that specific portion of § 230-246 (Compliance with Code Requirements) that was amended by Zoning Ordinance # 11-251Z to reflect a new subsection D (Regulations for internal illumination and changeable copy), at subsection D.(1)(b), relating to pixel pitch standards for changeable copy signs.

A "pixel" refers to a PIX [picture] ELeMent, which is the fundamental display element of an electronic screen or bitmapped image¹. Pixel pitch (otherwise known as resolution) is the distance, in millimeters, of center-to-center spacing between adjacent pixels. As a result of the Board's approval of Ordinance 11-251Z, the subsection D regulations of amended § 230-246 that will be in effect for changeable copy signs relative to pixel pitch standards state in relevant part as follows:

¹ See PC Magazine's website at: [http://www.pcmag.com/encyclopedia_term/0,2542,t=\)pixel&j=49317,00.asp](http://www.pcmag.com/encyclopedia_term/0,2542,t=)pixel&j=49317,00.asp)

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April 3, 2012
Lawrence J. Gregan
Page 2 of 3

D. Regulations for internal illumination and changeable copy

(1) . . .

(b) Billboard having internal illuminence shall have a pixel pitch or equivalent resolution of not greater than twelve (12) millimeters. The light source shall be equipped to automatically adjust brilliance levels based on ambient light conditions. White or light color backgrounds shall not exceed fifty percent (50%) of the surface area of the sign face of the billboard.

Section 230-246, Subsection D.(1)(b)(emphasis added).

Keystone Outdoor requests that the bolded language in the first sentence of Subsection D.(1)(b) be amended by the Township to use twenty (20) millimeters as the standard, so that as revised it would read as follows:

(b) Billboard having internal illuminence shall have a pixel pitch or equivalent resolution of not greater than twenty (20) millimeters. The light source shall be equipped to automatically adjust brilliance levels based on ambient light conditions. White or light color backgrounds shall not exceed fifty percent (50%) of the surface area of the sign face of the billboard.

Keystone Outdoor currently operates a double sided digital billboard with a 19 mm pixel pitch located on the West side of Route 309 at Limekiln Pike in Cheltenham Township, Montgomery County. Based on its experience and that of the outdoor advertising industry in operating such billboards, Keystone respectfully submits that the use of a twelve (12) mm pixel pitch standard for changeable copy signs in the BLI Zoning District is unnecessary and not appropriate for the BLI District, where the Township's goals of requiring clear, legible text, display logos, and non-animated graphics can be satisfied through requiring a not greater than twenty (20) mm pixel pitch standard.

Keystone Outdoor currently operates two outdoor advertising devices along Route 309 within the BLI Zoning District. It believes that any replacement digital outdoor advertising devices (changeable copy signs) for these sites that use 19 mm or 20 mm pixel pitch resolution will provide clear, legible and visually appealing displays that would be virtually indistinguishable from 12 mm displays because of the distances involved between the signs and the drivers in traffic viewing the signs from Route 309.

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VINCENT B. MANCINI & ASSOCIATES

April 3, 2012
Lawrence J. Gregan
Page 3 of 3

Keystone Outdoor's current digital billboard supplier, Watchfire Signs by Time-O-Matic, Inc., has advised my client that 12mm products are best suited for select locations involving viewing distances that are quite close, such as pedestrian walk-up locations in stadiums and other entertainment areas where the majority of viewers are located inside 30 feet. In contrast, outdoor advertising devices of the kind in the BLI District are larger in size and viewed at greater distances than the typically smaller 12 mm digital signs.

Additionally, it would be prohibitively expensive and could constitute a *de facto* exclusion for the Township to mandate the use of 12 mm displays for changeable copy signs (which could cost approximately \$450,000.00 to \$500,000.00 each, in comparison to approximately \$180,000.00 to \$200,000.00 for a double-faced, 19-20 mm pixel pitch changeable copy sign). As Mr. Felici testified, for the distances involved for drivers in the BLI district viewing the digital displays from the road, those drivers will not be able to discern any significant or justifiable difference in resolution between the prohibitively expensive 12 mm display, and a 19 or 20 mm display.

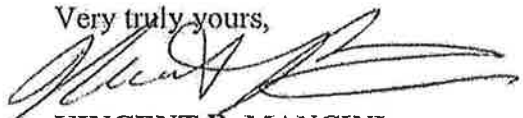
In support of Keystone Outdoor's request, enclosed for the Township's records are eight (8) sets of this letter and copies of an excerpt of information for 19 mm digital billboard products as part of a Proposal prepared by Watchfire Signs for Keystone Outdoor. The excerpt includes technical specifications and sample displays, but does not include all of the proposed contract terms between Keystone Outdoor and Watchfire Signs. **Please distribute five (5) of these sets of copies to the members of the Board of Supervisors for their review and consideration.**

Copies of this letter and its enclosures are concurrently being sent to the Township's Land Use Consultant, E. Van Rieker, AICP, as well as to the Township's Solicitor, Frank Bartle, Esq.

Keystone Outdoor appreciates the Township's efforts to provide for digital billboards on a proactive basis under the recent Zoning Ordinance Amendments for changeable copy signs, and looks forward to the opportunity to discuss this requested text amendment at the next available meeting of the Board of Supervisors.

Thank you. I remain,

Very truly yours,



VINCENT B. MANCINI

Enclosures

cc: E. Van Rieker, AICP (w/enc.)
Frank Bartle, Esq. (w/enc.)
Keystone Outdoor Advertising (w/enc.)
Londie M. Kodumal, Esq. (w/enc.)

Proof of Publication of Notice in The Reporter

Under Act No. 587, Approved May 16, 1929

Copy of notice or publication

State of Pennsylvania,
County of Montgomery

SS:

Controller or Dena Fritz, of the GOODSON HOLDING COMPANY D/B/A LRPa, LLC., a PENNSYLVANIA corporation, being duly sworn, deposes and says that THE REPORTER is a daily newspaper published at Lansdale, County and State aforesaid, which was established in the year 1870, since which date said daily newspaper has been regularly issued in said County, and that a copy of the printed notice or publication is attached hereto exactly as the same was printed and published in the regular editions and issues of the said daily newspaper on the following dates.

viz:

.....
.....
the 6th, 13th days of July A.D., 2012

Affiant further deposes he is an officer duly authorized by the GOODSON HOLDING COMPANY D/B/A LRPa, LLC., a corporation, publisher of THE REPORTER, a daily newspaper, to verify the foregoing statement under oath and also declares that affiant is not interested in the subject matter of the aforesaid notice or publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.

Controller or Dena Fritz
Goodson Holding Company D/B/A LRPa, LLC.

Sworn to and subscribed before me this date 7-13-12

Notary Public
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Teresa J. Long, Notary Public
Lansdale Boro, Montgomery County
My Commission Expires June 1, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires:

Statement of Advertising Costs

MONTGOMERY TOWNSHIP
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936

For publishing the notice or advertisement attached hereto on		
the above stated date.....	\$	690.19
Notary Fee.....	\$	5.00
Total.....	\$	695.19

Publisher's Receipt for Advertising Costs

GOODSON HOLDING COMPANY D/B/A LRPa, LLC., a corporation, publisher of THE REPORTER, a daily newspaper, hereby acknowledges receipt of the aforesaid advertising and publication, and certifies that the same have been fully paid.

By.....

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, July 23, 2012, at 8:00 PM, the Montgomery Township Board of Supervisors will hold a Public Hearing during its regular meeting to consider the enactment of:
AN ORDINANCE AMENDING ARTICLE XXXIII, SECTION 230-246(D)(1)(B) (REGULATIONS FOR INTERNAL ILLUMINATION AND CHANGEABLE COPY) TO PROVIDE FOR A BILLBOARD INTERNAL ILLUMINANCE PIXEL PITCH OR EQUIVALENT RESOLUTION OF NOT GREATER THAN TWENTY (20) MILLIMETERS, REPLACING THE ORDINANCE'S CURRENT PARAMETER OF NOT GREATER THAN TWELVE (12) MILLIMETERS.

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

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

At the completion of the Public Hearing, the Board of Supervisors will continue with the Public Meeting to render its decision thereon, unless it deems additional time is required for consideration and discussion of the above ordinances, in which case it will hold an additional Public Meeting at an announced date and time for that purpose.

LAWRENCE J. GREGAN
Township Manager

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: First Quarter 2012 Budget Report

MEETING DATE: July 23, 2012

ITEM NUMBER: #9

MEETING/AGENDA:

ACTION

NONE

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

INITIATED BY: Shannon Q. Drosnock
Finance Director

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

BACKGROUND:

The Finance Department has completed its' 2nd Quarter 2012 Budget Report. Please see the attached documentation.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Accept the 2nd Quarter 2012 Budget Report from the Finance Director.

MOTION/RESOLUTION:

None.

MOTION: _____

SECOND: _____

ROLL CALL:

Robert J. Birch	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
Candycy Fluehr Chimera	Aye	Opposed	Abstain	Absent

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




**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605

Telephone: 215-393-6900 • Fax: 215-855-6656
www.montgomerytwp.org

ROBERT J. BIRCH
CANDYCE FLUEHR CHIMERA
MICHAEL J. FOX
JEFFREY W. McDONNELL
JOSEPH P. WALSH
LAWRENCE J. GREGAN
TOWNSHIP MANAGER

To: Distribution

From: Shannon Q. Drosnock, Finance Director 

Date: July 19, 2012

Subject: Budget Status as of June 30, 2012

This memo will summarize the Year-to-Date operating results through June 30, 2012 and identify the significant activities in fund balance, revenues and expenditures. This summary was prepared based on the financial records enclosed in this packet.

- Exhibit A - Statement of Changes in the General Fund Balance. This statement helps us monitor our annual General Fund budget as well as our current General Fund balance.
- Exhibit B - Report of Fund Balances for All Funds. This report helps us monitor our available balances in each of the Township's eighteen operating/reserve funds and three fiduciary (pension) funds.
- Exhibit C - Capital Reserve Fund Analysis. This report shows balances held in Capital Reserve for both designated and undesignated purposes.
- Exhibit D - Chart Comparing General Fund Cash Balances 2011 – 2012. This report shows our general Fund Cash position during the year as compared to the prior year and assists us in projecting cash flow needs for investment purposes.
- Exhibit E – Local Enabling Tax Revenue comparison graph for 2011-2012 detailing each of the tax revenue streams for the General Fund.
- Exhibit F – Earned Income Tax Revenue comparison for 2006-2012 and projection for 2012.

General Fund 01 - Fund Balance

At the end of the 2nd Quarter of 2012, the Township has received \$7.685M or 69.2% of 2012 General Fund Budgeted Revenues, which was 4.9% higher than the \$7.32M in Revenues received during the 2nd Quarter 2011. General Fund Expenditures during the 2nd Quarter 2012 were \$4.407M which amount was 3.4% higher than the \$4.25M in Expenditures during the 2nd Quarter 2011. It should be noted that a majority of the increase in expenditures is directly related to services rendered for the increased revenues such as building inspection expenses offset by permit revenues. Year to date expenses for 2012 are projected to be 1.75% below budget for year end.

At the end of the 2nd Quarter 2012 the General Fund Balance was \$5.81M, an increase of 9% above the 2nd Quarter 2011 fund balance of \$5.32M. The various Revenue and Expenditure details are discussed in more detail below.

General Fund Revenues

- **Tax Revenues** - These revenues represent 88% of all General Fund revenues.
 - Real Estate Tax revenues for June are up .7% (\$9.7K) as compared to same period prior year. This is the first month this year that receipts are above same period prior year. At this time, 93% budgeted Real Estate taxes have been collected.
 - Earned Income Tax (EIT) revenues for June are up .6% (\$11.9K) from same period prior year. Collection of receipts significantly changed this year to date related to the full implementation of ACT 32. Receipts are expected to meet budget for the year.
 - Mercantile Tax revenues are down 2.7% (\$52.56K) and Business Privilege revenues are up 17.3% (\$117.2K) from June 2011. Both of these differences are explained by one-time events that occurred in 2011. A delinquent business paid three years of Mercantile taxes in 2011 and a 3 year refund was issued to a Business Privilege customer in 2011. Both revenue streams have exceeded budget for 2012.
 - LST revenues are exactly on budget for 2012. It should be noted that this is the first year with four full quarters of collection budgeted.
- **Permits and License Fees** – This collective group of revenues is reporting 30.2% (\$176K) above the prior year. New construction permits are down

Budget Status Report
2nd Quarter 2012

as a result of the Ryan Homes townhouse complex nearing the final phase. However there has been a high number of other permits (roof, electric, plumbing, etc) issued within the Township. As a result, overall permit revenues are ahead of prior year and are approximately 15% ahead of budget.

- Other Revenue Sources include fines, interest, grants, etc. These revenues are 4.9% (\$7K) below prior year revenues for June; however they are just .3% below anticipated budget for this period of time. The major components of this decrease are Fines and Department Services handled through the Police Department.

- Expenditures

Overall expenditures for March are 3.5% (\$148K) above June of 2011. The two major components of this increase increased Police Department expenses as a result of the Collective Bargaining Agreement (CBA) in affect this year and increased expenses in the Planning and Zoning Department, such as building inspection services, related to the increased permit fee revenues.

Included in the Police Department CBA was a one-time incentive bonus offered to officer's who permanently changed their health insurance plan to the Township's HMO plan. The Board also offered this incentive to non-uniform employees. This one-time payout occurred in January and was not accounted for in the 2012 budget but will be offset by reduced health insurance premiums for 2012.

FUNDS 04 – 99

Fire Fund - 04

Revenues and Expenditures

Expenditures through the 2nd Quarter 2012 for the Fire Fund were \$334K or 38% of budget. Revenues through the 2nd Quarter 2011 were \$592K or 65% of Budget. The end of 2nd Quarter revenues include the transfer of 25% of the \$260,000 EIT allocation to the Fire Fund and a transfer of 50% of the Local Services Tax receipts budgeted to equal \$175K to the Fire Fund for 2012. In summary, the Fire Fund is performing as expected and no significant budget concerns have been identified at this time.

Park and Recreation Fund - 05
Revenues and Expenditures

Expenditures through the 2nd Quarter for the Park and Recreation Fund were \$306K or 40% of budget. Revenues through the 2nd Quarter 2011 are \$625K or 81% of Budget. Real Estate Taxes and Summer Camp registrations are the largest revenue components of this fund; both of which are received primarily in the 2nd Quarter. The 2nd Quarter revenues also include the transfer of 50% of the \$100K EIT allocation to the Park and Recreation Fund. No significant budget variances have been identified at this time.

Basin Maintenance Fund - 06
Revenues and Expenditures

Expenditures through the 2nd Quarter for the Basin Maintenance Fund were \$32K or 46% of budget. The current Township policy is that detention basins will remain the responsibility of the contractor or a Home Owner's Association. Therefore, the only revenue to this fund will be interest and the fund balance will continue to be drawn down for maintenance of existing Township basins.

Street Light Fund - 07
Revenues and Expenditures

Expenditures through the 2nd Quarter for the street Light Fund were \$59K or 44% of budget. Revenues to this fund are derived from the annual street light assessments billed with the real-estate tax bill. Revenues through the 2nd Quarter 2011 are \$128K or 96% of budget.

Capital Projects Fund - 19
Revenues and Expenditures

The Township uses this fund to account for major capital projects such as improvement projects to Township parks. For Fiscal Year 2012, there are no projects budgeted from this Fund.

Debt Service Fund - 23
Revenues and Expenditures

Expenditures through the 2nd Quarter for the Debt Service Fund were \$113K or 24% of budget. Revenues for debt service payments are derived from interest earnings and the Debt Service portion of the Real Estate Tax (.24 mills) and totaled \$480K or 94% of Budget.

Budget Status Report
2nd Quarter 2012

Debt service payments are scheduled at various times throughout the year on a monthly, semi annual or annual basis. Interest only payments for the new open space loan began in May 2012 and are approximately \$4,250 per month. No significant budget variances with the exception of the new loan, have been identified at this time and sufficient funds are currently available to meet all debt obligations this year.

Capital Reserve Fund - 30
Revenues and Expenditures

Expenditures through the 2nd Quarter for the Capital Reserve Fund were \$1.97M exceeding the 2012 Budget as a result of land purchase and stabilization work. A budget amendment will be recommended to the Board for consideration during the July public meeting to address this. A report on expenditure and revenues for the individual reserve accounts in Fund 30 has been included in Exhibit C to this report. Revenues through the 2nd Quarter 2012 are \$1.99M exceeding budget as a result of loan proceeds for the above mentioned land purchase. This budget change will be included in the budget amendment recommendation mentioned above.

Park Development Fund – 31
Revenues and Expenditures

There are no expenditures budgeted from this fund for 2012. Revenues are received from developers for new residential units per the Land Development Agreement. To date this year, revenues for this fund are \$32K from developer contributions.

Liquid Fuels Fund - 35
Revenues and Expenditures

The revenues of this fund are received from the State as part of the State Liquid Fuels Program. Funds received in 2012 were \$481.8K which was \$25K more than the budget anticipated.

The major expenditures from this fund are for Liquid Fuel eligible expenditures associated with the annual street resurfacing and curb/sidewalk replacement program. There were no expenditures from the Liquid Fuel Fund during the 2nd Quarter 2012. The bulk of expenditures take place between May and August when the Department of Public Works performs the annual Curb/Sidewalk repair/replacement work and street resurfacing work.

Fire Relief Fund - 50
Revenues and Expenditures

The State Fire Relief allocation for 2012 will be received in September. These funds, estimated at \$255K for 2012, are by law distributed by to the FDMT Relief Association and are used by the Relief Association to make safety related expenditures on behalf of the Fire Department of Montgomery Township Volunteers.

Police Donation Fund - 92
Revenues and Expenditures

This fund accounts for private contributions made by residents and businesses to the Police Department and is used to fund programs and expenditures not otherwise budgeted in the Police operating or capital budgets. Expenditures through the 2nd Quarter 2012 from the Police Contribution fund totaled \$500 for training for the Department's Canine Program. Revenues for this fund totaled \$1K.

Environmental Fund - 93
Revenues and Expenditures

Expenditures through the 2nd Quarter 2012 for the Environmental Fund were \$2.9K. The Township received \$96K from the Northern Montgomery County Recycling Commission (NMCRC), representing the Township's share of the 2010 DEP Recycling Performance Grant. DEP is currently reviewing the 2011 Recycling Performance Grant application, the proceeds of which may be received in 2012.

Replacement Tree Fund - 94
Revenues and Expenditures

Expenditures through the 2nd Quarter 2012 for the Replacement Tree Fund were \$26K or 38% of budget. The bulk of the expenses for this fund are for Arbor Day and for Shade Tree Commission projects. Revenues to this fund come from Developer contributions and interest earnings; however there have not been any development contribution year to date.

Autumn Festival Fund - 95
Revenues and Expenditures

Expenditures for the 2nd Quarter were \$5K or 25% of budget. The Festival is scheduled to be held in October therefore expenditures will be incurred mostly during 3rd Quarter of this year. Revenues to the fund are from contributions solicited from residents and businesses in the Township and the Township has provided for a \$7k contribution from the General Fund in the 2011 Budget.

Restoration Fund - 96
Revenues and Expenditures

This fund accounts for the use of developer contributions for the Knapp Farm House restoration. The Montgomery Township Historical Society manages the restoration projects with expenses being reimbursed from this fund. The original contribution made in 2004 was for \$400K of which \$59.5K remains for future projects.

Cc: R. J. Birch
C. Fluehr Chimera
M. J. Fox
J. W. McDonnell
J. P. Walsh
A. Shade
B. Shoupe
L. J. Gregan
D. Rivas
J. S. Bendig
K. A. Costello
R. Lesniak
V. Zidek

**MONTGOMERY TOWNSHIP
STATEMENT OF CHANGES IN FUND BALANCE
GENERAL FUND
AS OF JUNE 30, 2012**

June							DOLLAR	PERCENT
	2012 BUDGET (1)	2012 ACTUAL (2)	% of TOTAL (3)	2011 BUDGET (4)	2011 ACTUAL (5)	% of TOTAL (6)	VARIANCE 2011-2012 ACTUAL (2 - 5)	VARIANCE 2011-2012 ACTUAL (2 - 5)
REVENUES								
Taxes								
Real Estate Tax	1,555,700	1,451,347	18.9%	1,575,600	1,441,640	19.7%	9,707	0.7%
Earned Income Tax	3,800,000	2,137,358	27.8%	3,770,000	2,125,431	29.0%	11,927	0.6%
Real Estate Transfer Tax	650,000	226,655	2.9%	600,000	226,870	3.1%	(214)	-0.1%
Mercantile Tax	1,870,000	1,867,106	24.3%	1,840,000	1,919,677	26.2%	(52,572)	-2.7%
Local Services Tax	540,000	273,711	3.6%	470,000	175,618	2.4%	98,093	55.9%
Amusement Tax	79,000	35,360	0.5%	78,000	30,097	0.4%	5,264	17.5%
Business Privilege Tax	785,000	794,775	10.3%	775,000	677,509	9.2%	117,266	17.3%
Total Taxes	9,279,700	6,786,312	88.3%	9,108,600	6,596,841	90.0%	189,471	2.9%
Permits and Licenses								
Building Permits	556,000	456,297	5.9%	520,700	301,164	4.1%	155,132	51.5%
Cable TV	475,000	246,017	3.2%	425,000	235,350	3.2%	10,667	4.5%
All Others	66,300	57,156	0.7%	78,300	46,632	0.6%	10,524	22.6%
Total Permits and Licenses	1,097,300	759,470	9.9%	1,024,000	583,147	8.0%	176,323	30.2%
Other Sources								
Fines	127,000	83,427	1.1%	127,000	100,233	1.4%	(16,807)	-16.8%
Interest	34,000	2,954	0.0%	25,000	7,961	0.1%	(5,007)	-62.9%
Grants	411,000	18,650	0.2%	411,000	14,286	0.2%	4,364	30.5%
Department Services	78,875	34,298	0.4%	78,875	33,627	0.5%	670	2.0%
Other Financing Sources	78,000	425	0.0%	55,000	(9,210)	-0.1%	9,635	104.6%
	728,875	139,753	1.8%	696,875	146,898	2.0%	(7,145)	-4.9%
TOTAL REVENUES	11,105,875	7,685,536	100.0%	10,829,475	7,326,886	100.0%	358,650	4.9%
EXPENSES								
Administration	1,298,735	482,185	10.9%	1,194,954	462,565	10.9%	19,621	4.2%
Finance	762,600	368,559	8.4%	791,150	362,708	8.5%	5,850	1.6%
Police	5,678,665	2,429,309	55.1%	5,585,320	2,350,589	55.2%	78,720	3.3%
Code	879,590	341,763	7.8%	823,822	322,313	7.6%	19,450	6.0%
Public Works	2,115,810	786,062	17.8%	2,091,304	761,524	17.9%	24,538	3.2%
Other Financing Uses	-	-	0.0%	-	-	0.0%	0	#DIV/0!
TOTAL EXPENSES	10,735,400	4,407,879	100.0%	10,486,550	4,259,699	100.0%	148,179	3.5%
NET REVENUES/(EXPENSES)	370,475	3,277,657		342,925	3,067,187		210,470	6.9%
INCOMING TRANSFERS	377,210	105,578		402,540	133,480		(27,902)	-20.9%
OUTGOING TRANSFERS	(720,550)	(352,413)		(665,100)	(392,286)		39,874	-10.2%
{(DEFICIT)/SURPLUS	27,135	3,030,823		80,365	2,808,380		222,442	7.9%
BEGINNING FUND BALANCE	2,783,971	2,783,971		2,521,209	2,521,209		262,762	10.4%
ENDING FUND BALANCE	2,811,106	5,814,794		2,601,574	5,329,590		485,205	9.1%

**MONTGOMERY TOWNSHIP
STATEMENT OF CHANGES IN FUND BALANCE
GENERAL FUND
AS OF JUNE 30, 2012**

June			DOLLAR	PERCENT
	June 2012 Monthly Budget	2012 ACTUAL (2)	VARIANCE Monthly Budget to Monthly Actual	VARIANCE Monthly Budget to Monthly Actual
REVENUES				
Taxes				
Real Estate Tax	1,441,109	1,451,347	10,238	0.66%
Earned Income Tax	2,149,268	2,137,358	(11,910)	-0.31%
Real Estate Transfer Tax	279,817	226,655	(53,162)	-8.18%
Mercantile Tax	1,840,704	1,867,106	26,402	1.41%
Local Services Tax	270,000	273,711	3,711	0.69%
Amusement Tax	28,857	35,360	6,503	8.23%
Business Privilege Tax	665,771	794,775	129,004	16.43%
Total Taxes	6,675,526	6,786,312	110,786	1.19%
Permits and Licenses				
Building Permits	292,432	456,297	163,864	29.47%
Cable TV	260,889	246,017	(14,871)	-3.13%
All Others	41,000	57,156	16,157	24.37%
Total Permits and Licenses	594,321	759,470	165,150	15.05%
Other Sources				
Fines	86,465	83,427	(3,038)	-2.39%
Interest	9,349	2,954	(6,394)	-18.81%
Grants	21,535	18,650	(2,885)	-0.70%
Department Services	30,464	34,298	3,833	4.86%
Other Financing Sources	(5,732)	425	6,157	7.89%
Total Other Sources	142,080	139,753	(2,327)	-0.32%
TOTAL REVENUES	7,411,927	7,685,536	273,609	2.46%
EXPENSES				
Administration	508,951	482,185	(26,765)	-2.06%
Finance	352,798	368,559	15,761	2.07%
Police	2,427,248	2,429,309	2,061	0.04%
Code	329,656	341,763	12,107	1.38%
Public Works	788,973	786,062	(2,911)	-0.14%
Other Financing Uses		-		
TOTAL EXPENSES	4,407,627	4,407,879	252	0.00%
NET REVENUES/(EXPENSES)	3,004,301	3,277,657	273,356	8.34%

- FUND ACCOUNTING
 DATE: 07/16/12
 TIME: 09:28:23

MONTGOMERY TOWNSHIP
 SIDE BY SIDE BALANCE SHEET

PAGE NUMBER: 1
 GENRPT41.4GL
 REPORT ID: 00498

SELECTION CRITERIA: YF='12'

LINE	DESCRIPTION	FUND 01 JUNE 2012	FUND 04	FUND 05	FUND 06	FUND 07	FUND 19
5	ASSETS						
10	SHORT TERM ASSETS						
15	CASH & CASH EQUIVALENTS	5,615,740.50	463,586.52	893,825.94	228,721.99	677,769.84	-2,757.50
17	INVESTMENTS	0.00	0.00	0.00	0.00	0.00	0.00
20	DUE TO/FROM	92.09	0.00	0.00	0.00	0.00	0.00
25	ACCOUNTS RECEIVABLE	1,064,495.37	12,475.55	8,186.61	412.32	1,702.66	0.00
30	PREPAID ASSETS	3,200.00	0.00	0.00	0.00	0.00	0.00
35	SUBTOTAL SHORT TERM ASSETS	6,683,527.96	476,062.07	902,012.55	229,134.31	679,472.50	-2,757.50
40	LONG TERM ASSETS						
45	FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
50	ACCUMULATED DEPRECIATION FI	0.00	0.00	0.00	0.00	0.00	0.00
55	INFRASTRUCTURE	0.00	0.00	0.00	0.00	0.00	0.00
57	ACCUMULATED DEPRECIATION IN	0.00	0.00	0.00	0.00	0.00	0.00
60	SUBTOTAL LONG TERM ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
65							
67	TOTAL ASSETS	6,683,527.96	476,062.07	902,012.55	229,134.31	679,472.50	-2,757.50
75	LIABILITIES						
80	SHORT TERM LIABILITIES						
85	ACCOUNTS PAYABLE	0.00	0.00	0.00	0.00	0.00	0.00
90	ACCRUALS AND OTHER PAYABLES	161,183.81	0.00	0.00	0.00	0.00	0.00
95	DEPOSITS	0.00	0.00	0.00	0.00	0.00	0.00
100	DEFERRED REVENUE	707,550.09	4,626.87	5,170.74	0.00	0.00	0.00
105	SUBTOTAL SHORT TERM LIABILITIES	868,733.90	4,626.87	5,170.74	0.00	0.00	0.00
110	FUND BALANCE						
115	BEGINNING FUND BALANCE	2,783,971.40	213,549.47	577,156.73	261,326.38	610,834.28	-2,343.89
120	CURRENT YEAR REVENUE/LOSS	3,030,822.66	257,885.73	319,685.08	-32,192.07	68,638.22	-413.61
125	SUBTOTAL FUND BALANCE	5,814,794.06	471,435.20	896,841.81	229,134.31	679,472.50	-2,757.50
130	TOTAL LIABILITIES AND FUND	6,683,527.96	476,062.07	902,012.55	229,134.31	679,472.50	-2,757.50

- FUND ACCOUNTING
 DATE: 07/16/12
 TIME: 09:28:23

MONTGOMERY TOWNSHIP
 SIDE BY SIDE BALANCE SHEET

PAGE NUMBER: 2
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 REPORT ID: 00498

SELECTION CRITERIA: YF='12'

LINE	DESCRIPTION	FUND 23	FUND 30	FUND 31	FUND 35	FUND 50	FUND 91
5	ASSETS						
10	SHORT TERM ASSETS						
15	CASH & CASH EQUIVALENTS	1,069,330.44	11,798,576.22	203,292.24	633,843.75	0.00	687,609.84
17	INVESTMENTS	0.00	0.00	0.00	0.00	0.00	0.00
20	DUE TO/FROM	0.00	0.00	0.00	0.00	0.00	-31,322.61
25	ACCOUNTS RECEIVABLE	9,341.91	16,955.85	320.09	238.84	0.00	-539,684.91
30	PREPAID ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
35	SUBTOTAL SHORT TERM ASSETS	1,078,672.35	11,815,532.07	203,612.33	634,082.59	0.00	116,602.32
40	LONG TERM ASSETS						
45	FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
50	ACCUMULATED DEPRECIATION FI	0.00	0.00	0.00	0.00	0.00	0.00
55	INFRASTRUCTURE	0.00	0.00	0.00	0.00	0.00	0.00
57	ACCUMULATED DEPRECIATION IN	0.00	0.00	0.00	0.00	0.00	0.00
60	SUBTOTAL LONG TERM ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
65							
67	TOTAL ASSETS	1,078,672.35	11,815,532.07	203,612.33	634,082.59	0.00	116,602.32
75	LIABILITIES						
80	SHORT TERM LIABILITIES						
85	ACCOUNTS PAYABLE	0.00	0.00	0.00	0.00	0.00	0.00
90	ACCRUALS AND OTHER PAYABLES	0.00	-0.01	0.00	0.00	0.00	0.00
95	DEPOSITS	0.00	0.00	0.00	0.00	0.00	0.00
100	DEFERRED REVENUE	6,532.41	0.00	0.00	0.00	0.00	0.00
105	SUBTOTAL SHORT TERM LIABILI	6,532.41	-0.01	0.00	0.00	0.00	0.00
110	FUND BALANCE						
115	BEGINNING FUND BALANCE	704,868.86	11,800,878.03	171,517.98	152,278.77	0.00	135,700.16
120	CURRENT YEAR REVENUE/LOSS	367,271.08	14,654.05	32,094.35	481,803.82	0.00	-19,097.84
125	SUBTOTAL FUND BALANCE	1,072,139.94	11,815,532.08	203,612.33	634,082.59	0.00	116,602.32
130	TOTAL LIABILITIES AND FUND	1,078,672.35	11,815,532.07	203,612.33	634,082.59	0.00	116,602.32

- FUND ACCOUNTING
 DATE: 07/16/12
 TIME: 09:28:23

MONTGOMERY TOWNSHIP
 SIDE BY SIDE BALANCE SHEET

PAGE NUMBER: 3
 GENRPT41.4GL
 REPORT ID: 00498

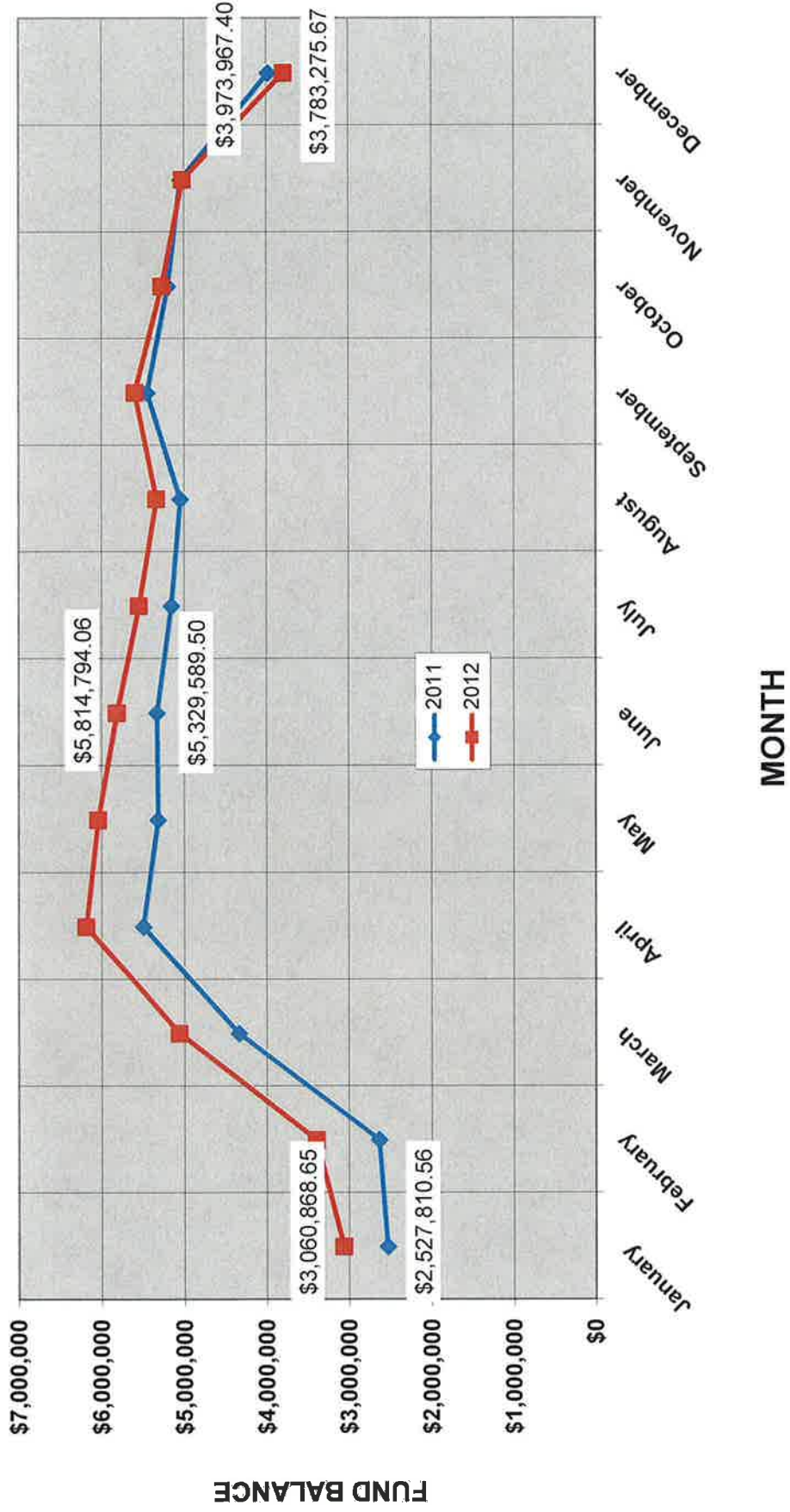
SELECTION CRITERIA: Yr='12'

LINE	DESCRIPTION	FUND 92	FUND 93	FUND 94	FUND 95	FUND 96	TOTAL
5	ASSETS						
10	SHORT TERM ASSETS						
15	CASH & CASH EQUIVALENTS	9,543.38	724,161.93	608,764.80	25,282.65	23,492.09	23,660,784.63
17	INVESTMENTS	0.00	0.00	0.00	0.00	0.00	0.00
20	DUE TO/FROM	0.00	0.00	0.00	0.00	0.00	-31,230.52
25	ACCOUNTS RECEIVABLE	14.16	1,022.83	1,003.06	41.67	37.03	576,563.04
30	PREPAID ASSETS	0.00	0.00	0.00	0.00	0.00	3,200.00
35	SUBTOTAL SHORT TERM ASSETS	9,557.54	725,184.76	609,767.86	25,324.32	23,529.12	24,209,317.15
40	LONG TERM ASSETS						
45	FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
50	ACCUMULATED DEPRECIATION FI	0.00	0.00	0.00	0.00	0.00	0.00
55	INFRASTRUCTURE	0.00	0.00	0.00	0.00	0.00	0.00
57	ACCUMULATED DEPRECIATION IN	0.00	0.00	0.00	0.00	0.00	0.00
60	SUBTOTAL LONG TERM ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
65							
67	TOTAL ASSETS	9,557.54	725,184.76	609,767.86	25,324.32	23,529.12	24,209,317.15
75	LIABILITIES						
80	SHORT TERM LIABILITIES						
85	ACCOUNTS PAYABLE	0.00	0.00	0.00	0.00	0.00	0.00
90	ACCRUALS AND OTHER PAYABLES	0.00	0.00	0.00	0.00	0.00	161,183.80
95	DEPOSITS	0.00	0.00	0.00	0.00	0.00	0.00
100	DEFERRED REVENUE	0.00	0.00	0.00	0.00	0.00	723,880.11
105	SUBTOTAL SHORT TERM LIABILI	0.00	0.00	0.00	0.00	0.00	885,063.91
110	FUND BALANCE						
115	BEGINNING FUND BALANCE	8,990.07	649,527.18	635,572.09	26,463.65	23,517.32	18,753,808.48
120	CURRENT YEAR REVENUE/LOSS	567.47	75,657.58	-25,804.23	-1,139.33	11.80	4,570,444.76
125	SUBTOTAL FUND BALANCE	9,557.54	725,184.76	609,767.86	25,324.32	23,529.12	23,324,253.24
130	TOTAL LIABILITIES AND FUND	9,557.54	725,184.76	609,767.86	25,324.32	23,529.12	24,209,317.15

	DETAIL	REVENUES	EXPENDITURES	INCOMING TRANSFERS	OUTGOING TRANSFERS	BALANCE BEGINNING 1/1/2012	BALANCE ENDING 06/30/12
Montgomery Township Capital Reserve Fund (30) 2012 Budget (inc period 13) 6/30/12		1,914,366.46				1,118,630.46	1,011,972.29
CAPITAL RESERVE (30)							
DESIGNATED RESERVES							
Loan Proceeds for Open Space/Land	-5,500,000.00						
14-Year Road Plan, curbing, sidewalk							
CDBG							
Road Paving Paving Materials	253,200.00		79,130.05				
Extra curb, sidewalk and aprons	456,000.00						
Non Liquid Fuel Curb & Sidewalk & Apr	20,000.00		27,528.12				
	505,000.00						
	1,234,200.00						
10 Year Equipment Plan					105,578.28	1,577,210.85	1,471,632.57
Transfer to General Fund	377,180.00						
Curb and sidewalk - Public Safety				6,050.00		100,000.00	100,000.00
Park Equipment Plan					12,747.75	447,806.52	441,108.77
Transfer to Park and Recreation Fund	12,800.00						
Fire Equipment Plan				50,000.00	237.00	876,176.00	925,939.00
Basin Equipment Plan						237,366.00	237,366.00
Township Building Parking Lot						0.00	0.00
Roof Replacement (5th of 10 yr Plan)						50,000.00	50,000.00
HVAC System Upgrades for Township Building						200,000.00	200,000.00
Operating Contingency						130,000.00	130,000.00
NPDES Permit	10,000.00		659.00			680,583.00	680,583.00
MS 4 Program (Neshaminy Creek)	5,000.00		1,300.00			150,000.00	145,162.70
Wissahickon Water Shed Study	4,000.00		2,712.80				
NPDES Report	15,000.00		1,445.50				
Stormwater Consortium	34,000.00						
Twin Pipes							
Drainage Projects						114,388.00	114,388.00
Horsesham Road Land Acquisition						0.00	0.00
Horsesham Road (General Hancock to N. Wales Road)						0.00	0.00
Construction Oversight							
Five Points Project						100,000.00	100,000.00
Engineering and Construction/Oversite	10,000.00		1,806.00				
Route 202 Parkway	10,000.00		2,596.60			100,000.00	100,000.00
Engineering and Construction Oversight							
Route 202 /Route 309						100,000.00	100,000.00
Adaptive/Traffic Responsive Signal Oversight	7,500.00		2,158.55				
Rt 202 - 71 T ITS	10,000.00		2,155.82				
County Line Road Improvements							
County Line Rd Engineering and	15,000.00					100,000.00	100,000.00
County Line and Doylestown Rd Ove	5,000.00						
Limekiln Pike Bridge							
Construction Oversight	5,000.00						
Route 202 Parkway 65N						0.00	(2,110.81)
Construction Oversight	7,500.00		2,110.81			108,899.00	108,899.00
Capital Improvements from Developers						2,787,826.00	3,077,711.30
Open Space	5,500,000.00		1,624,481.16			278,000.00	251,320.55
Park Capital Plan (2007- 2011)	52,500.00		26,679.45			116,288.00	116,288.00
Park Capital Plan (2006- 2008)						658,860.00	649,071.70
Community/Recreation Center	150,000.00		9,788.30			180,000.00	180,000.00
Police Radios							
Communication Center System Replacement	50,000.00		48,731.26			421,600.00	421,600.00
Technology Improvements						0.00	0.00
Engineering							
Subtotal Designated Reserves		1,914,366.46	1,833,283.42	56,050.00	118,563.03	10,633,633.83	10,710,952.07

Montgomery Township Capital Reserve Fund (30) 2012 Budget (inc period 13) 6/30/12	DETAIL	REVENUES	EXPENDITURES	INCOMING TRANSFERS	OUTGOING TRANSFERS	BALANCE BEGINNING 11/1/2012	BALANCE ENDING 06/30/12
CAPITAL RESERVE (30)							
UNDESIGNATED RESERVES							
INTEREST		5,875.06					
ADMINISTRATION							
E Gov Website - Final Year Development Fee	6,800.00						
Letter Folding Machine	825.00						
Electronic Marquee	30,000.00						
Public Information/General Use Tablet	800.00						
Upgrade to MS Office 10 Pro (16 Licenses)	5,600.00		5,568.64				
Meeting Room Video Upgrades	12,550.00		11,981.17				
accrual reversals			(4,307.36)				
	56,575.00						
FINANCE			870.00				
2011 budget business continuity project							
POLICE							
Minor Equipment	950.00						
Stinger Spike System	475.00		399.00				
Thermal Imager	7,900.00						
ENRADD Speed Timing Device	4,500.00						
	13,825.00						
FIRE							
PC for New Workstation	1,000.00						
Smart Board Emergency Management Center	4,200.00	3,892.00	4,000.00				
Smart Board Emergency Management Center (Grant)	(4,200.00)						
New Workstation Fit Out	3,500.00						
2011 PO - fleet evaluation	4,500.00						
PLANNING							
Sale of Tar Kettle		14,600.00					
PUBLIC WORKS							
Street Sweeping Storage Bins	10,000.00		4,179.57				
	10,000.00						
PARK AND RECREATION							
Tables and Benches	3,000.00						
Park and Rec Software	5,000.00		3,398.00				
Workstation Buildout	2,200.00		2,197.00				
	10,200.00						
Subtotal Undesignated Expenditures		24,370.06	28,286.02	0.00	0.00	1,150,288.34	1,127,212.96
Total All Reserves		1,938,736.52	1,861,569.44	56,050.00	118,563.03	11,763,922.17	11,798,576.22

**GENERAL FUND CASH BALANCE
2011 ACTUAL VS 2012 PROJECTION
AS OF JUNE 30, 2012**



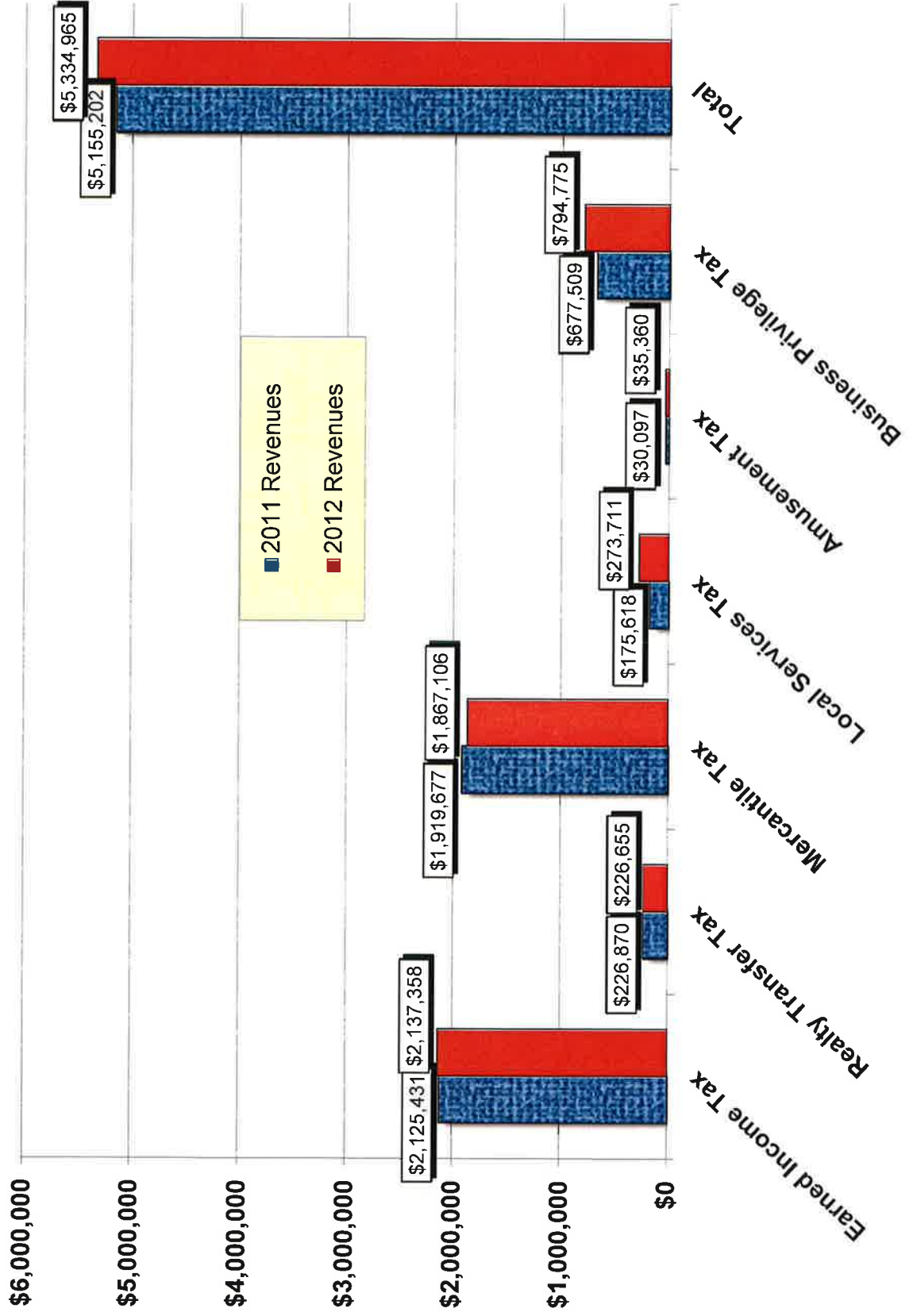
Cash Balance - General Fund 2011

	Beginning Bal	Revenues	Expenditures	Ending Balance
January	\$2,521,209.13	\$352,093.62	\$345,492.19	\$2,527,810.56
February	\$2,527,810.56	\$878,642.37	\$774,852.00	\$2,631,600.93
March	\$2,631,600.93	\$2,769,078.98	\$1,065,573.43	\$4,335,106.48
April	\$4,335,106.48	\$1,974,511.75	\$812,722.92	\$5,496,895.31
May	\$5,496,895.31	\$704,641.26	\$886,229.54	\$5,315,307.03
June	\$5,315,307.03	\$781,398.07	\$767,115.60	\$5,329,589.50
July	\$5,329,589.50	\$624,561.85	\$801,418.25	\$5,152,733.10
August	\$5,152,733.10	\$798,445.34	\$908,514.77	\$5,042,663.67
September	\$5,042,663.67	\$1,336,583.79	\$932,576.86	\$5,446,670.60
October	\$5,446,670.60	\$514,893.70	\$766,963.91	\$5,194,600.39
November	\$5,194,600.39	\$696,819.85	\$852,475.25	\$5,038,944.99
December (prior to surplus balance transfer)	\$5,038,944.99	\$756,470.84	\$1,821,448.43	\$3,973,967.40
	PROJECTED	\$12,188,141.42	\$10,735,383.15	
	FINAL BUDGET	\$11,232,015.00	\$11,151,650.00	
	OVER/(UNDER)	\$956,126.42	(\$416,266.85)	
	OVER/(UNDER)	8.51%	-3.73%	

General Fund Cash Balance Projection 2012

January	\$2,783,971.40	\$482,068.16	\$205,170.91	\$3,060,868.65
February	\$3,060,868.65	\$1,167,265.33	\$835,119.90	\$3,393,014.08
March	\$3,393,014.08	\$2,688,365.41	\$1,025,269.16	\$5,056,110.33
April	\$5,056,110.33	\$2,024,543.83	\$895,868.84	\$6,184,785.32
May	\$6,184,785.32	\$877,460.27	\$1,022,193.23	\$6,040,052.36
June	\$6,040,052.36	\$551,411.06	\$776,669.36	\$5,814,794.06
July	\$5,814,794.06	\$588,360.62	\$854,359.00	\$5,548,795.68
August	\$5,548,795.68	\$752,165.37	\$968,530.19	\$5,332,430.85
September	\$5,332,430.85	\$1,259,111.91	\$994,181.80	\$5,597,360.97
October	\$5,597,360.97	\$485,049.12	\$817,628.65	\$5,264,781.44
November	\$5,264,781.44	\$656,430.36	\$908,788.77	\$5,012,423.03
December	\$5,012,423.03	\$712,623.82	\$1,941,771.18	\$3,783,275.67
	PROJECTED	\$12,244,855.26	\$11,245,550.99	
	BUDGET	\$11,481,685.00	\$11,444,550.00	
	OVER/(UNDER)	\$763,170.26	(\$198,999.01)	
	OVER/(UNDER)	6.65%	-1.74%	

Local Enabling Tax Revenue Comparison 2011 - 2012 As of June 30, 2012



EIT Revenues - All Funds 2007-2012

	2007	2008	2009	2010	2011	2012
	Actual	Actual	Actual	Actual	Actual	Projection
January	\$ 136,497.66	\$ 186,772.55	\$ 198,653.38	\$ 155,295.63	\$ 158,257.14	\$ 197,259.13
February	\$ 459,933.82	\$ 531,022.02	\$ 514,210.32	\$ 572,852.38	\$ 410,595.47	\$ 538,222.66
March	\$ 301,862.48	\$ 298,956.87	\$ 339,228.16	\$ 277,442.94	\$ 464,181.56	\$ 307,230.24
April	\$ 253,215.48	\$ 334,307.73	\$ 356,292.49	\$ 389,664.19	\$ 383,464.33	\$ 496,591.48
May	\$ 789,083.55	\$ 754,979.88	\$ 721,936.71	\$ 799,890.40	\$ 534,941.46	\$ 476,145.96
June	\$ 347,129.61	\$ 377,599.92	\$ 276,479.82	\$ 142,114.32	\$ 353,990.62	\$ 301,908.59
July	\$ 91,669.93	\$ 155,334.99	\$ 105,750.48	\$ 129,589.83	\$ 166,301.55	\$ 166,301.55
August	\$ 556,144.36	\$ 521,070.90	\$ 632,303.66	\$ 587,764.98	\$ 386,899.05	\$ 386,899.05
September	\$ 226,128.20	\$ 252,787.48	\$ 203,019.57	\$ 205,802.98	\$ 487,611.63	\$ 487,611.63
October	\$ 106,475.98	\$ 122,464.14	\$ 158,849.96	\$ 142,752.49	\$ 110,403.82	\$ 110,403.82
November	\$ 528,411.74	\$ 465,214.11	\$ 577,861.85	\$ 449,050.83	\$ 488,346.94	\$ 488,346.94
December	\$ 282,563.15	\$ 243,505.81	\$ 62,726.74	\$ 305,104.26	\$ 340,772.63	\$ 340,772.63
Sub total collections	\$ 4,079,115.96	\$ 4,244,016.40	\$ 4,147,313.14	\$ 4,157,325.23	\$ 4,285,766.20	\$ 4,297,693.68

4.04%

-2.28%

0.24%

3.09%

0.28%

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Second Quarter 2012 Budget Amendments


MEETING DATE: July 23, 2012

ITEM NUMBER: #10

MEETING/AGENDA:

ACTION XX NONE

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

INITIATED BY: Shannon Q. Drosnock 
Finance Director

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

BACKGROUND:

During the 4th Quarter of 2011 the Township purchased a 5 acre parcel of land for open space located at 1237 Stump Road with funds designated in the Capital Reserve Fund. In March of 2012 the Township purchased land directly adjacent to the Township Building at the corner of Stump and Horsham Road (1030 Horsham Road) also with funds designated in the Capital Reserve Fund. This is the parcel of land intended for the Community/Recreation Center.

During this time, the Board passed an Ordinance to increase the indebtedness of the Township and passed a reimbursement resolution allowing the Township to reimburse itself for funds spent on the projects related to open space and the construction of a Community/Recreation Center. The Township secured a loan in the amount of \$5.5M from Univest Bank for the reimbursement process.

Three amendments to the 2012 budget are needed to accurately reflect the acquisitions of land (and related expenses) and the loan borrowings. They are detailed in the attached Exhibit A.

Furthermore, in May and June of 2012 the Board authorized site stabilization work for the parcel at 1030 Horsham Road and the hiring of consultants for a feasibility study for the Community/Recreation center. As this project progresses, it is anticipated that funds will need to be available for expenditures such as these related to the Center. A budget amendment is proposed for expenditures related to this project in 2012.

Attached in Exhibit A is the detail of the proposed transactions.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

With the approval of these Budget Amendments, the Township will continue to operate in accordance with all internal and external controls.

RECOMMENDATION:

Consider approval of the 2012 2nd Quarter Budget Amendments.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the 2012 2nd Quarter Budget Amendments to the Debt Service Fund and the Capital Fund as per attached Exhibit A.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	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
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

**Montgomery Township
Proposed 2012 2nd Quarter Budget Amendments**

Fund/Org	Account	Title	Current Budget	Expense/Revenue Increase	Amended Budget
Capital Reserve Fund					
30 393	3393	Debt Proceeds Capital Fund	\$ -	\$ 5,500,000.00	\$ 5,500,000.00
30 400	4600	Land Capital Fund	\$ -	\$ 5,500,000.00	\$ 5,500,000.00
30 400	4720	Construction in Progress Capital Fund	\$ -	\$ 150,000.00	\$ 150,000.00
23 472	4472	Debt - Interest Payments Debt Service Fund	\$ 27,925.00	\$ 50,000.00	\$ 77,925.00

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

SUBJECT: Consider Authorization to Advertise Public Hearing – Proposed Ordinance 12-263-Z Amending R3B Zoning District Regulations

MEETING DATE: July 23, 2012

ITEM NUMBER: #11

MEETING/AGENDA: ACTION xx WORKSHOP NONE

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

INITIATED BY: Bruce S. Shoupe **BOARD LIAISON:** Candyce Fluehr Chimera, Chairman
Director of Planning and Zoning Liaison – Planning Commission

BACKGROUND:

At a Workshop Meeting on June 25, 2012 Richard McBride Esq., on behalf of David Cutler Development, presented a proposal for site plan revisions to the approved Land Development Plans for the Montgomery Walk/Enclave at Montgomery development located on Hartman Road and RT 309/Bethlehem Pike.

These proposed revisions would:

- Increase the number of dwelling units by 52 units.
- Increase the percentage of units that are age restricted from 50% to 64%.
- Increase the number of age restricted housing units would be able to use and financially support the clubhouse and facilities.
- Reduce the complementary commercial area from 5 acres to @ 1 acre.
- Reduce the area of public roadways to be dedicated to the Township.

This proposal will require amendments to the R3B District provisions of the Zoning Code. The developer has provided the attached proposed ordinance to:

- Allow Single-family detached dwelling units as a permitted use under the “age-qualified” restriction on in the R3B Zoning District;
- Revise the area, height and bulk regulations to reduce the minimum building setback from the ultimate right of way of Route 309 for single family attached and single family detached “age qualified” dwellings from 200’ to 60’;
- Provide minimum lot size and dimensional requirements for “age-qualified” single-family detached dwellings on fee simple lots;
- Provide for development of “age qualified” residential uses in the complementary commercial area at a maximum density of 3.5 units per acre and increasing the minimum percentage of overall age restricted units in the development to 60%; and,
- Provide for spacing and setback criteria for single family age restricted dwellings when integrated with abutting commercial use areas.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

This is the only property in the Township zoned R3B.

PREVIOUS BOARD ACTION:

A summary of the proposed plan changes is attached.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Submit the proposed Ordinance amendment to the Township consultants, Township Planning Commission and Montgomery County Planning Commission for their review and comments, and schedule a public hearing on the proposed ordinance amendment.

MOTION/RESOLUTION: See attached.

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

RESOLUTION #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby set Monday, August 27, 2012 after 8:00 PM in the Township Building as the date, time and place for a Public Hearing to consider the proposed amendments to the R3B Zoning District Ordinance.

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

MOTION BY:

SECOND BY:

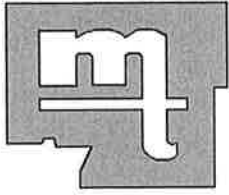
VOTE:

DATE:

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

SUMMARY - MONTGOMERY WALK/ENCLAVE AT MONTGOMERY DEVELOPMENT REVISION PROPOSAL

- **Montgomery Walk** - These would be modified in the rear area by converting two of the 11 unit courtyards into 9 unit courtyards so that virtually each unit is an end unit. The other two 11 unit courtyards will be converted into a straight-line configuration with three units per row in order to maximize end units. The overall Montgomery Walk section would have a total of 169 versus the original 174 units approved.
- **Montgomery Pointe** – these are the 109 non-age restricted townhomes being developed by Pulte and will remain unchanged.
- **Preserve area** – this was to be 13 non-age restricted singles and is proposed to be altered into 35 detached, age restricted units. An ordinance change would be required to permit detached age restricted units.
- **The 44 units in Montgomery Knoll** will be reduced to a total of 33 units. These will be the full extent of non-age restricted single family dwellings. Phase I of Montgomery Knoll is under construction and consists of 26 lots, there will only be 7 lots in the second phase.
- **309 Frontage area** – the majority of the commercial area, along with a portion of what was to have been the balance of Montgomery Knoll will be developed for a total of 49 Montgomery Walk-type attached age restricted dwellings. A potential bank pad will be reserved at the corner of Rt. 309 and Enclave Boulevard.
- The current Ordinance requires that a minimum of 50% of the total number of units be age restricted. With these revisions, this percentage will be increased to slightly above 64%.
- All of the age restricted units will have the use and enjoyment, as well as financial responsibility, for the Montgomery Walk clubhouse facility and amenities.
- All of the new units, age restricted and non-age restricted units, including those that are part of the integrated development involving the commercial area will make payment of the contribution for park improvement. Previously the commercial area did not participate.



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jonathan Trump, Chairman

DATE: July 19, 2012

RE: Amendment to R3B District Ordinance

The Planning Commission has reviewed the proposed amendment to the R3B Zoning District Ordinance and would like to recommend to the Board of Supervisors that this amendment be approved.

Motion was approved by a 4-1 vote.

Montgomery Walk Plan History and Proposal

Permitted by Code		113.61 acres x 5 units/acre = 568 Units			New Proposal		
LDS 627 - Original Montgomery Walk Plan	# Units	LDS 627A Enclave @ Montgomery Plan	#Units	Difference	# Units	Difference	
Age Restricted Carriage Homes	174	Montgomery Walk Age Restricted Carriage Homes	174	0	Montgomery Walk Age Restricted Carriage Homes	169	-5
Age Restricted Townhomes	80	Montgomery Pointe Non Age Restricted Townhouses	109	29	Montgomery Pointe Non Age Restricted Townhouses	109	0
Age Restricted Mid Rise Condo Flats	314	Montgomery Knoll Non Age Restricted Singles	47	-267	Montgomery Knoll Non Age Restricted Singles	33	-14
		Montgomery Preserve Non Age Restricted Singles	13	13	Montgomery Preserve Age Restricted Singles	35	22
		Commercial	5 Acres	New	Commercial	1 acre bank pad site	- 4 Acres
Total	568		343	-225	395	52	

ORDINANCE NO. 0

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**AN ORDINANCE AMENDING CERTAIN PROVISIONS OF ARTICLE IX-A [R-3B
AGE QUALIFIED RESIDENTIAL DISTRICT] OF THE MONTGOMERY
TOWNSHIP ZONING ORDINANCE OF 1952, AS AMENDED**

ADOPTED: _____

MONTGOMERY TOWNSHIP

ORDINANCE NO. 0

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF ARTICLE IX-A [R-3B AGE QUALIFIED RESIDENTIAL DISTRICT] OF THE MONTGOMERY TOWNSHIP ZONING ORDINANCE OF 1952, AS AMENDED

NOW, THEREFORE, it is hereby ENACTED AND ORDAINED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, that Article IX-A [R3B Age Qualified Residential District] shall be amended as follows:

§230-53.2 Use Regulations shall be amended to read as follows:

A. Uses by right:

(1) Residential dwellings and uses to include only, singularly or in groups, age-qualified single-family attached, single-family detached, and multiple family dwellings, duplex/twin/townhouse dwellings. (See § 230-53.9 herein below as to “age-qualified” restriction.)

§ 230-53.3 Area, height and bulk regulations shall be amended by adding, replacing or modifying Subsections A and C as follows:

A. Minimum building setback from ultimate right-of-way of Route 309 or other major arterial highway – single-family attached dwellings, and single-family detached dwellings. 60’

C.1. Single-family detached dwelling (building) with fee simple lotting.

Single-family detached - with fee simple lotting

Lot size minimum	7,000 sf (inclusive of any easement area)
Minimum lot width – at actual building setback	70’
Minimum lot width – at curb line	15’

Front yard – measured from curb of private street or back of sidewalk	22'
Side yard	5'/20' both, minimum
Rear yard	20', minimum
Corner lots: shall meet front yard requirement on street parallel to front of dwelling with two side yards minimum, 10' side yard on yard abutting other street	
Required spacing between dwellings	20', minimum
Building coverage	50% maximum
Impervious coverage	65% maximum
Building height	35', maximum
Decks, patios or covered porches may extend not more than 15' into the rear yard setback	
Width of private street for two way access	26', minimum
Width of private street for one way access	16', minimum
Dwelling setback from curb of guest parking	15', minimum
Shared driveways are permitted for lots having minimum width at curb line	

§230-53.11 Development criteria: Comprehensive Development Alternative Subsection E (3) shall be amended as follows:

(3a) Complementary commercial uses: in accordance with all provisions of Article XIII, C Commercial District, including the Table of Permitted Uses, Table 230-A, for R3B, as amended and all dimensional requirements shall comply with Article XIII of the Zoning Code, provided that a unified architectural style and façade treatment shall be consistent for all buildings and shall be applied to all sides and no individual building, with or without party wall, may exceed 15,000 square feet on one floor and a maximum height of 35 feet. All uses must have frontage on a major arterial roadway, with average site depth measured from ultimate right-of-way not to exceed 325 feet.

(3b) All or a portion of a designated complementary commercial use area may be developed for age restricted residential uses otherwise provided for hereinabove at Section 230-53.2A(1) if designed and developed as an integrated plan with abutting lands in the R-3B Age Qualified Residential District. The density of the Comprehensive Development Alternative permitted at Section 230-53.11C shall be a maximum of 3.5 units per acre if all or a portion of a designated complementary commercial use area is so developed provided that the percentage of age restricted residential units within the overall Comprehensive Development Alternative is increased to a minimum of sixty (60%) percent.

§230-53.11 Development criteria: Comprehensive Development Alternative Section E shall be amended by adding Subsection (3.1)

(3.1) The spacing and setback criteria set forth herein below apply to single family attached age restricted dwellings integrated with abutting commercial use area, dwellings located along private streets or drives. Spacing and setback requirements shall be as follows:

Building setback from:

Curb of private street or drive (face of garage or back of sidewalk)	22'
Private street or drive (non-garage face)	15'
Emergency Access Drive	10'
Guest parking- curb line	10'
Overall tract boundary	25'
Internal parcel lines	15'
Ultimate right-of-way of Route 309 or other major arterial roadway	60'

Other buildings:

(distance measured from face of building wall)

Front to front	60'
Front to back	40'
Back to back	25'

Side to front/back	20'
Side to side	20'

Decks, patios, porches, or other building projections may extend into the required minimum setbacks by not more than 10 feet, provided same is clearly depicted on the recorded subdivision/land development plan.

Units arranged in a courtyard driveway configuration are permitted to count two spaces in each garage toward the minimum of 2.5 spaces per unit parking requirement. All other units are permitted to count one space in each garage and one space in each driveway toward the minimum parking requirement.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Authorize Advertisement for a Public Hearing –Liquor License Transfer – Bonefish Grill

MEETING DATE: July 23, 2012

ITEM NUMBER: #12

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera
Chairman

BACKGROUND:

Attached is the application for a liquor license transfer for Bonefish Grill at Airport Square. This is an intermunicipal transfer of a liquor license. It is required that a public hearing be held on this application within 45 days or by August 27, 2012, unless the applicant agrees to an extension of the time limit.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

The Board could set a date for a public hearing to discuss this application. Or the Board could choose not to set a hearing date.

BUDGET IMPACT:

None.

RECOMMENDATION:

This matter is on the agenda for your consideration to set a date for a public hearing. It is recommended that a hearing be set for August 27, 2012.

MOTION/RESOLUTION:

The resolution is attached.

ROLL CALL:

MOTION: _____

SECOND: -----

Robert J. Birch	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Stephen A. Prousi	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	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 set Monday, August 27, 2012, after 8:00 p.m., in the Township Building, as the date, time and place for a Public Hearing for an Intermunicipal Liquor License Transfer for Bonefish Grill, which is to be located at Airport Square Shopping Center.

BE IT FURTHER RESOLVED that the Township Solicitor is authorized to advertise for this public hearing.

MOTION BY:

SECOND BY:

VOTE:

DATE:

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



Mark E. Kozar, Esquire
Direct Dial: 412-456-2126
E-mail Address: mkozar@flaherty-ohara.com

LAW OFFICES
610 Smithfield Street
Suite 300
Pittsburgh, PA 15222

412-456-2001
FAX: 412-456-2019
www.flaherty-ohara.com

Toll Free: 1-866-4BEVLAW
File No. 93189.085

RECEIVED

JUL 17 2012

MONTGOMERY TOWNSHIP

July 16, 2012

Via Federal Express

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

**Re: Request by Bonefish Grill, LLC for Approval of Intermunicipal Transfer of
Restaurant Liquor License**

Dear Mr. Shoupe:

Per your email to me dated July 13th, enclosed is the Montgomery Township Application for Intermunicipal Transfer and a filing fee check in the amount of \$1,000.00 payable to Montgomery Township.

Please schedule the intermunicipal hearing as soon as possible, thank you.

In the event that you have any questions or need additional information, please feel free to contact me directly.

Best regards,

A handwritten signature in black ink, appearing to read 'Mark E. Kozar', written over the typed name.

MARK E. KOZAR

MEK:
Enclosures

Name of the Establishment proposed to be licensed:

Bonefish Grill

Type of Liquor License proposed to be Transferred:

restaurant

Anticipated date for license transfer and commencement of operations pursuant to liquor license:

Date of Transfer- 60 days from filing with PLCB

Commencement of Operations-December 31, 2012

List all locations owned or operated by the applicant which currently hold a liquor license. (Use a separate sheet if necessary.) Provide name, address, and liquor license number of those locations.

See attached

Has the applicant or anyone associated with these locations ever been cited for liquor law violations? Yes _____ No X

If yes, please explain. (Use a separate sheet if necessary.)

Has applicant had a request for a liquor license transfer denied?

Yes _____ No X

If yes, please explain. (Use a separate sheet if necessary.)

Has the applicant, or if a corporation, any officer or director of the corporation, or if a partnership or association, any member or partner of the partnership or association, been convicted or found guilty of felony within a period of five years? NO

If yes, please explain. (Use a separate sheet if necessary.)

Provide the name, address (if applicable) and distance from the proposed licensed premise to the following:

Nearest Licensed Establishments: Romano's Macaroni Grill
29 Airport Square
Northwales, PA 19454
300 feet (Distance)

Nearest Schools: Gwyn-Non Elementary School
139 E. Hancock Street
Northwales, PA 19454
1.3 miles (Distance)

Nearest Public Playgrounds: Fellowship Park
Meadowood Drive
1.2 miles (Distance)

Nearest Churches: Keystone Community Fellowship
427 Stump Road
Northwales, PA 19454
2,500 feet (Distance)

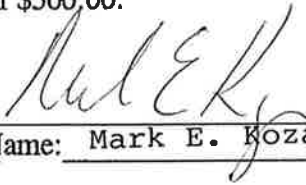
Nearest Charitable Institutions: Salvation Army
671 Bethlehem Pike
Montgomeryville, PA 18936
1.5 miles (Distance)

Nearest Hospitals: St. John's Vianney Hospital
701 Lansdale Ave.
2.0 miles (Distance)

Provide a list of existing liquor licenses in Montgomery Township which are inactive, in safekeeping and/or are for sale. Include the name, address and telephone number of the contact person for each. (Use a separate sheet, if necessary.)

Ristorante Castello, Inc. R-16202-Inactive
Habib Troudi 1200 Welsh Rd. Northwales, PA 19454

I hereby swear that all of the information provided on this application is true and correct to the best of my knowledge and belief. Further, I understand that the presentation of false information will subject me to possible arrest, fine, and imprisonment. Attached to this application is the required application fee of \$500.00.

Signed: 

Printed Name: Mark E. Kozar, Esq.

7/16/12
Date

1. Bonefish Grill, LLC
4889 Westchester Pike
Newtown Square, PA 19073
R-16749

2. Bonefish Grill, LLC
901 Lehigh Lifestyle Center
Whitehall, PA 18052
R-16407

3. Bonefish Grill, LLC
1015 Easton Road
Willow Grove, PA 19090
R-17351

4. Bonefish Grill, LLC
460 W. Lincoln Highway
Exton, PA 19341
R-18938

5. Bonefish Grill, LLC
500 N. Oxford Valley Road
Langhorne, PA 19047
R-21052

6. Bonefish Grill, LLC
960 Plaza Blvd.
Lancaster, PA 17601
R-18361

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consideration - Preliminary/Final Land Development Plan – Patient First –
713 Bethlehem Pike – LD/S #661

MEETING DATE: July 23, 2012

ITEM NUMBER: #13

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: Candyce Fluehr Chimera
Chairman

BACKGROUND:

The applicant, Patient First, proposes to redevelop the existing La-Z-Boy Furniture Store, which is located on the east side of Bethlehem Pike, to the north of the intersection of Doylestown Road and Horsham Road. The plans propose to re-use the core of the existing one-story 11,061 square foot building and expand the parking facility adjacent to Route 309 to accommodate seven additional parking spaces. The plans also propose the location of an enclosed dumpster facility, a storm water management facility, landscaping and lighting.

The Township staff and consultant have reviewed this plan for compliance with Township Codes. Township Staff and consultants recommend that the waivers requested be approved. The plan has been recommended for approval by the Township and County Planning Commissions.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

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

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

The Board could approve this plan or deny this plan with the conditions/waivers 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
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	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 OF PATIENT FIRST, LOCATED AT 713 BETHLEHEM PIKE.

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 **Patient First, located at 713 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. letters dated July 20, 2012, June 14, 2012; Boucher & James, Inc. letters dated July 12, 2012 and May 24, 2012; Montgomery Township Planning Commission comments dated July 19, 2012; Montgomery County Planning Commission comments dated May 25, 2012; Traffic Planning and Design, Inc. letter dated July 19, 2012 and May 31, 2012; Montgomery Township fire Marshal's Office comments dated July 18, 2012; and Kenneth Amey's letter dated July 13, 2012.
2. The Applicant shall enter into a Land Development Agreement and post financial security for all improvements to the satisfaction of the Township Engineer and Township Solicitor for each phase of this development. The record plan shall indicate each phase.
3. The Applicant shall sign a Declaration of Covenants and Restrictions regarding the ongoing maintenance and replacement of street trees and buffer plantings and required on-lot plantings and enter into a Storm Water Operation and Maintenance agreement with Montgomery Township.
4. 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.
5. The Applicant shall be responsible for payment of all Township Consultant fees related to this project.
6. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
7. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
8. All required street signage shall be furnished and installed in accordance with PADOT's regulations as amended.

Be it further resolved, that the following waivers are hereby requested to be **granted only to the extent that they concur with the recommendation of the consultants:**

1. Section 205-10.H (7) (b) – the requirement that handicapped parking stalls should be 12 feet wide. The applicant has proposed 8 foot wide handicapped parking stalls which meet national ADA standards. *(The Township Traffic Engineer supports this waiver request)*
2. Section 205-10H (4) the existing 15-foot wide one-way parking isle on the south side of the building does not comply with the 22-foot width requirement. The applicant has provided an auto-turn template showing that the Township's aerial truck can maneuver through this area and around the site. *(The Township Traffic Engineer supports this waiver request)*
3. Section 205-51-A (9) – requiring showing all existing trees on site over 8 inches. *(The Township Landscape Engineer supports this waiver request.)*
4. Section 205-52.A (2) – the requirement for street trees. The applicant is requesting a location waiver and will place the trees elsewhere on the site. *(The Township Landscape Engineer supports this waiver request.)*
5. Section 205-52.B (3) – the requirement for softening buffer. The applicant is requesting waiver on the required location waiver and will place the required landscaping elsewhere on the site. *(The Township Landscape Engineer supports this waiver request.)*
6. Section 205-52D (a) & (c) regarding planting within parking islands. The applicant is restriping an existing parking lot and creating 7 new parking spaces and request that the required one (1) additional tree be relocated elsewhere on the site. *(The Township Landscape Engineer supports this waiver request.)*
7. Section 205-53 – Preservation and protection of existing trees – the applicant will install the required tree protection fencing as required. The applicant requests a waiver on placing the existing tree information on their plans. *(The Township Landscape Engineer supports this waiver request.)*
8. Section 205-101 and 205-102 – from providing a Traffic Management Study. *(The Township Traffic Engineer supports this waiver request)*
9. Section 230-78.A and 230-137 – A planting area of no less than 25 feet in width shall be planted along all street frontages of the property, exclusive of driveways and access areas (230-78.A). Section 230-78 allows the Board of Supervisor to waive or reduce the planting area when the property does not abut a residential district, which this property does not. Furthermore, Section 230-137 allows parking along street frontage, whereby causing a conflict of two sections within the Zoning Code.
10. Section 205-22 – Sidewalk along Bethlehem Pike frontage. The applicant has met with PennDOT concerning the redesign of the 5-Points Intersection proposed to start in 2015 and the plans show the installation of sidewalk along Bethlehem Pike. *(The Township Traffic Engineer supports this waiver request condition upon that this property is included within PennDOT's project. If it is not the applicant is required to comply)*

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

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 23rd day of July, 2012.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by PF Montgomeryville, LLC this _____
day of _____, 2012.

Applicant

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. Title Sheet	5-11-12	6-25-12
2. Existing Features Plan	5-11-12	6-25-12
3. Demolition Plan	5-11-12	6-25-12
4. Site Plan	5-11-12	6-25-12
5. Construction Improvement Plan	5-11-12	6-25-12
6. Landscape Plan	5-11-12	6-25-12
7. Landscape Detail Sheet	5-11-12	6-25-12
8. Erosion & Sedimentation Control Plan	5-11-12	6-25-12
9. Erosion & Sedimentation Detail Sheet	5-11-12	6-25-12
10. Construction Detail Sheet	5-11-12	6-25-12
1. Lighting Plan	2-1-12	



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

July 20, 2012

File No. 12-04033

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18976

Reference: Patient First – LD/S # 661
713 Bethlehem Pike
Parcel Number #46-00-00208-00-7

Dear Bruce:

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

I. Submission

- A. Preliminary/Final Land Development Plans, as prepared by Nave Newell, Inc., ten (10) sheets, dated May 11, 2012, last revised June 25, 2012.

II. General Information

The subject property (TP #46-00-00208-007) is located on the east side of Bethlehem Pike (S.R. 309). The front portion of the site is within the C Commercial Zoning District while the rear portion is within the BP Business Office and Professional Zoning District. The portion of the site within the Commercial District is fully developed and contains a bituminous parking area, 11,061 SF building and an above ground stormwater management basin. The rear portion of the site is undeveloped and wooded. The Applicant proposes to redevelop the existing site by retrofitting the existing building for the proposed medical office use. The redevelopment of the site will also include: mill and overlay of the entire parking area, relocation of the handicap parking spaces, installation of an underground detention basin to replace the existing above ground basin, and landscaping & lighting improvements. The site will continue to be served by public water and sewer.

III. Review Comments

A. Zoning Ordinance

1. §§230-78.A & 230-137 – A planting area of no less than 25 feet in width of grass, lawns, shrubbery, evergreen and trees shall be planted along all street frontages of the property, exclusive of driveway and access areas (§230-78.A). The proposed relocation of the handicap parking spaces to the front of the building will encroach into the required 25 foot landscaped area along the Bethlehem Pike Right-of-Way. However, required off-street parking is permitted within the required yard areas (§230-137). Therefore, the parking is permitted as proposed.

BUILDING ON A FOUNDATION OF EXCELLENCE

B. Subdivision and Land Development Ordinance

It is our understanding that this application may be processed as a waiver of land development. As such, the Applicant should comply with the following Subdivision and Land Development Ordinance (SALDO) comments in conjunction with a waiver of land development approval. In the event a waiver of land development is not granted by the Board of Supervisors, the Applicant will need to comply with additional regulations contained in the ordinance and/or obtain waivers from the ordinance requirements not specifically mentioned below:

1. §205-3 – Although this application is considered as a waiver of land development, we recommend that an occupancy permit not be issued until the required improvements have been constructed or the Township has been assured, by means of a proper completion guaranty, that improvements will subsequently be installed.
2. §205-17.D(4) – Where new concrete curb is proposed it shall be in accordance with the standard detail design specifications set forth in Appendix A of the SALDO (8" reveal). Where existing curb is to be replaced or placed adjacent to existing sidewalk and it is impractical to provide the full curb height, the proposed curb reveal shall match the existing curb reveal.
3. §205-19 – The plans should be submitted and reviewed by the Montgomery Township Sewer Authority.
4. §205-20 – The Applicant shall supply a letter from the water company stating that the proposed development can be served.
5. §205-21 – The Township Fire Marshal should review the plans to determine if any fire hydrants need to be provided on site.
6. §205-22 – The Supervisors should determine if sidewalks are required along Bethlehem Pike (S.R. 309).
7. §205-49 – We defer to Boucher & James, Inc. for review of the plans with respect to the landscape requirements of the Ordinance.
8. The lighting plan should be submitted and reviewed by Traffic Planning and Design, Inc.
9. §205-82.B – We defer to the Township Solicitor's office to determine if the waiver of land development plan should be recorded. If so, the sheet index and required recording blocks should be placed on sheet 4.
10. §205-101 & §205-102 – On sheet 4, reference is made to a waiver request from the requirements of these sections to not conduct a traffic management study. We defer this issue, as well as any issues related to site access, to the Township Traffic Engineer, Traffic Planning and Design, Inc.
11. A truck turning template should be added to the plans to demonstrate that a fire truck can safely access and maneuver through the site.
12. Calculations shall be provided that demonstrate the underground stormwater facility is capable of supporting the outrigger load from an aerial fire truck (88,000 lbs).

13. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshal, PennDOT, etc.). Copies of these permits and approvals should be submitted to the Township prior to execution of a development and financial security agreement needed before starting construction.

C. Stormwater Management

1. A Stormwater Maintenance Agreement should be executed to the satisfaction of the Township Solicitor.

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


As mentioned above, we recommend that if a waiver of the land development process is granted that said approval be conditioned upon the applicant addressing the comments within this letter to the satisfaction of the Township Engineer.

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

Sincerely,



Russell S. Dunlevy, P.E.
Executive Vice President
Gilmore & Associates, Inc.



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

RSD/JPD/sl

cc: Lawrence J. Gegan, Manager - Montgomery Township
Marita A. Stoerle, Development Coordinator - Montgomery Township
Kevin Johnson, P.E. - Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. - Boucher & James, Inc.
Ken Amey, AICP
Brad Midgette, Applicant - PF Montgomeryville, LLC
Gregory Newell, P.E. - Nave Newell, Inc.
Alex Tweetie, P.E. - Nave Newell, Inc.
Denise Yarnoff - Riley, Riper, Hollin & Colagreco



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

June 14, 2012

File No. 12-04033

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18976

Reference: Patient First – LD/S # 661
713 Bethlehem Pike
Parcel Number #46-00-00208-00-7

Dear Bruce:

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

I. Submission

- A. Preliminary/Final Land Development Plans, as prepared by Nave Newell, Inc., ten (10) sheets, dated May 11, 2012.
- B. Stormwater Management Report, as prepared by Nave Newell, Inc., dated May 11, 2012.
- C. Land Development Waiver Request Letter, prepared by Riley, Riper, Hollin & Colagreco, dated May 11, 2012.
- D. Deed for the subject property.

II. General Information

The subject property (TP #46-00-00208-007) is located on the east side of Bethlehem Pike (S.R. 309). The front portion of the site is within the C Commercial Zoning District while the rear portion is within the BP Business Office and Professional Zoning District. The portion of the site within the Commercial District is fully developed and contains a bituminous parking area, 11,061 SF building and an above ground stormwater management basin. The rear portion of the site is undeveloped and wooded. The Applicant proposes to redevelop the existing site by retrofitting the existing building for the proposed medical office use. The redevelopment of the site will also include: mill and overlay of the entire parking area, relocation of the handicap parking spaces, installation of an underground detention basin to replace the existing above ground basin, and landscaping & lighting improvements. The site will continue to be served by public water and sewer.

BUILDING ON A FOUNDATION OF EXCELLENCE

III. Review Comments

A. Zoning Ordinance

1. §§230-78.A & 230-137 – A planting area of no less than 25 feet in width of grass, lawns, shrubbery, evergreen and trees shall be planted along all street frontages of the property, exclusive of driveway and access areas (§230-78.A). The proposed relocation of the handicap parking spaces to the front of the building will encroach into the required 25 foot landscaped area along the Bethlehem Pike Right-of-Way. However, required off-street parking is permitted within the required yard areas (§230-137). Therefore, the parking is permitted as proposed.

B. Subdivision and Land Development Ordinance

It is our understanding that this application may be processed as a waiver of land development. As such, the Applicant should comply with the following Subdivision and Land Development Ordinance (SALDO) comments in conjunction with a waiver of land development approval. In the event a waiver of land development is not granted by the Board of Supervisors, the Applicant will need to comply with additional regulations contained in the ordinance and/or obtain waivers from the ordinance requirements not specifically mentioned below:

1. §205-3 – Although this application is considered as a waiver of land development, we recommend that building permits not be issued until the required improvements have been constructed or the Township has been assured, by means of a proper completion guaranty, that improvements will subsequently be installed.
2. §205-10.H(4) – Dimension should be added to the plans for a typical parking stall as well as the proposed drive aisles so that compliance with this section can be verified. Additionally, the proposed parking stalls are required to be double lined and a striping detail should be added to the plans.
3. §205-10.G(8) – A 75' clear sight triangle should be depicted on the plans at the entrance driveway. No obstruction, including the proposed monument sign, should be located within the required clear sight triangle. Additionally, the location of a stop sign (R1-1) should be depicted on the plans at the driveway exit.
4. §205-17.D(4) – Concrete curb in accordance with the standard detail design specifications set forth in Appendix A of the SALDO shall be placed along all commercial driveways and parking lots (8" reveal). The proposed integral curb and sidewalk around the building has a variable reveal between 6" and 1.5". It appears from the provided spot elevations that the existing curbing installed throughout the site has a 6" reveal. The Supervisors should determine if the proposed reveal along the integral curb and sidewalk is acceptable for this application.
5. §205-19 – The plans should be submitted and reviewed by the Montgomery Township Sewer Authority.
6. §205-20 – The Applicant shall supply a letter from the water company stating that the proposed development can be served.

7. §205-21 – The Township Fire Marshal should review the plans to determine if any fire hydrants need to be provided on site.
8. §205-22 – The Supervisors should determine if sidewalks are required along Bethlehem Pike (S.R. 309).
9. §205-26 – We offer the following comments with respect to the submitted Erosion and Sediment Control Plan:
 - a. The area within the limits of disturbance should be labeled on the plans.
 - b. All erosion and sediment control features including the proposed silt fence in the Bethlehem Pike ROW should be shown within the limits of disturbance.
 - c. The filter sox should be installed on the down slope side of the topsoil stockpile.
 - d. The sequence of construction should be revised to include a note stating that the contractor is to notify the Township and the Township Engineer 48 hours prior to the start of construction.
 - e. We recommend that a temporary pipe be installed to connect the double inlet within the parking area to the inlet in the Bethlehem Pike Right-of-Way to prevent the underground basin from flooding in the event that rainfall occurs before the underground basin construction is complete.
10. §205-49 – We defer to Boucher & James, Inc. for review of the plans with respect to the landscape requirements of the Ordinance.
11. The lighting plan should be submitted and reviewed by Traffic Planning and Design, Inc.
12. §205-79.A(2) – Proposed top of grate and invert information should be shown on the plans for the existing double type 'C' inlet that is to be converted to a double type 'M'. Rim and invert elevation information should also appear on the plans for the proposed manhole that will act as an outlet structure for the underground basin.
13. §205-79.B - The County Planning Commission approval block on sheet 4 incorrectly references Chester County and should be revised.
14. §205-82.B – We defer to the Township Solicitor's office to determine if the waiver of land development plan should be recorded. If so, the sheet index and required recording blocks should be placed on sheet 4.
15. §205-101 & §205-102 – On sheet 4, reference is made to a waiver request from the requirements of these sections to not conduct a traffic management study. We defer this issue, as well as any issues related to site access, to the Township Traffic Engineer, Traffic Planning and Design, Inc.

16. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshal, PennDOT, etc.). Copies of these permits and approvals should be submitted to the Township prior to execution of a development and financial security agreement needed before starting construction.

C. Stormwater Management

1. §205-18.A(1) – A pipe calculation should be added to the drainage report to confirm that the proposed 15” HDPE pipe from the existing double inlet to the underground basin has adequate capacity to convey runoff from the 10-year storm as required by this section.
2. §205-79.A(2)(b)[4] – A profile should be added to the plans for the pipe run from the existing double inlet to the underground basin.
3. We offer the following comments with respect to the underground detention basin design:
 - a. The provided cross-section detail for the Stormtech system references “inspection ports by design engineer”. A detail for the proposed inspection ports should be provided on the plans. The inspection ports will need to be capable of handling H-20 loading if located within the parking area. Additionally, the location of the proposed inspection ports should be depicted in plan view.
 - b. A snout or other water quality device should be utilized in proposed MH #1 in order prevent debris from entering the underground basin.
4. A note should be added to the plans stating that “As-built elevations should be provided to the Township Engineer for the underground stormwater facilities prior to backfilling to verify that they are constructed in accordance with the approved plans”.
5. It should be indicated on the plans that the maintenance and ownership of the proposed underground detention facility will be the responsibility of the lot owner and maintenance guidelines for the BMP should be added to the plans. Also, a blanket easement should be provided over the site for inspection by the Township and a Stormwater Maintenance Agreement should be executed to the satisfaction of the Township Solicitor.

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

As mentioned above, we recommend that if a waiver of the land development process is granted that said approval be conditioned upon the applicant addressing the comments within this letter to the satisfaction of the Township Engineer.

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

Sincerely,



Russell S. Dunlevy, P.E.
Executive Vice President
Gilmore & Associates, Inc.



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

RSD/JPD

cc: Lawrence J. Gregan, Manager - Montgomery Township
Marita A. Stoerrle, Development Coordinator - Montgomery Township
Brad Midgette, Applicant - PF Montgomeryville, LLC
Gregory Newell, PE - Nave Newell, Inc.
Alex Tweetie, PE - Nave Newell, Inc.
Denise Yarnoff - Riley, Riper, Hollin & Colagreco



Boucher & James, Inc.
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www.bjengineering.com

INNOVATIVE ENGINEERING

July 12, 2012

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



**SUBJECT: PATIENT FIRST
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
TOWNSHIP LD/S NO. 661
PROJECT NO. 1255261R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Patient First Preliminary/Final Land Development Plans prepared by Nave Newell, Inc. last revised June 25, 2012. The site fronts State Route 309 (Bethlehem Pike) to the north of the intersection of SR 309, SR 202 (Doylestown Road), and SR 463 (Horsham Road), at the former La-Z-Boy furniture building. The parcel lies both within the Township's C Commercial District and the BP Business Office and Professional District.

The site totals 2.073 acres to the title line and is surrounded by existing commercial establishments, with the exception of tax parcel 46-00-00463-004, which is currently utilized as a single family dwelling unit. The terminus of the Betty's Avenue right-of-way is adjacent to the southeastern corner of the site. An area of mature woodlands exists within the portion of the property zoned BP, and within the portion of the property contained within the 30-foot wide drainage easement along the southern parcel boundary.

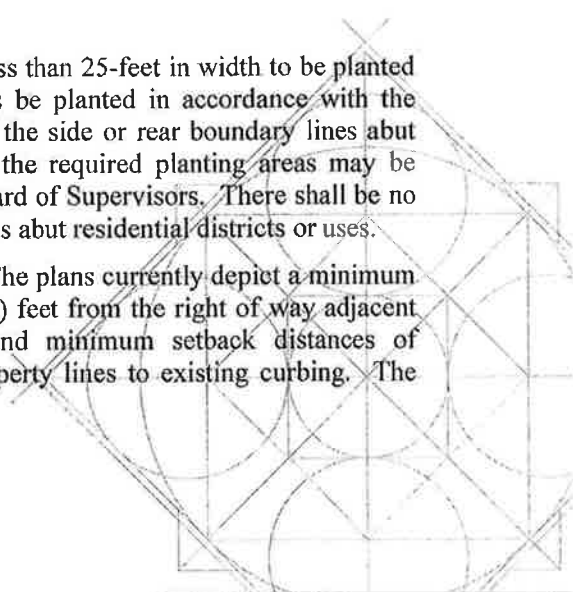
The plans propose to re-use the core of the existing one-story 11,061 square foot La-Z-Boy furniture building and expand the existing parking facility adjacent to SR 309 to accommodate three seven (7) additional parking spaces. Additionally, the plans propose the location of an enclosed dumpster facility, a storm water management facility, landscaping, and lighting.

The Applicant is requesting a waiver from the land development process.

We offer the following comments for your consideration.

1. Zoning

- A. ZO Section 230-78.A. requires a planting area no less than 25-feet in width to be planted with grass, lawns, shrubbery, evergreens and trees be planted in accordance with the Subdivision and Land Development Ordinance. If the 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. There shall be no waiving or reduction of buffer areas when those areas abut residential districts or uses.
1. Commercial uses abut the parcel boundary. The plans currently depict a minimum setback distance of approximately twenty (20) feet from the right of way adjacent SR 309 to the proposed parking stalls, and minimum setback distances of approximately six (6) feet from the side property lines to existing curbing. The



Board of Supervisors should determine if the extent of the proposed setbacks are sufficient.

2. Landscape Plan Requirements

- A. SLDO Section 205-51.A.(9) requires that trees with trunks eight (8) inches in diameter or more, measured at four and one-half feet above grade be identified and shown on the plans. Trees in hedge rows, groves, and woodlands may be shown by indicating the outer canopy or drip line of the tree grouping. Existing trees, shown as masses, must be labeled with an approximate quantity and caliper inches as calculated in accordance with SLDO Section 205-53. The plans have been revised to depict the location of two trees located in close proximity to the limits of disturbance, with one eighteen (18) inch tree to be removed, however the remainder of the woodlands and hedgerows on site have not been identified as required. The plans should be revised or a waiver would be required.
- B. SLDO Section 205-51.A.(18) requires that a detailed cost estimate shall be attached to the Final Landscape Plan submission for the preparation of the Land Development Agreement. The required information should be provided with final submission.

3. Planting Requirements

- A. SLDO Section 205-52.D.(a) requires that one (1) tree per 10 parking spaces, plus six (6) shrubs per two (2) spaces, plus one (1) shade tree per 290 square feet of parking islands be provided within parking lots. The required quantities are in addition to any other landscape requirement. The plans should be revised to provide the required landscaping for the areas where the site is being improved or a waiver of this section would be required.
- B. SLDO Section 205-52.D.(c) outlines provisions for landscape islands with a minimum width dimension of 15-feet and not less than 290 square feet in area. It is noted that the applicant has provided parking islands within the existing parking lot, however the dimensional requirements have not been met. The plans should be revised to comply with this ordinance section, or a waiver would be required.

4. Preservation, Protection and Replacement of Trees

- A. SLDO Section 205-53. outlines requirements for preservation of existing trees. Information regarding the existing vegetation on site has not been provided in accordance with SLDO Sections 205-51.A.(9). The plans have been revised to depict the location of two trees located in close proximity to the limits of disturbance, with one eighteen (18) inch tree to be removed, and one replacement tree as required. The remainder of the woodlands and trees onsite have not been identified. The plans should be revised or a waiver would be required.

5. General Comments

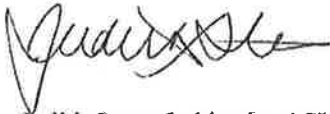
- A. The miscellaneous label for a Honeylocust located in the north-eastern corner of the parking lot should be removed from the plans.
- B. It appears that the total quantities of perennial plant materials indicated in the Landscape Schedule do not match the quantities depicted on the plans. The total quantities of perennial plantings should be revised for consistency.
- C. References to 'Evergreen' under the comment column of the Landscape Schedule should

Mr. Lawrence Gregan, Township Manager
Patient First
July 12, 2012
Page 3

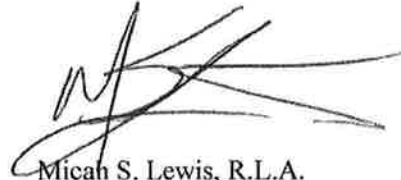
be deleted for Virginia Sweetspire and Winterberry Holly.

- D. 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.
Director of Landscape Architecture and Planning Services



Micah S. Lewis, R.L.A.
Planner/Landscape Architect

JSG/msl/kam

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Joseph P. Hanna, P.E., Chambers Associates, Inc.
Karyn Hyland, P.E., Gilmore & Associates, Inc.
Kevin Johnson, P.E., Traffic Planning & Design
Denise R. Yarnoff, Riley Piper Hollin & Colagreco
Gregory C. Newell, PE, Nave Newell, Inc.
Paul E. Lepard, Jr., RLA, Nave Newell, Inc.
Brad Midgette, PF Montgomeryville, LLC



Boucher & James, Inc.

May 21, 2012

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

**SUBJECT: PATIENT FIRST
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
TOWNSHIP LD/S NO. 661
PROJECT NO. 1255261R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Patient First Preliminary/Final Land Development Plans prepared by Nave Newell, Inc. dated May 11, 2012 for consistency with Township landscape and tree protection requirements. The site fronts State Route 309 (Bethlehem Pike) to the north of the intersection of SR 309, SR 202 (Doylestown Road), and SR 463 (Horsham Road) at the former La-Z-Boy furniture building. The parcel lies both within the Townships C Commercial District and the BP Business Office and Professional District.

The site totals 2.073 acres to the title line and is surrounded by existing commercial establishments, with the exception of tax parcel 46-00-00463-004, which is currently utilized as a single family dwelling unit. The terminus of the Betty's Avenue right-of-way is adjacent to the southeastern corner of the site. An area of mature woodlands exists within the portion of the property zoned BP, and within the portion of the property contained within the 30-foot wide drainage easement along the southern parcel boundary.

The plans propose to re-use the core of the existing one-story 11,061 square foot La-Z-Boy furniture building, and expand the existing parking facility adjacent to SR 309 to accommodate three seven (7) additional parking spaces. Additionally, the plans propose the location of an enclosed dumpster facility, a storm water management facility, landscaping, and lighting.

The Applicant is requesting a waiver from the land development process.

We offer the following comments for your consideration.

I. Zoning

A. ZO Section 230-78.A requires a planting area no less than 25 feet in width to be planted with grass, lawns, shrubbery, evergreens and trees be planted in accordance with the Subdivision and Land Development Ordinance. If the 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. There shall be no waiving or reduction of buffer areas when those areas abut residential districts or uses.

I. Commercial uses abut the parcel boundary. The plans currently depict a minimum setback distance of approximately twenty (20) feet from the right of way adjacent SR 309 to the proposed parking stalls, and minimum setback distances of approximately six (6) feet from the side property lines to existing curbing. The

Board of Supervisors should determine if the extent of the proposed setbacks are sufficient.

2. Landscape Plan Requirements

- A. SLDO Section 205-49.E. requires that all plant materials meet the standards of the American Standard for Nursery Stock by the American Nursery and Landscape Association (2004), or more recent edition, and the height, spread and/or caliper for trees and shrubs listed in Section 205-56, Recommended Plant List. A note stating the required performance standards for landscape materials should be provided on the Landscape Plan.
- B. SLDO Section 205-49.G. requires that all plant materials be guaranteed for a period of 18 months from the day of final approval of the landscape installation by the Township Landscape Architect. Any plant material 25% or more of which is dead shall be considered dead. A tree shall be considered dead when the main leader has died or 25% of the crown is dead. Any dead plant material shall be replaced and installed according to the approved planting practices. A note stating the required guarantee should be provided on the Landscape Plans.
- C. SLDO Section 205-49.H requires that the developer contact the Township in writing to request a final inspection for acceptance at the end of the guaranty period. These inspections will be performed when plant materials are in full leaf only (May 1 through November 15). All guaranty escrow funds will be released upon acceptance at the end of the guaranty period. The warranty will be extended until 30 days after receipt of the request letter following May 1. Should the guaranty period occur after November 15, the guaranty period shall be extended to May 15. A note stating the guaranty requirement shall be provided on the Landscape Plans.
- D. SLDO Section 205-49.J requires that street trees be a minimum of three (3) inches in caliper. Plans indicate that proposed trees are twelve (12) to fifteen (15) feet in height. Plans should be revised to specify three (3) inch caliper street trees to comply with this requirement.
- E. SLDO Section 205-51.A. (7)&(8) requires that storm water management facilities and the locations of all utilities be shown on the Landscape Plan. The proposed below grade storm water management facility should be shown on the Landscape Plans.
- F. SLDO Section 205-51.A.(9) requires that trees with trunks eight (8) inches in diameter or more, measured at four and one-half feet above grade be identified and shown on the plans. Trees in hedge rows, groves, and woodlands may be shown by indicating the outer canopy or drip line of the tree grouping. Existing trees, shown as masses, must be labeled with an approximate quantity and caliper in as calculated in accordance with Section 205-53. It is noted that a large area of woodlands exists towards the western portion of the parcel and extends along the southern boundary line. The plans should be revised or a waiver would be required.
- G. SLDO Section 205-51.A.(10) outlines requirements for the location, caliper, and common name of all trees greater than 23-inches in caliper measured at four and one-half feet above grade. Applicable existing vegetation should be shown on the Existing Features or Landscape Plans. The plans should be revised or a waiver of this section would be required.

- H. SLDO Section 205-51.A.(18) requires that a detailed cost estimate shall be attached to the Final Landscape Plan submission for the preparation of the Land Development Agreement. The required information should be provided with final submission.
- I. SLDO Section 205-51.A.(19) requires depiction of the limits of tree protection fencing be shown on the Landscape Plans to determine adequate protection of existing vegetation. The plans should be revised to comply or a waiver would be required.

3. Planting Requirements

- A. SLDO Section 205-52.B. outlines requirements for Softening Buffers. The plans should be revised to provide softening buffers for the areas where the site is being improved or a waiver would be required.
- B. SLDO Section 205-52.D.(a) requires that one (1) tree per 10 parking spaces, plus six (6) shrubs per two (2) spaces, plus one (1) shade tree per 290 square feet of parking islands be provided within parking lots. The required quantities are in addition to any other landscape requirement. The plans should be revised to provide for the required landscaping in the area where additional parking is proposed or a waiver would be required.
- C. SLDO Section 205-52.D.(c) outlines provisions for landscape islands with a minimum width dimension of 15-feet and not less than 290 square feet in area. It is noted that the applicant has provided parking islands within the existing parking lot, however the dimensional requirements have not been met. The plans should be revised to comply with this ordinance section, or a waiver would be required.
- D. SLDO Section 205-52.G. requires the installation of one (1) shade tree per 5,000 square feet of gross floor area. This requirement is in addition to any other requirement. The plans should be revised to provide for the required landscaping or a waiver of this section would be required.

4. Preservation, Protection and Replacement of Trees

- A. SLDO Section 205-53. outlines requirements for preservation of existing trees. Information regarding the existing vegetation on site has not been provided in accordance with SLDO Sections 205-51.A.(9) & (10). Existing tree information should be provided with adequate tree protection in conformance with this requirement for future submissions or a waiver would be required.

5. Recommended Plant List

- A. SLDO Section 205-56. requires that the minimum size for Winterberry Holly and Virginia Sweetspire be no less than 30-inches at the time of planting. The Plant List should be revised as required.
- B. The plans propose the installation of 39 Sargent Juniper throughout the site. Sargent Juniper is not listed on the approved plant list. It is recommended that an alternative species be specified as Sargent Juniper is a low growing shrub and will not provide effective buffering adjacent to the parking facility, or along the building facade.

5. General Comments

- A. A total of three (3) Honey Locust trees are shown on the plans, however four (4) are quantified in the Plant Schedule. The plans should be revised to be consistent with the plant schedule.


Mr. Lawrence Grogan, Township Manager
Patient First
May 23, 2012
Page 4

- B. It is recommended that the Plant List identify actual quantities of proposed perennials in lieu of number of trays.
- C. It is recommended that the plans be revised to provide a compliance chart depicting each landscape requirement appropriate to this application including required, existing, and proposed quantities, and whether a waiver is requested for the section. Further, it is recommended that vegetation be identified in plan view indicating which corresponding landscape requirement is being satisfied.
- D. 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, ASI.A, R.L.A.
Director of Landscape Architecture and Planning Services



Micah S. Lewis, R.L.A.
Planner/Landscape Architect

JSG/ms/eg

Enclosure

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Joseph P. Hanna, P.E., Chambers Associates, Inc.
Karyn Highland, P.E., Gilmore & Associates, Inc.
Kevin Johnson, P.E., Traffic Planning & Design
Denise R. Yarnoff, Riley Piper Hollin & Colagreco
Gregory C. Newell, Nave Newell, Inc.
Brad Midgette, PF Montgomeryville, LLC



TRAFFIC PLANNING AND DESIGN, INC.

2500 EAST HIGH STREET, STE 650
POTTSTOWN, PA 19464

PHONE: 610.326.3100
FAX: 610.326.9410

TPD@TRAFFICPD.COM
WWW.TRAFFICPD.COM

PA Society of Professional Engineers
Professional Development Award Winner

#1 Best Civil Engineering Firm
To Work For In The US (Mid-size Firm)

Top 10 Best Place To Work in PA

Philadelphia 100
Hall of Fame Firm

July 19, 2012

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

Re: Patient First
Preliminary/Final Land Development Plan Review
Montgomery Township LDS#661
TPD# MOTO-A-00057

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) reviewed the Preliminary/Final Land Development Plan submission for the above referenced project, prepared by Nave Newell, Inc., dated June 25, 2012 and the Response Letter prepared by McMahon Associates, Inc. for this site dated June 19, 2012. Based on this review, we offer the following comments using the same numbering system as our May 31, 2012 Review Letter for those comments not yet addressed:

Traffic Engineering Comments

1. In our opinion, the Traffic Evaluation addresses the traffic questions we had with respect to this development in that under both the former use as a furniture store and the proposed use as a Patient First, the site access will be classified as a low volume driveway and that adequate sight distance can be provided with vegetation trimming/removal. Therefore, it is our opinion that a full Traffic Management Study in accordance with §205-101 and §205-102 is not required and we thus support the waiver request.
2. Per §205-10.H(7)(b), the handicapped parking stalls should be 12 feet wide instead of the 8 foot width proposed. In our opinion, the proposed design is acceptable because it complies with national ADA standards. Therefore, TPD would support a waiver request if a waiver is requested from this section.
3. Per §205-10.H(4), the 15 foot wide one-way parking aisle on the south side of the building does not comply with the 22 foot wide requirement. In our opinion, the proposed design is acceptable because it complies with generally accepted standards for one-way parking aisle widths, it is an existing condition, and is adequate to permit vehicles exiting the angled parking spaces to back into it. Therefore, TPD would support a waiver request if a waiver is requested from this section.
4. In our opinion, standard DO NOT ENTER signs (R5-1) are required on both sides of the one way parking aisle where this restriction ends at the southeast corner of the building.

Mr. Bruce S. Shoupe
July 19, 2012
Page 2 of 2

Street Lighting Comments

6. In accordance with the Montgomery Township Street Lighting Specifications, the applicant needs to provide details on the type of lights to be installed. Furthermore, the calculations need to exclude the property within the BP zoning district so that the Avg/Min and the Max/Min calculations can be calculated in the Calculation Summary chart.

We reserve the right to make additional comments as additional information is submitted.

Sincerely,



Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Gregory C. Newell, PE, Applicant's Engineer
Christopher J. Williams, PE, Applicant's Traffic Engineer



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Philadelphia 100
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May 31, 2012

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

Re: Patient First
Preliminary/Final Land Development Plan Review
Montgomery Township LDS#661
TPD# MOTO-A-00057

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) reviewed the Preliminary/Final Land Development Plan submission for the above referenced project, prepared by Nave Newell, Inc., dated May 11, 2012 and the Traffic Evaluation prepared by McMahon Associates, Inc. for this site dated May 14, 2012. Based on this review, we offer the following comments:

Traffic Engineering Comments

1. In our opinion, the Traffic Evaluation addresses the traffic questions we had with respect to this development in that under both the former use as a furniture store and the proposed use as a Patient First, the site access will be classified as a low volume driveway and that adequate sight distance can be provided with vegetation trimming/removal. Therefore, it is our opinion that a full Traffic Management Study in accordance with §205-101 and §205-102 is not required and we thus support the waiver request.
2. Per §205-10.H(7)(b), the handicapped parking stalls should be 12 feet wide instead of the 8 foot width proposed. In our opinion, the proposed design is acceptable because it complies with national ADA standards. Therefore, TPD would support a waiver request if a waiver is requested from this section.
3. Per §205-10.H(4), the 15 foot wide one-way parking aisle on the south side of the building does not comply with the 22 foot wide requirement. In our opinion, the proposed design is acceptable because it complies with generally accepted standards for one-way parking aisle widths, it is an existing condition, and is adequate to permit vehicles exiting the angled parking spaces to back into it.. Therefore, TPD would support a waiver request if a waiver is requested from this section.
4. In our opinion, standard DO NOT ENTER signs (R5-1) are required on both sides of the one way parking aisle where this restriction ends at the southeast corner of the building.

Mr. Bruce S. Shoupe
May 31, 2012
Page 2 of 2

5. Sidewalk exists along the frontage of the property to the south but none exists (nor is any proposed) for this site. The PennDOT plans for the Five Points intersection propose constructing sidewalk from the intersection to tie into the existing sidewalk along that one parcel but not extending it to the north. In our opinion, consideration should be given to extending sidewalk across this property.

Street Lighting Comments

6. In accordance with the Montgomery Township Street Lighting Specifications, the applicant needs to provide details on the type of lights to be installed. Furthermore, the calculations need to exclude the property within the BP zoning district so that the Avg/Min and the Max/Min calculations can be calculated in the Calculation Summary chart.

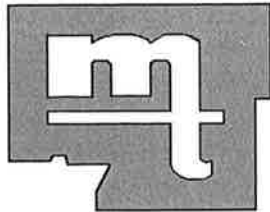
We reserve the right to make additional comments as additional information is submitted.

Sincerely,



Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Gregory C. Newell, PE, Applicant's Engineer
Christopher J. Williams, PE, Applicant's Traffic Engineer



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

Richard Lesniak
DIRECTOR OF FIRE SERVICES
CHIEF FIRE MARSHAL
EMERGENCY PREPAREDNESS
DIRECTOR
FIRE MARSHAL OFFICE:
215-393-6936

TO: Bruce Shoupe, Director of Planning and Zoning

FROM: Richard Lesniak, Chief Fire Marshal

REVIEW DATE:

DEVELOPMENT NAME: Patient First

LD/S#: 661

LOCATION: 713 Bethlehem Pk

PLANS DATE: 6-25-12

REVISION DATE: 7-18-12

#OF LOTS: 1

In the interest of **Public Safety** and **Hazard Mitigation**, the following requirements shall be evaluated. All requirements listed below are to be referenced to the plan named above.

All requirements shall meet the 2006 International Building and Fire Codes as well as Township Ordinance(s).

1. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.
2. The plan does not include water main sizes. Revised plans showing the size and location of all water mains shall be submitted for review and is subject to approval of the Fire Marshal's Office.
3. All buildings that are 5,000 square feet or more shall be fully sprinklered and shall do so with permits from the Montgomery Township Planning and Zoning Department.
4. The plan does not include the location of the Fire Department Connection and shall be shown.
5. Fire Department Access Roads (including fire lanes) shall be constructed as per the 2006 International Fire Code, Section 503 as regulated by the Montgomery Twp. Fire Marshal's Office, in a manner that will allow fire department apparatus access to **ALL** sides of the building or within 150 ft of all portions of the building. The roadway shall have an unobstructed width of at least 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. The surface of the roadway shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
6. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshals Office or Code Enforcement Office. The Fire Marshals Office SHALL be contacted in regards to placement of truss placard.
7. Street address numbers shall be provided on each building as directed by the Fire Marshal's

Office.

8. ALL revisions of the above named plan SHALL be reviewed by the Fire Marshals Office for approval.
9. 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.
10. The plans shall be revised to show Montgomery Township fire truck turn path plan. Dimensions can be obtained by the Township Planning and Zoning Office.

Conclusion:

Based upon our evaluation, the Fire Marshal's Office is recommending to the Montgomery Township Planning and Zoning Department that the current plans be **NOT APPROVED** as submitted.

If there are any questions regarding the review notes, please contact the Fire Marshal's Office at 215-393-6936 or 215-393-6935

Thank You,

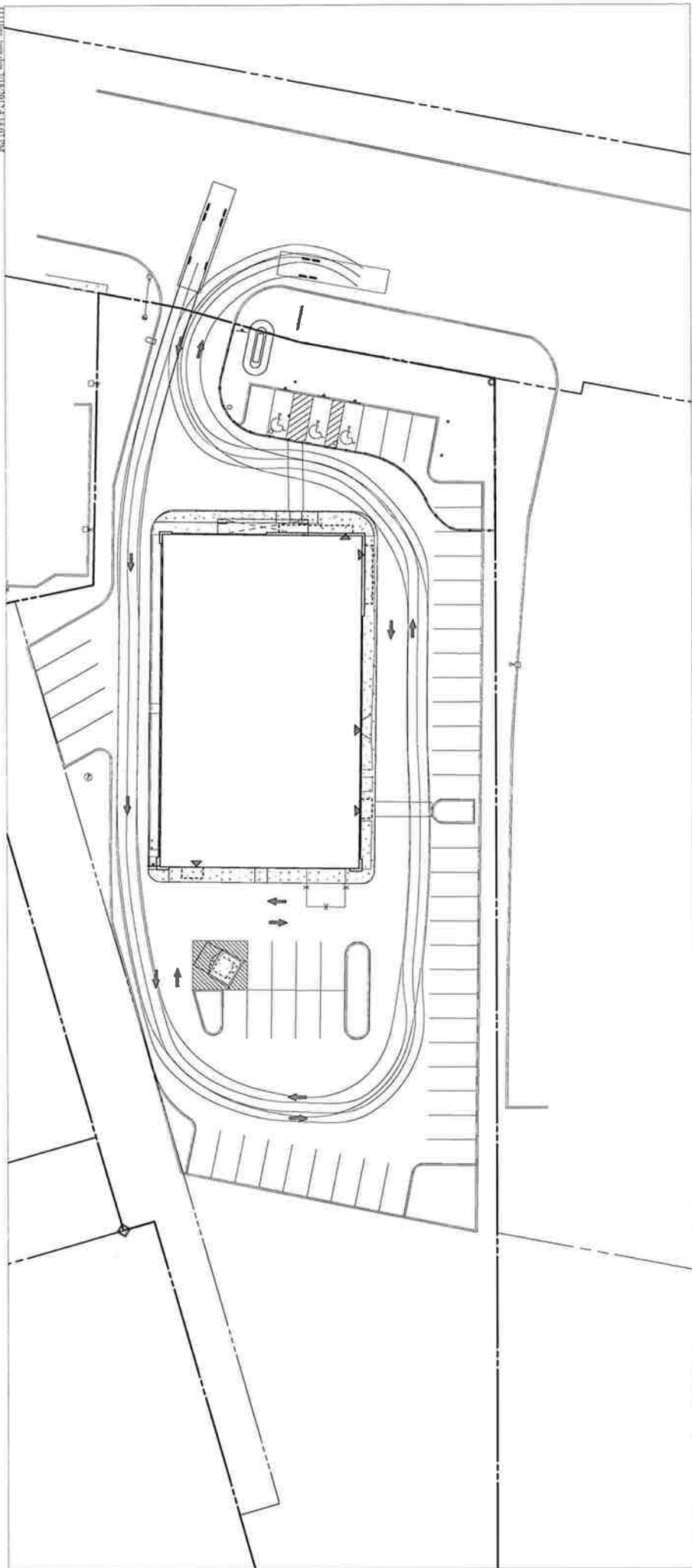


Richard Lesniak, Chief Fire Marshal

Reviewed by: Frank J. Colelli
Captain/Assistant Fire Marshal

Cc:
TO FILE

11/11/2023 10:07:14 AM



KENNETH AMEY, AICP
professional land planner

July 13, 2012

(via e-mail)

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

Re: Patient First
713 Bethlehem Pike
Township File #LD/S 661

Dear Mr. Gregan:

I am in receipt of plans for this project prepared by Nave Newell, consisting of ten sheets dated May 11, 2012, and last revised June 25, 2012. The property is located on the east side of Bethlehem Pike, north of the five point's intersection, and is currently improved with a one story masonry building. Although the property is located in both the C-Commercial and the BP-Business Professional zoning districts, all improvements are on the Commercial portion of the site.

This application proposes minor modifications to the building and parking, and a new stormwater management system.

The only planning related comment I would raise is sidewalk on Bethlehem Pike. There is sidewalk on the property to the south, but none on the restaurant property to the north. If the township would like to encourage pedestrian connections along Bethlehem Pike, this would be the time to request sidewalks on the property.

If there are any questions, please let me know.

Very truly yours,

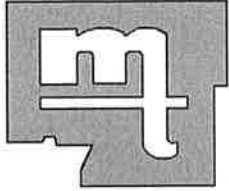

Kenneth Amey

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
Mananne 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



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jonathan Trump, Chairman

DATE: July 19, 2012

RE: Patient First

The Planning Commission has reviewed the land development plan for Patient First and would like to recommend to the Board of Supervisors that the plan be approved subject to satisfactory compliance with all comments of the Township review agencies.

The motion also recommended that the sidewalk be continued to the neighboring property if Penn DOT will not be installing the sidewalk.



MONTGOMERY COUNTY PLANNING COMMISSION

box 311 • norristown • pennsylvania • 19404-0311 • 610-278-3722
office location: suite 201 • one montgomery plaza • swede & airy streets • norristown pa
FAX 610-278-3941 • Website www.montcopa.org/plancom

May 25, 2012
Larry Gregan, Manager
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936

Re: MCPC# 12-0078-001
Montgomery Township LDS# 661
Plan Name: Patient First
Plans dated 11 May 2012
(1 lot, 0 new dus, comprising 2.07 acres)
Situate: Bethlehem Pike (N) / West of Doylestown Road
Montgomery Township

Applicant's Name and Address
PF Montgomeryville, LLC
P.O. Box 1908
Media, PA 19063
Contact: Brad Midgette
Phone: 610.566.0270

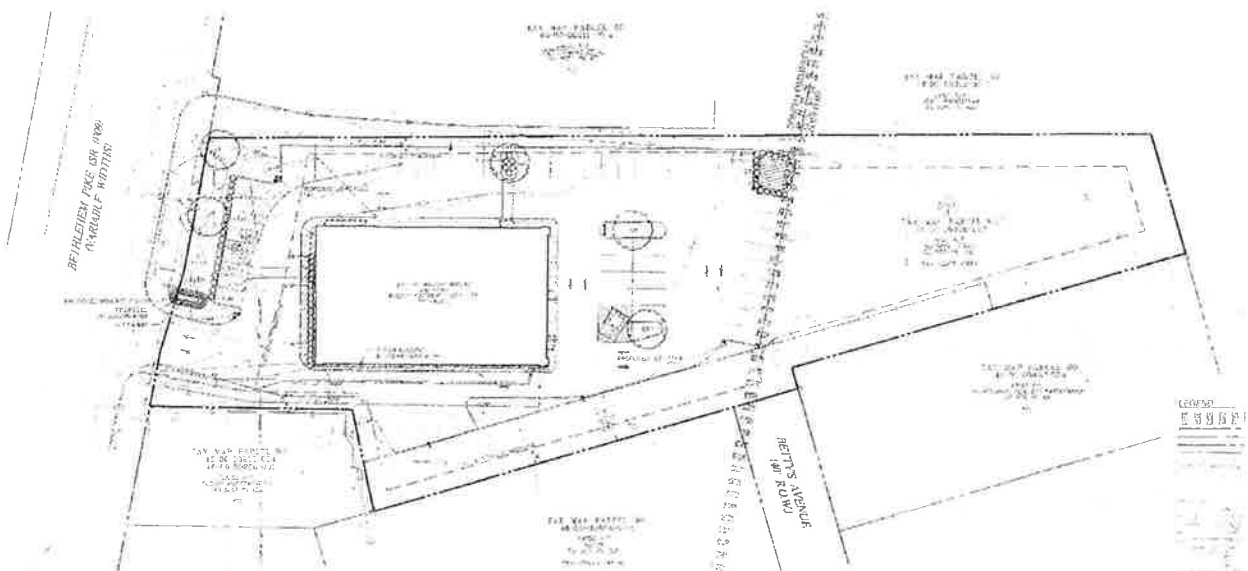
Dear Mr. Gregan:

We received on May 17, 2012 the above referenced preliminary and final land development plans from Marita Stoerrle, Township Development Coordinator, and have reviewed them in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested. We forward this letter as a report of our review and recommendations.

Background

The applicant is proposing to remodel the existing vacant 11,000 square-foot commercial building without any additions and also revise the parking lot, signage, awning, landscaping, lighting, and stormwater basin.

The parking lot, landscaping, and stormwater revisions seem to be an effort to bring the existing property into conformance with, or closer conformance with, the current regulations.



Reduction and Excerpt of Applicant's Proposed Landscape Plan

The front two-thirds of the property is located in the C Commercial and the rear third of the property is in the BP Business Professional zoning district. Surrounding properties are in these zoning districts. The property is almost fully developed in the C Commercial portion of the property and is an undeveloped wooded area in the rear. This wooded area is contiguous with wooded areas on several other neighboring properties resulting in many acres of woods here.



Aerial of the Vicinity of the Applicant's Property

The property slopes from the rear to the front, changing elevation only about 6 feet over about 560 feet, with the stormwater basin adding another 4 feet in drop. The applicant is proposing to replace the open stormwater basin with an underground one and building parking spaces on top of it, thereby adding parking in front of the building.

The existing building is and is proposed to continue to be served by public sewer, gas, and water.

Review Comments

1. **Shoulder Widening.** (SaLDO 205-10.D.(1)(a)) See attached aerial, page 4. The roadway in front of the property should be widened to create a shoulder that matches the shoulder on that side of the road for several miles. In order to increase the impact and benefits of the widening at this property, the township may want to discuss and coordinate the same widening with the neighboring properties as well.
2. **Sidewalks.** (SaLDO 205-22.A.) See attached aerial, page 5. The applicant should extend the sidewalk that is provided on the neighboring property. In order to increase the impact and benefits of the sidewalk at this property, the township may want to discuss and coordinate sidewalks with the neighboring properties as well.
3. **Waivers.** Although it seems to be not noted on the plans, we understand the applicant would like to seek a waiver of the land development review process. While we have no comment about this, we would like to point out that a waiver of the process, does not necessarily mean a waiver of the requirements. While no other waivers are mentioned on the plans, and therefore may not be desired by the applicant, we recommend the township not waive the requirements of the SaLDO unless they are individually requested and individually considered.

Recommendation

At this time, if the applicant revises the plans according to the comments above, we can recommend approval of this land development plan. Otherwise, we can only recommend approval if the Township is satisfied with the applicant's resolutions of the concerns we identified in this letter and the Township is assured that all applicable ordinance requirement issues have been resolved.

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

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

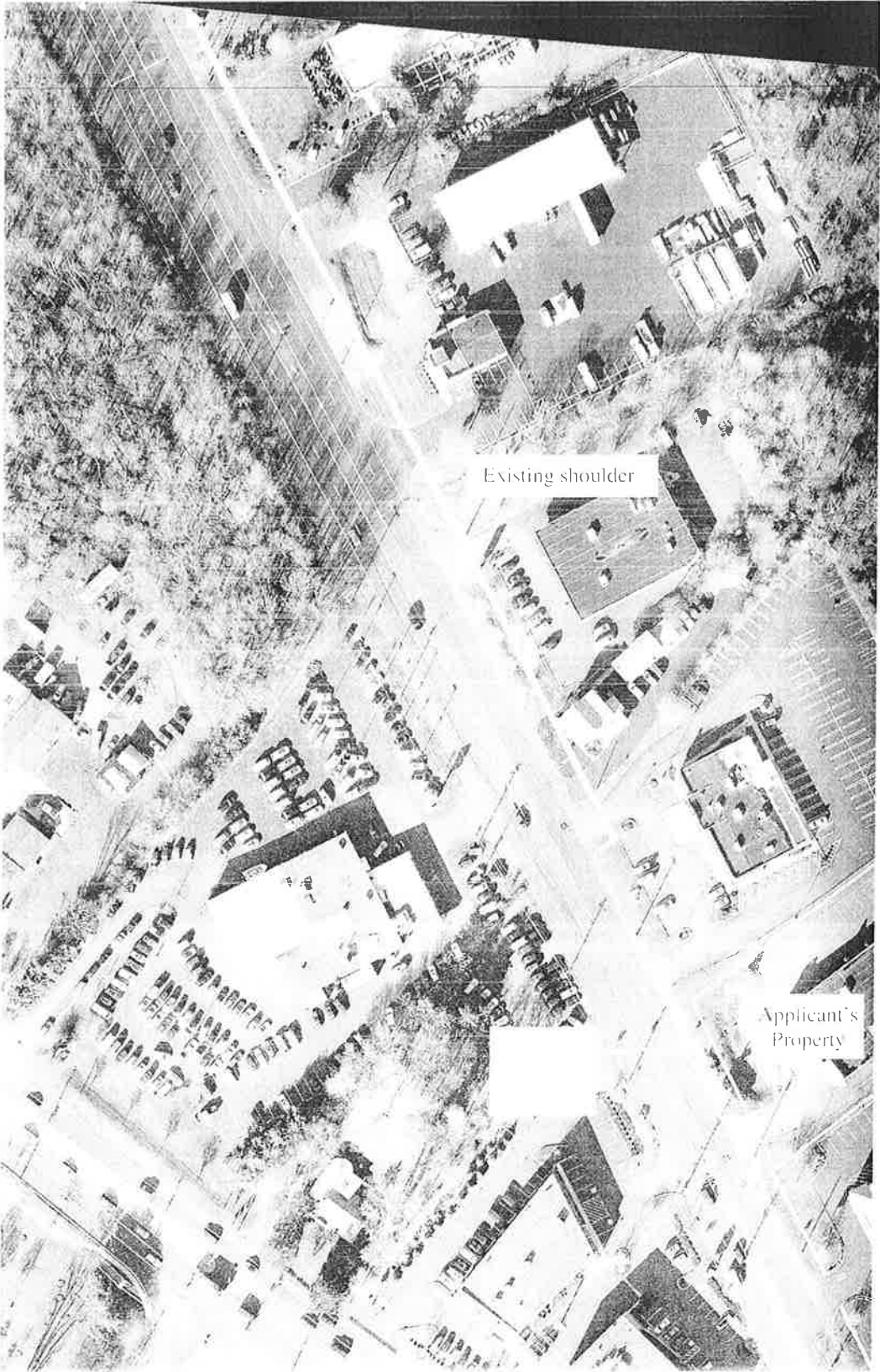
Sincerely,



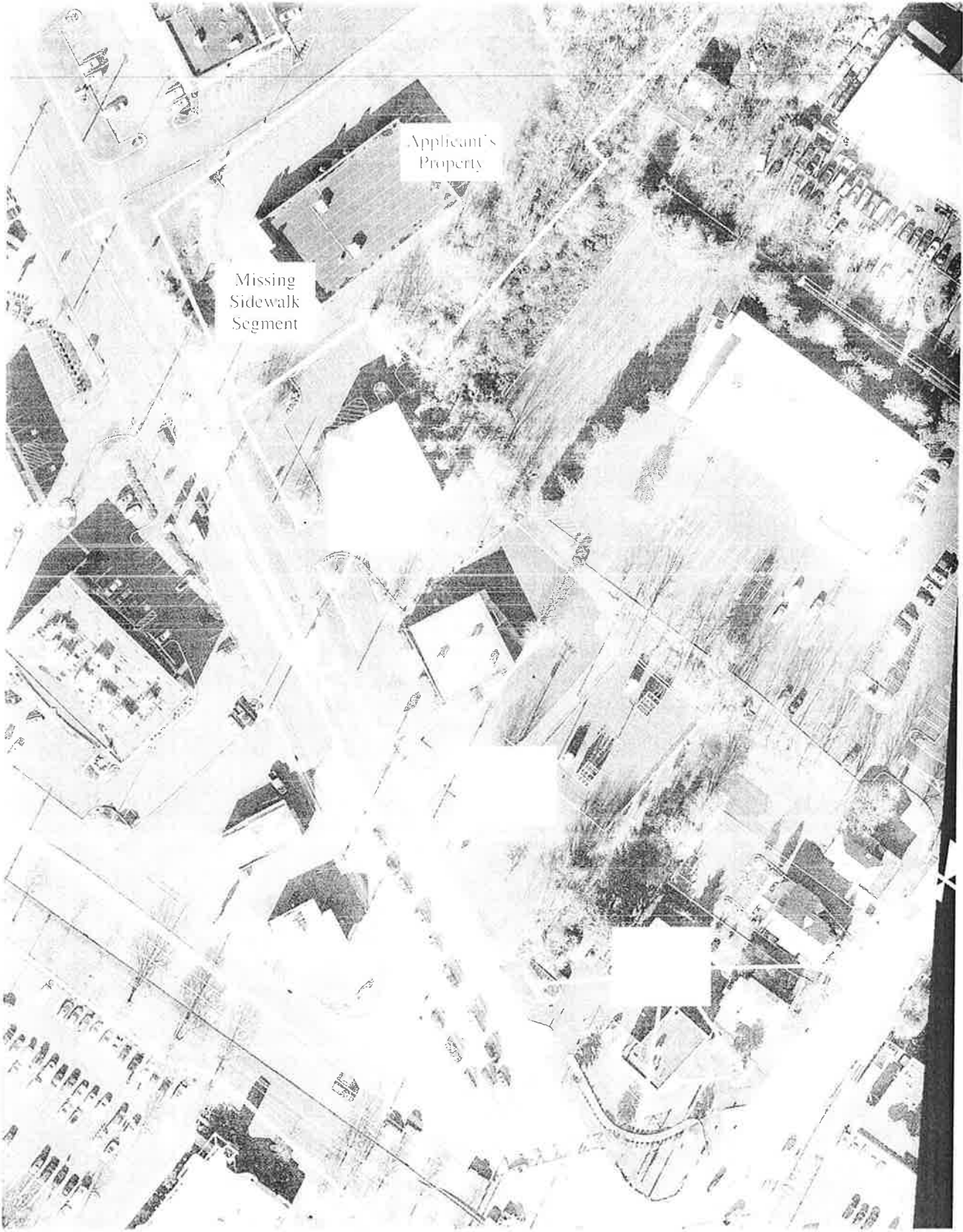
Matthew Schelly, Senior Community Planner to Montgomery Township. BArch, MCP, MLA
610-278-3739. Email: mschelly@mail.montcopa.org

Attachments: Aerial of Bethlehem Pike near the Applicant's Property, highlighting the shoulders; Aerial of Bethlehem Pike near the Applicant's Property, highlighting the sidewalks

- c: PF Montgomeryville, LLC, Applicant
- Brad Midgette, Applicant's Contact
- All Township Planning Commission Members
- All Township Supervisors
- Bruce Shoupe, Township Director of Planning & Zoning Administration, Zoning Officer
- Marita Stoerrle, Township Development Coordinator
- Frank Bartle, Esq., Township Solicitor
- John O. Chambers, Township Engineer
- Kevin Johnson, TPD, Inc., Township Traffic Engineer and Township Lighting Consultant
- Judy Stern Goldstein, Township Landscape Consultant



Aerial of Bethlehem Pike near the Applicant's Property, highlighting the shoulders



Aerial of Bethlehem Pike near the Applicant's Property, highlighting the sidewalks

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consideration - Preliminary/Final Land Development Plan – Horvath Sign Contracting, Inc. – 713 Bethlehem Pike – LD/S #662

MEETING DATE: July 23, 2012

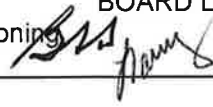
ITEM NUMBER: #14

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: Candyce Fluehr Chimera
Chairman



BACKGROUND:

The applicant, Horvath Signs, proposes to demolish the rear portion of the existing non-conforming building, built in the 1960's, located at the rear of 1105 Bethlehem Pike. The portion to be removed is non-conforming and no building permits were issued. The remaining portion of the building will be maintained for a warehouse and office. The site has no road frontage, but there is an access to Bethlehem Pike from a 20 foot wide access easement. There is no net additional impervious coverage. The total building area will be reduced to 3,035 square feet.

The Township staff and consultant have reviewed this plan for compliance with Township Codes. Township Staff and consultants recommend that the waiver(s) be approved. The plan has been recommended for approval by the Township and County Planning Commissions.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

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

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

The Board could approve this plan or deny this plan with the conditions/waivers 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
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	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 OF HORVATH SIGN
CONTRACTING, INC., LOCATED AT 1105 BETHLEHEM PIKE.**

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant a waiver of the requirement of a land development application to Horvath Sign Contracting., located at 1105 Bethlehem Pike as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and **further grant the waiver** conditioned upon the following being satisfied by the Applicant:

1. Fulfilling all obligations and requirements of the Gilmore & Associates, Inc. letter dated July 12, 2012; Montgomery Township Planning Commission comments dated July 19, 2012; Traffic Planning and Design, Inc. letter dated June 18, 2012; and Kenneth Arney's letters dated July 12, 2012 and July 1, 2012.
3. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.
4. The Applicant shall be responsible for payment of all Township Consultant fees related to this project.
5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. The applicant shall

Be it further resolved, that the following waivers are hereby requested to be **granted only to the extent that they concur with the recommendation of the consultants:**

1. Section 205-10.H(7)(b) – the requirement that handicapped parking stalls should be 12 feet wide. The applicant has proposed 8 foot wide handicapped parking stalls which meet national ADA standards.
2. Section 205-17.D(2) – A waiver is requested from the requirement to install curbing around the newly paved area due to the existing elevation of the non-conforming structure. The applicant shall place bumper blocks in the 3 parking spaces on the left side of the building.

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

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 23rd day of July, 2012.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by Horvath Sign Contracting, Inc. this _____
day of _____, 2012.

Applicant

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>
1. Existing Conditions Plan	4-30-12
2. Demolition Plan	4-30-12
3. Layout, Grading and E&S Plan	4-30-12
4. Detail Plan	4-30-12



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

July 12, 2012

File No. 12-03052

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18976

Reference: Horvath Signs – LD/S # 662
1105 Bethlehem Pike
Parcel Number #46-00-00070-00-1

Dear Bruce:

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

I. Submission

- A. Final Land Development Plans, as prepared by Mullin Engineering, LLC, four (4) sheets, dated April 30, 2012.

II. General Information

The subject property (TP #46-00-00070-00-1) is located on east of Bethlehem Pike (S.R. 309) within the LI Limited Industrial Zoning District. The existing site consists of 0.663 acres with no road frontage. The site has access to Bethlehem Pike from a 20' wide access easement. The site contains an existing building with a covered porch, existing driveway and existing walkways. The Applicant proposes to demolish a portion of the existing building, the driveway and walkways. The Applicant proposes to maintain the remaining portion of the existing building for the proposed intended use, which is warehouse and office. No net additional impervious coverage is proposed. It is proposed that the site continue to be served by on-site water and sewer.

III. Review Comments

A. Zoning Ordinance

Based upon our review of the submission, the following items do not appear to comply with the Township Zoning Ordinance.

1. §230.103 – The existing and intended use should be noted in the Zoning Schedule on the plans.

BUILDING ON A FOUNDATION OF EXCELLENCE

2. §230.116.A(1) & §230.116.B(1) – The minimum site area and building lot size permitted in an LI Limited Industrial District shall be ten acres and one acre, respectively. The Zoning Schedule notes that the existing lot area is 0.663 acres. ~~This is an existing non-conformity. All existing non-conformities should be noted on the plans.~~
3. §230.116.B(2) – Based on the dimensional values for lots of 1 to 1.5 acres, the following non-conformities exist. All existing non-conformities should be noted on the plans.
 - a. The required front yard setback is 60 feet. The existing front yard is 2.7 feet and is being increased to 15.6 feet.
 - b. The required rear yard setback is 30 feet. The existing rear yard is 8 feet and is being increased to 29.8 feet.
4. §230.116.B(2) – The required minimum side yard setback is 15 feet with a 60 feet aggregate. The side yards shall be indicated on the plan.
5. §230.117 – The number and location of parking spaces shall be in accordance with this section of the ordinance. The applicant shall provide information in order to verify compliance.

B. Subdivision and Land Development Ordinance

Based upon our review of the submission, the following items do not appear to comply with the Township Subdivision and Land Development Ordinance.

1. §205-10.H(4) – The proposed parking stalls are required to be double lined and a striping detail should be added to the plans.
2. §205-10.H(7)(d) – The above ground sign for a handicap parking space should be in accordance with Pennsylvania Department of Transportation (PennDOT) Publication 236M. For spaces that are van accessible, sign R7-8B should be used as a supplemental sign to the R7-8 and R7-8F. The proposed handicap parking stall is required to have an aboveground sign and a sign detail should be added to the plans.
3. §205-17.D – Concrete curb in accordance with the standard detail design specifications set forth in Appendix A of the SALDO shall be placed along all parking lots (8" reveal). The plan indicates that no curb is proposed along the parking lot.
4. §§205-19 & 205-20 – The applicant shall demonstrate that the existing well and septic system meet the standards and requirements of the State and Local Health Officer.
5. §205-26 – We offer the following comments with respect to the submitted Erosion and Sediment Control Plan:

-
- a. The sequence of construction should be revised to include a note stating that the contractor is to notify the Township and the Township Engineer 48 hours prior to the start of construction.
 - b. The plans should include a note stating "After final grading there should be a minimum of eight inches of topsoil on the entire site other than that portion of the site where there are buildings or other impervious surface coverage. There shall be no release of excess topsoil from the site until examination by the Township Engineer."
6. §205-28 – A grading permit is required from the Township Zoning Officer. Also, proposed spot elevations and contours should be provided for the proposed parking area.
 7. §205-49 to §205-56 – We defer to the review of the plans with respect to the landscape requirements of the Ordinance to the Montgomery Township Landscape Architect, Boucher & James, Inc.
 8. §205-79.B(3) – Should the Board approve this application, the plan shall be recorded to document the various non-conformities. The sheet index and required recording blocks should be placed on sheet 3 of 4. The required recording blocks should be removed from sheet 1 of 4 since this is an existing conditions plan, not the record plan. Upon approval and execution of any required agreements, the plan shall be recorded.
 9. §205-79.B(3)(a) – The registered engineer or surveyor certification should be added to the required recording blocks.
 10. §205-101 & §205-102 – We defer the requirement for a traffic management study, as well as any issues related to site access, to the Township Traffic Engineer, Traffic Planning and Design, Inc.

C. Stormwater Management

1. The plan indicates that the proposed disturbed area is less than 1 acre, there is no net additional impervious coverage and the proposed total impervious coverage is less than 10,000 square feet. Therefore, given the proposed project does not meet the applicable thresholds. The nature of the existing and proposed conditions, and no known drainage issues, postconstruction storm water management control and water quality requirements are not applicable.

D. Additional Comments

1. Temporary construction fencing should be placed around the well and septic areas to protect these features during construction.
2. It is our understanding an overhead door will be installed at the eastern wall of the existing building. If this is the case it should be indicated how this door will be accessed by vehicles.

3. All documentation regarding the existing 20-ft wide access easement shall be provided for review and inspection by the Township Solicitor.
4. ~~The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshal, etc.). Copies of these permits and approvals should be submitted to the Township prior to execution of a development and financial security agreement needed before starting construction.~~

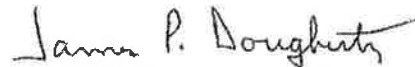
In order to help expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

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

Sincerely,



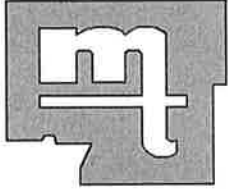
Russell S. Dunlevy, P.E.
Executive Vice President
Gilmore & Associates, Inc.



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

RSD/JPD/slb

cc: Lawrence J. Gregan, Manager, Montgomery Township
Marita A. Stoerrle, Development Coordinator, Montgomery Township
Michael G. Horvath, Applicant, Horvath Sign Contracting, Inc.
John J. Mullin, P.E., Mullin Engineering, LLC



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jonathan Trump, Chairman

DATE: July 19, 2012

RE: Horvath Sign Company

The Planning Commission has reviewed the land development plan for Horvath Sign Company and would like to recommend to the Board of Supervisors that the plan be approved subject to satisfactory compliance with all comments of the Township review agencies.

The motion further recommended that the requested waiver for curbing being placed around the parking lot area be approved; instead, the applicant will install bumper blocks in the three parking spaces on the left side of the building.

The Planning Commission further indicated that they did not feel that the applicant should be responsible for a connection path to the neighboring property.



TRAFFIC PLANNING AND DESIGN, INC.

2500 EAST HIGH STREET, STE 650
POTTSTOWN, PA 19464

PHONE: 610.326.3100
FAX: 610.326.9410

TPD@TRAFFICPD.COM
WWW.TRAFFICPD.COM

PA Society of Professional Engineers
Professional Development Award Winner

#1 Best Civil Engineering Firm
To Work For In The US (Mid-size Firm)

Top 10 Best Place To Work in PA

Philadelphia 100
Hall of Fame Firm

June 18, 2012

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

Re: Horvath Building LD/S 662
TPD# MOTO-A-00059

Dear Bruce:

In our role as Township Traffic Engineer, Traffic Planning and Design, Inc. (TPD) reviewed a plan for the above referenced project that was prepared by Mullin Engineering, Inc., dated April 30, 2012 and received in our office on June 8, 2012. Based our review, TPD offers the following comments:

- Per §205-10.H(7)(b), the handicapped parking stalls should be 12 feet wide instead of the 8 foot width proposed. In our opinion, the proposed design is acceptable because it complies with national ADA standards. Therefore, TPD would support a waiver request if a waiver is requested from this section.

We reserve the right to make additional comments as additional information is submitted.

Sincerely,

Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Karyn Hyland, Gilmore & Associates
John J. Mullin, PE, Mullin Engineering

July 1, 2012

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

Re: Horvath Sign Contracting, Inc.
1105 Bethlehem Pike
Township File #LD/S 662

Dear Mr. Gregan:

I have completed my first review of the above referenced land development plan, consisting of four sheets prepared by Mullin Engineering, dated April 30, 2012, with no revisions noted. The subject property is located at the southern end of Montgomery Township adjacent to the Horsham Township line, is currently zoned LI-Light Industrial, and is improved with a nonconforming duplex dwelling.

The property has no public street frontage and takes access from Bethlehem Pike by way of an easement across adjoining lands of C. L. Weber & Co. This proposal would convert the existing duplex to an unspecified nonresidential use.

My comments are as follows:

1. The proposed use should be noted on the plans.
2. The existing driveway access through lands of C. L. Weber is not shown. The width and construction of this driveway must be shown in order to determine suitability for the new use. In addition, the easement itself needs to be provided to show that access for a nonresidential use is permitted.
3. Evidence must be submitted to show that the on-site sewer system is functioning properly and will support the proposed use.
4. The plan indicates that this property is served by on-site well water. The well location must be shown.

1122 Old Bethlehem Pike
Lower Gwynedd, PA 19002



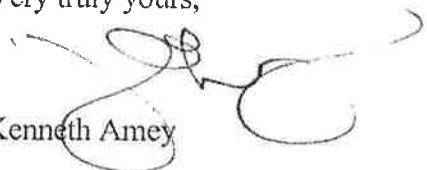
phone: 215.283.9619
fax: 215.646.3458
kenamey@aol.com

5. The property is currently nonconforming as to lot area and front, side, and rear yard dimensions. The proposed removal of a portion of the building will increase front and side yard setbacks; but the lot area, front yard and rear yard will remain nonconforming. The zoning schedule shown on the plan indicates that the lot has only one side yard – this is incorrect as two side yards are shown on the plan. The schedule and plan should be revised to show the second side yard and the required aggregate.
6. The zoning schedule indicates that four parking spaces have been provided; however, sheet three of four shows five spaces. Also on sheet three, the parking space striping does not align with the parking area.
7. It appears that the numbering of the notes on sheet one does not agree with that shown on sheets two and three. Sheet one has thirteen notes, while sheets two and three have fourteen. These should be revised to be consistent.
8. A landscape plan has not been provided.

Plans should be revised in accordance with the above comments and resubmitted prior to consideration by the Board of Supervisors.

If there are any questions, please let me know.

Very truly yours,


Kenneth Amey

cc: Bruce S. Shoupe, Township Director of Planning and Zoning

July 12, 2012

(via e-mail)

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

Re: Horvath Sign Contracting, Inc.
1105 Bethlehem Pike
Township File #LD/S 662

Dear Mr. Gregan:

I have reviewed the above referenced land development plan, consisting of four sheets prepared by Mullin Engineering, dated April 30, 2012, with no revisions noted. The subject property is located at the southern end of Montgomery Township adjacent to the Horsham Township line, is currently zoned LI-Light Industrial, and is improved with a nonconforming duplex dwelling.

The property has no public street frontage and takes access from Bethlehem Pike by way of an easement across adjoining lands of C. L. Weber & Co. This proposal would convert the existing nonconforming duplex to a conforming office/warehouse use.

The application and plans were also discussed at a staff meeting on July 9, 2012 and my comments reflect that discussion.

My comments are as follows:

1. Evidence must be submitted to show that the on-site sewer system is functioning properly and will support the proposed use.
2. The property is currently nonconforming as to lot area and front, side, and rear yard dimensions. The proposed removal of a portion of the building will reduce these existing nonconformities.

1122 Old Bethlehem Pike
Lower Gwynedd, PA 19002



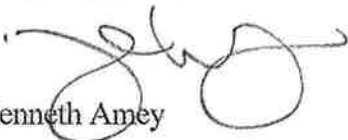
phone: 215.283.9619
fax: 215.646.3458
kenamey@aol.com

3. The zoning schedule on the plan indicates that the lot has only one side yard; however, two side yards are shown on the plan. The schedule and plan should be revised to show the second side yard and the required aggregate.
4. The zoning schedule indicates that four parking spaces have been provided; however, sheet three of four shows five spaces. Also on sheet three, the parking space striping does not align with the parking area.
5. The numbering of the notes on sheet one does not agree with that shown on sheets two and three. Sheet one has thirteen notes, while sheets two and three have fourteen. These should be revised to be consistent.

Plans should be revised in accordance with the above comments and resubmitted prior to consideration by the Board of Supervisors.

If there are any questions, please let me know.

Very truly yours,


Kenneth Amey

cc: Bruce S. Shoupe, Township Director of Planning and Zoning
Marita Stoerrie, 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



MONTGOMERY COUNTY PLANNING COMMISSION

box 311 • norristown • pennsylvania • 19404-0311 • 610-278-3722
office location: suite 201 • one montgomery plaza • swede & airy streets • norristown pa
FAX 610-278-3941 • Website www.montcopa.org/plancom

July 6, 2012
Larry Gregan, Manager
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936

Re: MCPC# 12-0090-001
Montgomery Township LDS# 662
Plan Name: Horvath Signs
Plans dated 30 April 2012
(1 lot, 0 new dus, comprising 0.66 acres)
Situat: North of Bethlehem Pike / East of Enclave Blvd
Montgomery Township

Applicant's Name and Address
Horvath Sign Contracting, Inc.
272 Titus Avenue
Warrington, PA 18976
Contact: Michael G. Horvath
Phone: 267.483.5942

Dear Mr. Gregan:

We received on June 8, 2012 the above referenced final land development plans from Marita Stoerle, Township Development Coordinator, and have reviewed them in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested. We forward this letter as a report of our review and recommendations.

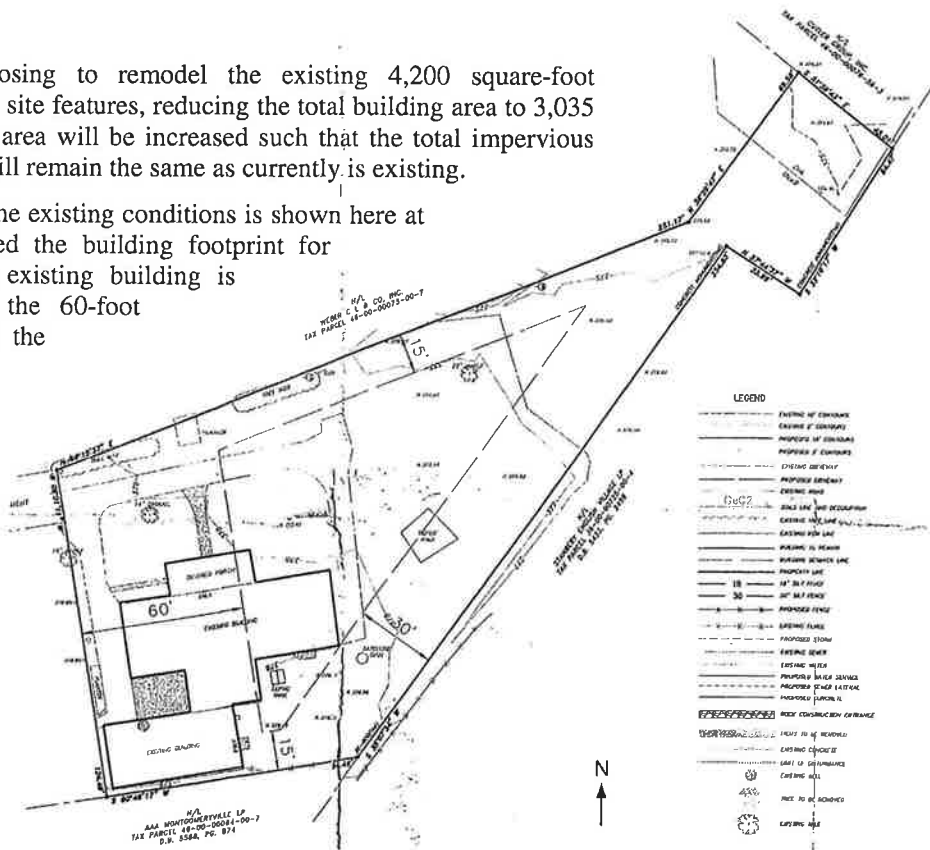
Background

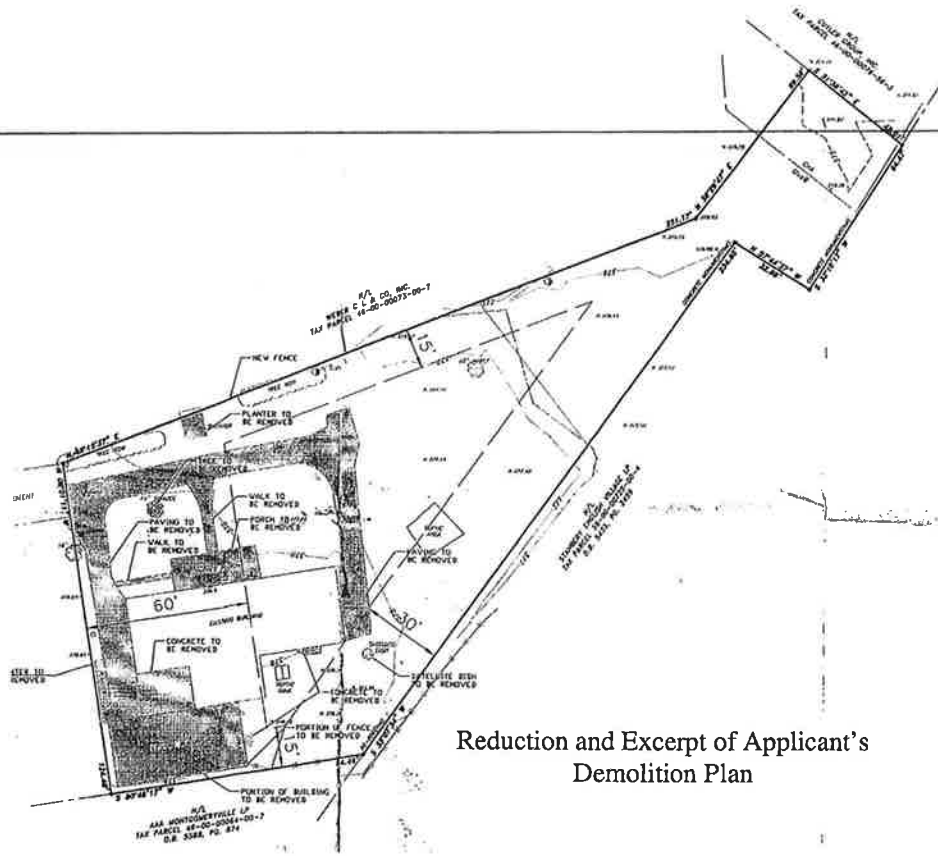
The applicant is proposing to remodel the existing 4,200 square-foot commercial building and site features, reducing the total building area to 3,035 square feet. The paved area will be increased such that the total impervious coverage on the parcel will remain the same as currently is existing.

The applicant's plan of the existing conditions is shown here at right. We have outlined the building footprint for clarity. Note that the existing building is already located within the 60-foot front yard setback (and the 15-foot side yard setback).

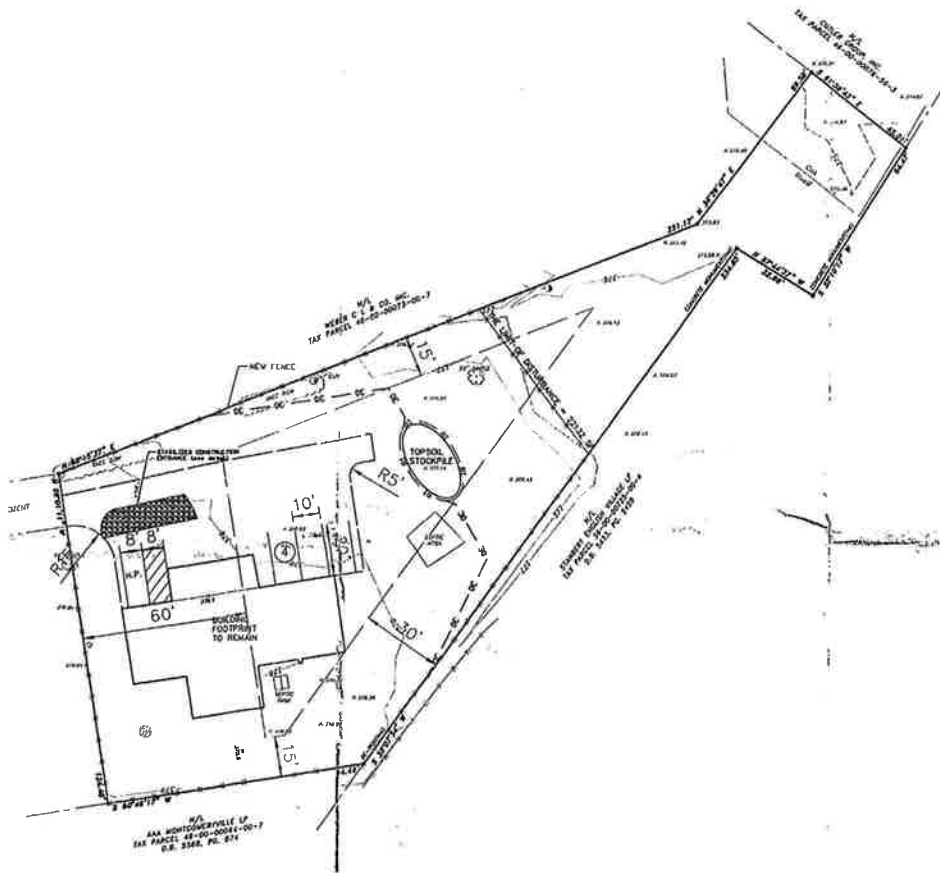
The proposed demolition plan and the proposed development plan are shown on the next page.

As seen on the development plan, the applicant proposes to remove the southernmost portion of the building, which would reduce the setback non-conformity.





Reduction and Excerpt of Applicant's Demolition Plan

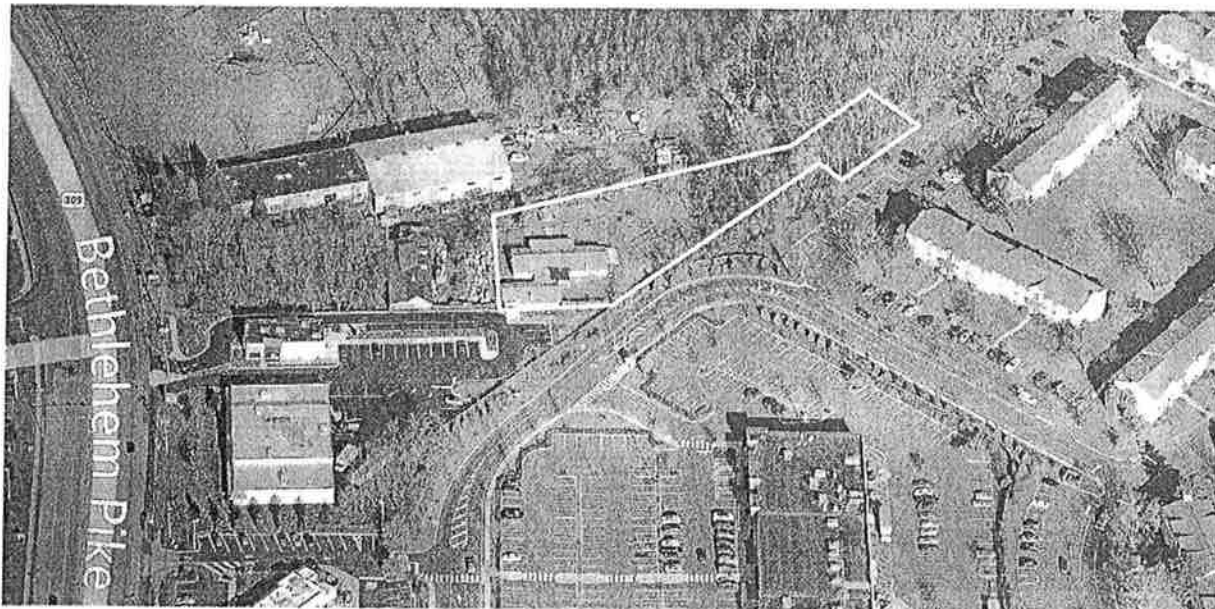


The existing condition of the parcel is shown in the aerial below. The front portion of the parcel contains the building, some driveways, and lawn while the rear portion is mostly wooded. The site generally slopes from the building location down about 4 feet generally toward the northeastern corner of the parcel.



The remodeled building is proposed to continue to be served by on-site sewer and water.

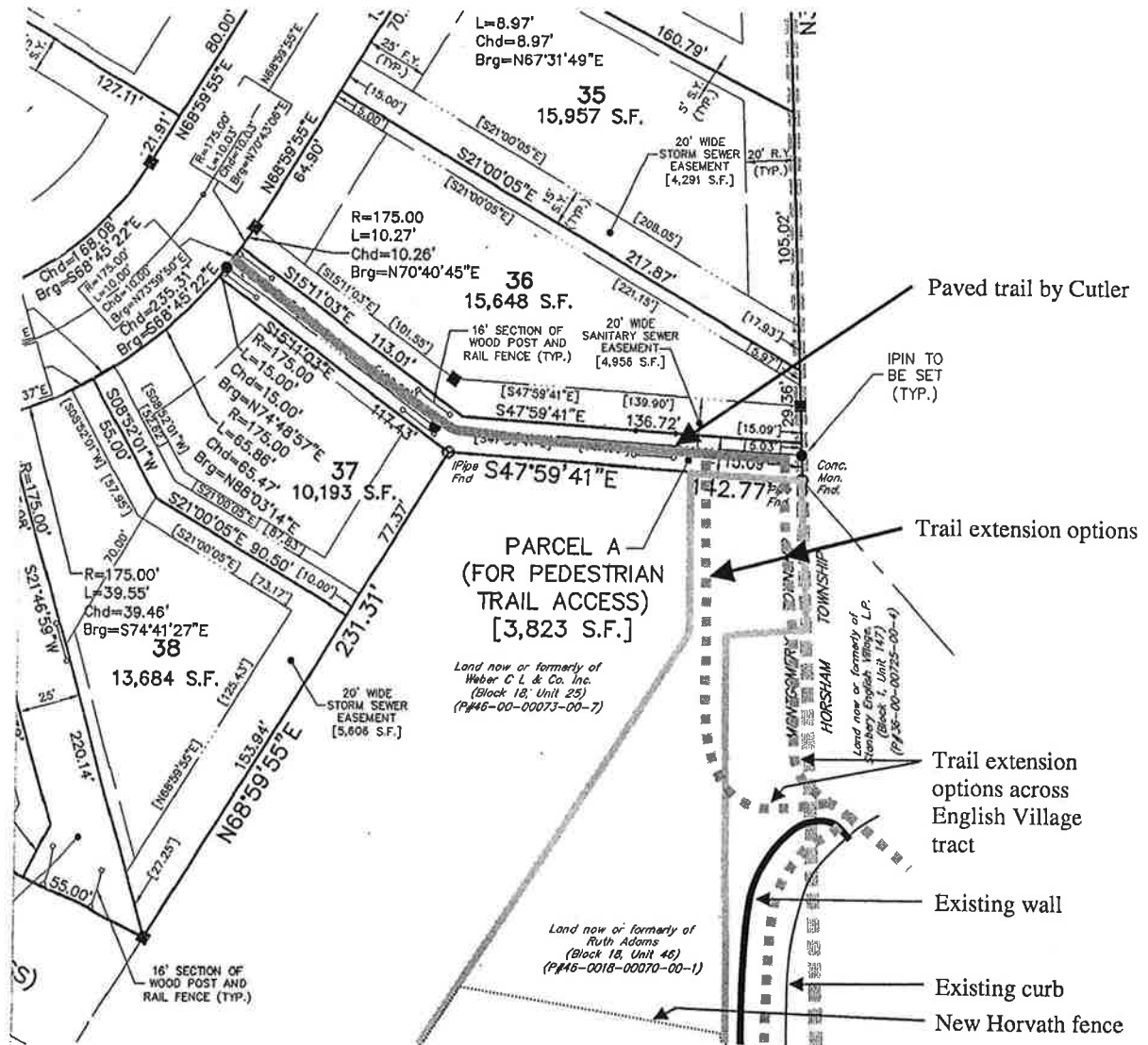
As seen in the aerial below, the proposed development area on the parcel is adjacent to two industrial buildings, a parking lot for a commercial use, and a wall along a driveway for a large apartment complex.



Aerial of the Vicinity of the Applicant's Property

Review Comments

1. **Access Easement.** (SaLDO 205-13.C.) The parcel does not have the required street frontage. In lieu of this, we recommend the township have the applicant provide to the township documentation of a legal access easement for the parcel.
2. **Trail Connection.** The adjacent Cutler development is currently under construction. Cutler has approved plans which require them to provide a paved trail to their southeastern corner, which is along the northeastern edge of the subject parcel (see image below). We recommend the township have the applicant extend the trail from the end of the trail to be provided by Cutler, across the subject parcel, to the neighboring Stanberry English Village property. The township may want to discuss and coordinate with the Stanberry English Village owners the details of extending the trail to the Shoppes at English Village.



Reduced Excerpt of Record Plan for the Cutler development "Montgomery Knoll."
 The Horvath parcel has been outlined in yellow. Trail options and site features are noted.

3. **Waivers.** Several waivers would be required for final approval of the plans. We would like an opportunity to review any waivers.

Recommendation

At this time, if the applicant revises the plans according to the comments above, we can recommend approval of this land development plan. Otherwise, we can only recommend approval if the Township is satisfied with ~~the applicant's resolutions of the concerns we identified in this letter and the Township is assured that all~~ applicable ordinance requirement issues have been resolved.

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

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

Sincerely,



Matthew Schelly, Senior Community Planner to Montgomery Township, BArch, MCP, MLA
610-278-3739, Email: mschelly@mail.montcopa.org

- c: Horvath Sign Contracting, Inc., Applicant
- Michael G. Horvath, Applicant's Contact
- All Township Planning Commission Members
- All Township Supervisors
- Bruce Shoupe, Township Director of Planning & Zoning Administration, Zoning Officer
- Marita Stoerrle, Township Development Coordinator
- Frank Bartle, Esq., Township Solicitor
- Karyn Hyland, Gilmore & Associates, Township Engineer
- Kevin Johnson, TPD, Inc., Township Traffic Engineer and Township Lighting Consultant
- Judy Stern Goldstein, Township Landscape Consultant

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Land Development Waiver – Gemalto - 106 Park Drive - #M-12-45

MEETING DATE: July 23, 2012

ITEM NUMBER:

#15

MEETING/AGENDA:

ACTION XX

NONE

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

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera
Chairman



BACKGROUND:

Gemalto has submitted a request for a waiver of the land development process for a modular building to be located at 106 Park Drive. The applicant proposed a 2,922 square foot modular building that would be constructed adjacent to the northwest corner of the existing building. The proposed building will have a loading dock and ADA access ramp. Other proposed improvements include: re-striping a portion of the parking area, stormwater inlets and conveyance piping, additional electrical service, and an additional six inch water lateral connection at Park Drive. The new water lateral will serve to provide fire protection for the proposed building as well as service a new fire hydrant on the west edge of the existing parking lot. The site is currently and will continue to be served by public water, sewer and gas.

Attached are letters from the Township's consultants with their comments.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

Approve or not approve the waiver request from the requirement to file a land development application.

BUDGET IMPACT:

None.

RECOMMENDATION:

That the waiver request be approved.

MOTION/RESOLUTION:

The resolution is attached.

MOTION: _____

SECOND: _____

ROLL CALL:

Robert J. Birch	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
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

RESOLUTION #
MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

**A RESOLUTION GRANTING A WAIVER OF THE REQUIREMENT OF A LAND
DEVELOPMENT APPLICATION FOR GEMALTO LOCATED AT 106 PARK DRIVE**

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant a waiver of the requirement of a land development application to Gemalto for the property located at 106 Park Drive, for improvements as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further grant the **waiver conditioned upon** the following being satisfied by the Applicant:

1. Fulfilling all obligations and requirements of the comments of Gilmore & Associates, Inc. dated June 11, 2012; Montgomery Township Planning Commission's recommendation dated July 19, 2012; Traffic Planning & Design, Inc. dated June 6, 2012; Montgomery Township Fire Marshal's Office dated June 15, 2012.
2. The Applicant shall enter into a Land Development Agreement and post financial security for all improvements to the satisfaction of the Township Engineer and Township Solicitor if required.
3. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.
4. The Applicant shall be responsible for payment of all Township Consultant fees related to this project.
5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.
7. That the facility will be removed within 4 years of the date of the Certificate of Occupancy being issued.

Resolution #
Page 2 of 3

Be it further resolved, that the following waivers are hereby requested to be granted only to the extent that they concur with the recommendation of the consultants:

1. Section 205-10.H(7)(b) – the requirement that handicapped parking stalls should be 12 feet wide. The applicant has proposed 8 foot wide handicapped parking stalls which meet national ADA standards.
2. That a full Traffic study as required by Section 205-101 and 205-102 the applicant is requesting that this study be waived.

This Resolution shall become null and void, and any waivers requested shall be deemed denied, and the plan shall be denied for failure to comply with Sections of the Township Zoning Ordinance and/or Township Subdivision and Land Development Ordinance for the reasons cited herein or as set forth in the letters referenced herein.

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 23rd day of July 2012.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by _____
(Print)

Representing **Gemalto** this day of , 2012.

Applicant

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

DESCRIPTION

ORIGINAL DATE

- | | |
|---------------------------|---------|
| 1. Existing Features Plan | 3-20-12 |
| 2. Site Improvement Plan | 3-20-12 |
| 3. Overall Utility Plan | 3-20-12 |
| 4. Enlarged Grading Plan | 3-20-12 |



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

June 11, 2012

File No. 12-05094

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18976

Reference: Gemalto Perso Building – LD/S # M-12-45
106 Park Drive
Parcel Number #46-00-03015-026

Dear Bruce:

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

I. Submission

- A. Proposed Modular Building Plans, as prepared by Charles E. Shoemaker, Inc., four (4) sheets, dated March 20, 2012.

II. General Information

The subject property (TP #46-00-03015-026) is located on the north side of Park Drive. The lot is within the LI – Limited Industrial District and is currently fully developed with a 73,975 SF building, 188 space bituminous parking lot, loading docks, above ground stormwater management basin, and other associated utilities. The Applicant proposes a 2,922 SF modular building that would be constructed adjacent to the northwest corner of the existing building. The proposed building will have a loading dock and ADA access ramp. Other proposed improvements included; re-striping a portion of the parking area, stormwater inlets and conveyance piping, additional electrical service, and an additional 6" water lateral connection at Park Drive. The new 6" water lateral will serve to provide fire protection for the proposed building as well as service a new fire hydrant on the west edge of the existing parking lot. The site is currently and will continue to be served by public water, sewer, and gas.

III. Review Comments

A. Zoning Ordinance

1. §230-118 – The Applicant should discuss with the Supervisors what the intended use is for the proposed building so that it may be determined if any of the additional information as outlined in this section will need to be submitted prior to approval.

BUILDING ON A FOUNDATION OF EXCELLENCE

B. Subdivision and Land Development Ordinance

It is our understanding that this application may be processed as a waiver of land development. As such, the Applicant should comply with the following Subdivision and Land Development Ordinance (SALDO) comments in conjunction with a waiver of land development approval. In the event a waiver of land development is not granted by the Board of Supervisors, the Applicant will need to comply with additional regulations contained in the ordinance and/or obtain waivers from the ordinance requirements not specifically mentioned below:

1. §205-10.H(4) – Dimension should be added to the plans for a typical parking stall as well as the proposed drive aisles so that compliance with this section can be verified. Additionally, the proposed parking stalls are required to be double lined and a striping detail should be added to the plans.
2. §205-10.H(7)(d) – A handicap parking sign should be depicted in plan view at the proposed handicap space and a detail of the proposed sign added to the plans.
3. §205-17.A(4) – Existing grades are proposed to be altered in areas that have existing pavement. The limits of the area they will require a mill and overlay to achieve proposed grades should be depicted on the plans. Additionally, a proposed pavement detail that conforms to Township standards should be added to the plans.
4. §205-17.D(4) – Concrete curb in accordance with the standard detail design specifications set forth in Appendix A of the SALDO shall be placed along all commercial driveways and parking lots. According to the existing features plan it does not appear that curbing is provided along much of the existing parking area. The Supervisors should determine if curbing is warranted along the parking area adjacent to the proposed building.
5. §205-19 – The plans should be submitted and reviewed by the Montgomery Township Sewer Authority.
6. §205-20 – The Applicant shall supply a letter from the water company stating that the proposed development can be served.
7. §205-21 – The Township Fire Marshal should review the plans to determine if the proposed fire hydrant location is acceptable. We recommend that bollards be provided to protect the proposed fire hydrant from vehicular traffic.
8. §205-49 – We defer to the Boucher & James, Inc. for review of the plans with respect to the landscape requirements of the Ordinance. Please note that it does not appear that any landscaping is being proposed as part of this application.
9. The Applicant should discuss if any lighting will be provided within the parking areas and/or on the proposed building. If lighting will be proposed, a Lighting Plan should be provided to Traffic Planning & Design for review and approval.
10. §205-78.A(5) – The site improvement plans should be signed and sealed by a professional engineer licensed in Pennsylvania. Additionally, the existing features

plan should be certified by the professional surveyor who conducted the boundary and topographic surveys. Lastly, the date that the boundary and topographic surveys were performed should be added to the plans.

11. §205-79.A(2) – An additional sheet should be added to the plans that will contain construction details for all proposed features. The provided construction details shall include, but are not limited to: Inlets and grates, trench drain, pipe bedding and trench backfill, parking lot line striping, water lateral service, bollards, handicap parking sign, pavement overlay, retaining walls, etc.
12. §205-79.A(2)(a)[8] – As currently proposed the trench drain at the bottom of the proposed loading dock ramp will have a significant contributing drainage area. We recommend creating a saddle point at the top of the ramp that would direct flow to either of the two proposed drainage structures on either side of the ramp.
13. §205-79.B(2)(h) – The Applicant should provide a copy of the current deed for the property so that the boundary information can be confirmed. Additionally, a title report for the property should be submitted to confirm that no deed restrictions exist that would prevent the property from being developed as proposed.
14. §205-79.B(2)(i) – A note should be added to the plans stating that no floodplains exist on the site per the applicable FEMA map.
15. §205-82.B – We defer to the Township Solicitor's office to determine if the waiver of land development plan should be recorded. If so, the sheet index and required recording blocks should be placed on sheet 2.
16. §205-116.A(2) – The Applicant will be required to pay a Fee-in-Lieu of Dedication of Park and Recreation Land. We calculate the fee based on \$0.50 per SF of proposed commercial / industrial building to be \$1,461.00.
17. A note should be added to the plans stating that “The contractor must notify the Township and Township Engineer 48 hours prior to the start of construction”.
18. More detail is required for the proposed handicap ramp on the northwest side of the building. Spot elevations should be provided at the top and bottom of the ramp as well as on both sides of the required 5' level landing area (2% max slope). Additionally, the elevation difference between the top of the ramp and the adjacent pavement will be greater than 10" and handrails are required per ADA standards. A detail of the proposed ramp construction, showing the required handrails should be added to the plans.
19. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshal, PennDOT, etc.). Copies of these permits and approvals should be submitted to the Township prior to execution of a development and financial security agreement needed before starting construction.

C. Stormwater Management

1. §205-18.A(1) – Pipe calculations should be provided to confirm that the proposed pipes are sized correctly to convey runoff from their respective contributing drainage areas.
2. §205-79.A(2)(b)[4] – Profiles should be added to the plans for all proposed storm sewer runs. The profiles should include: top of grate elevations, pipe size, material, slope, etc.
3. The plan should depict where the roof leaders for the proposed building will discharge. We recommend that the roof leaders be tied directly into the storm sewer system.

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

As mentioned above, we recommend that if a waiver of the land development process is granted that said approval be conditioned upon the applicant addressing the comments within this letter to the satisfaction of the Township Engineer.

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

Sincerely,



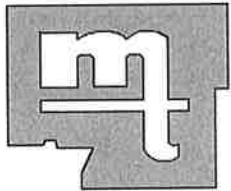
Russell S. Dunlevy, P.E.
Executive Vice President
Gilmore & Associates, Inc.



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

RSD/JPD/sl

cc: Lawrence J. Gregan, Manager - Montgomery Township
Marita A. Stoerrle, Development Coordinator - Montgomery Township
Robert Nappen, Applicant
Charles E. Shoemaker, Inc.



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jonathan Trump, Chairman

DATE: July 19, 2012

RE: Gemalto

The Planning Commission has reviewed the land development plan for Gemalto and would like to recommend to the Board of Supervisors that the plan be approved subject to satisfactory compliance with all comments of the Township review agencies.

The motion also recommended that the land development waiver be approved.

The applicant has placed a self imposed limit of four years after which the structure will be removed.



Est. 1989

TRAFFIC PLANNING AND DESIGN, INC.

2500 EAST HIGH STREET, STE 650
POTTSTOWN, PA 19464

PHONE: 610.326.3100
FAX: 610.326.9410

TPD@TRAFFICPD.COM
WWW.TRAFFICPD.COM

June 6, 2012

PA Society of Professional Engineers
Professional Development Award Winner

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Top 10 Best Place To Work in PA

Philadelphia 100
Hall of Fame Firm

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

Re: Gemalto Perso Building
Plan Review
Montgomery Township
TPD# MOTO-A-00066

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) reviewed the four sheet Plan submission for the above referenced project, prepared by Charles E. Shoemaker, Inc, dated March 20, 2012. Based on this review of the Land Development Waiver Request, we offer the following comments:

Traffic Engineering Comments

1. The proposed addition will increase the building area by approximately 4%. Industrial Buildings are one of the lowest generators of traffic on a per square footage basis. For this reason, the proposed addition will have a minimal impact on trip generation of the site. Therefore, it is our opinion that a full Traffic Management Study in accordance with §205-101 and §205-102 is not required and we thus would support a waiver request from this section.
2. Per §205-10.H(7)(b), the handicapped parking stalls should be 12 feet wide instead of the 8 foot width proposed. In our opinion, the proposed design is acceptable because it complies with national ADA standards. Therefore, TPD would support a waiver request if a waiver is requested from this section.
3. A new five space parking area is proposed just to the northeast of the proposed addition. The proposed striping delineating the end of these parking spaces needs to match the direction and angle of the existing striping.

Street Lighting Comments

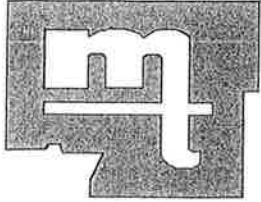
4. No lighting information was provided. More information is required prior to addressing the waiver request.

We reserve the right to make additional comments as additional information is submitted.

Sincerely,

Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Richard Stoneback, PE, Applicant's Engineer



**MONTGOMERY TOWNSHIP
FIRE SERVICES DEPARTMENT**
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6935 • Fax: 215-699-8892
www.montgomerytp.org

Rick Lesniak
DIRECTOR OF FIRE SERVICES
CHIEF FIRE MARSHAL
EMERGENCY PREPAREDNESS
DIRECTOR

FIRE MARSHAL OFFICE:
215-393-6936

TO: Marita Stoerrle, Development Coordinator

FROM: Rick Lesniak, Chief Fire Marshal

REVIEW DATE: 06/15/12

DEVELOPMENT NAME: 106 Park Drive - Modular Building

LOT AMOUNT(S): 315,810 square feet (7.250 acres)

LD/S#: **PLANS DATE:** March 20, 2012

LOCATION: 106 Park Dr. **REVISION DATE:** N/A

In the interest of **Public Safety** and **Hazard Mitigation**, the following requirements shall be evaluated. All requirements listed below are to be referenced to the plan named above.

All requirements shall meet the 2006 International Building and Fire Codes as well as Township Ordinance(s).

1. Fire lanes SHALL be established at buildings as directed by the Fire Marshal's Office. Marking of fire lanes shall include 4" YELLOW traffic striping and pavement lettering "NO PARKING FIRE LANE". "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. Signage and lettering must be added to the plan.
2. Fire lanes SHALL be established at all Fire Department Connections (FDC). Markings SHALL meet the fire lanes criteria. Signage and lettering must be added to the plan.
3. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshals Office or Code Enforcement Office. The Fire Marshals Office SHALL be contacted in regards to placement of truss placard.
4. The maximum steering angle for the largest fire apparatus operated in Montgomery Township is 31.8 degrees. The overall length of the apparatus is 45'. The applicant must submit a turning radius plan confirming that fire apparatus are able to maneuver throughout the site.
5. ALL revisions of the above named plan SHALL be reviewed by the Fire Marshal's office for approval.

Conclusion:

A written response or revised plan must be submitted to the Fire Marshals Office and must satisfactorily address each plan review note listed above.

The current plans are **NOT APPROVED** as submitted.

If there are any questions regarding the review notes, please contact the Fire Marshal's Office at 215-393-6936 or 215-393-6935

A handwritten signature in black ink, appearing to read "Rick Lesniak". The signature is fluid and cursive, with a large initial "R" and "L".

Thank You,
Rick Lesniak, Chief Fire Marshal

Reviewed by:
John Scheiter
Captain/Assistant Fire Marshal

TO FILE

DATE: 3/27/12
 SHEET NO: 28018
 OF 1

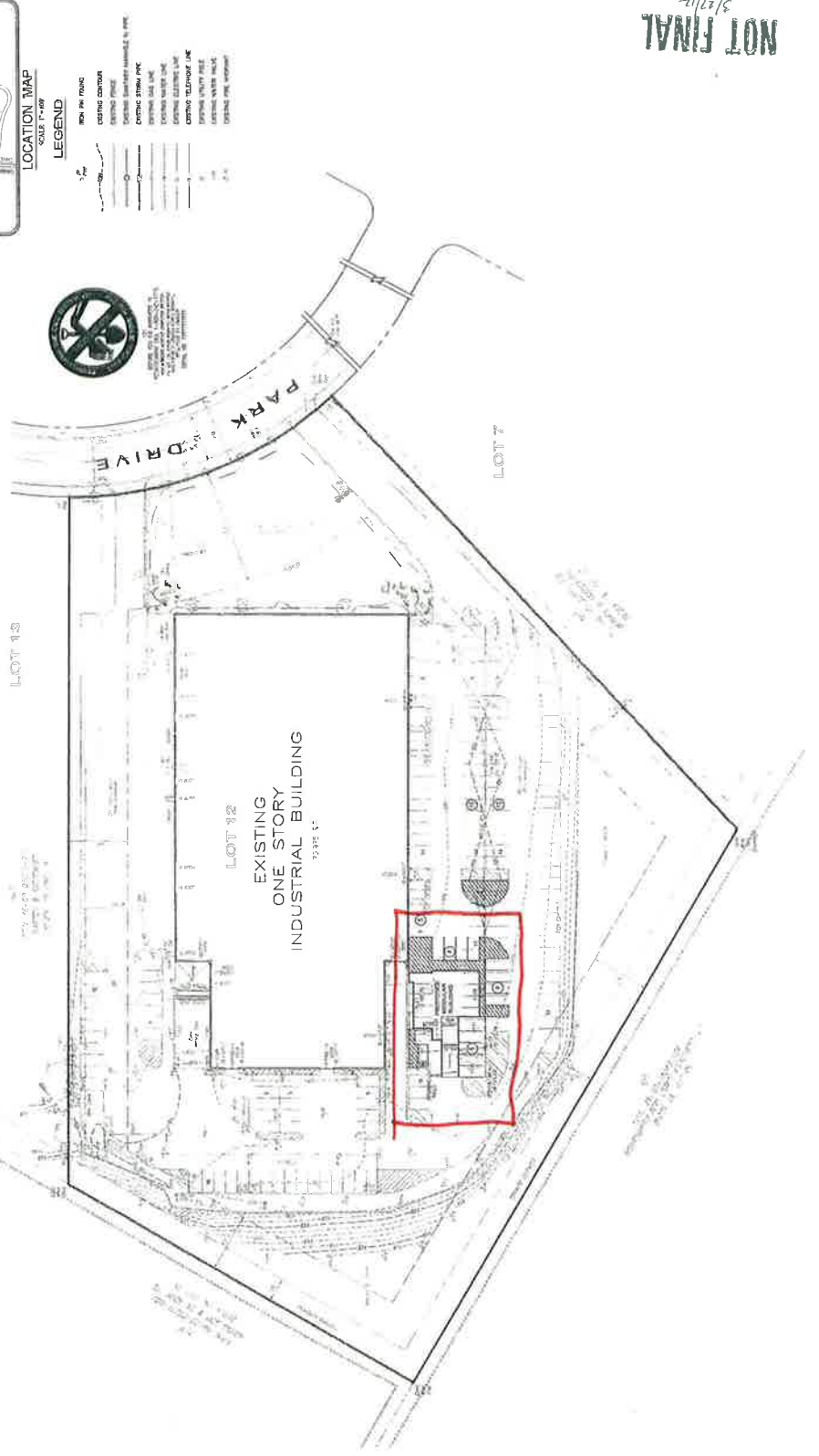
SITE PLAN
 106 PARK DRIVE
 PREPARED FOR
 GEMALTO
 MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PA

CHARLES E. SHOEMAKER, INC.
 ENGINEERS & ARCHITECTS
 1007 EDGE HILL RD #10 ARLINGTON, PA 15001
 PHONE: 717-898-2700 FAX: 717-898-7281
 E-MAIL: info@cesh.com

RECORD OWNER
 ROBERT & MADELINE
 MAPPER
 171 CORPORATE DRIVE
 MONTGOMERY, PA 19360

NO.	DESCRIPTION	DATE

NOT FINAL
 3/27/12



LEGEND

- 1" = 100'
- EXISTING LOT BOUNDARY
- EXISTING LOT 12 BOUNDARY
- EXISTING LOT 13 BOUNDARY
- EXISTING LOT 7 BOUNDARY
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING UTILITY LINE
- EXISTING TELEPHONE LINE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING CULVERT
- EXISTING DRAINAGE SWALE
- EXISTING EROSION CONTROL
- EXISTING FENCE
- EXISTING SIGN
- EXISTING LIGHT FIXTURE
- EXISTING TREE
- EXISTING SHrub
- EXISTING GRASS
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVED DRIVE
- EXISTING UNPAVED DRIVE
- EXISTING DRIVEWAY
- EXISTING SIDEWALK
- EXISTING UTILITY TRENCH
- EXISTING TELEPHONE TRENCH
- EXISTING WATER TRENCH
- EXISTING SEWER TRENCH
- EXISTING GAS TRENCH
- EXISTING CULVERT TRENCH
- EXISTING DRAINAGE SWALE
- EXISTING EROSION CONTROL
- EXISTING FENCE
- EXISTING SIGN
- EXISTING LIGHT FIXTURE
- EXISTING TREE
- EXISTING SHrub
- EXISTING GRASS
- EXISTING ASPHALT
- EXISTING CONCRETE



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Land Development Waiver – Bonefish Grill
27 Airport Square Shopping Center

MEETING DATE: July 23, 2012 ITEM NUMBER: #16

MEETING/AGENDA: ACTION XX NONE

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

INITIATED BY: Bruce Shoupe BOARD LIAISON: Candyce Fluehr Chimera
Director of Planning and Zoning Chairman

BACKGROUND:

The Bonefish Grill is requesting a waiver of the land development process for the proposed conversion of the existing Friendly's Restaurant at Airport Square Shopping Center. As part of the conversion to the building, the addition of an outdoor waiting area at the front of the building, a 540 square foot outdoor patio/lounge area at the side of the building, and a storage/freezer area to the rear of the building are proposed. There will be no change to circulation, impervious coverage or existing drainage patterns.

Please see the attached letter from their engineer explaining the reasoning for their request. Also attached are letters from the Township's consultants with their comments.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

Approve or not approve the waiver request from the requirement to file a land development application.

BUDGET IMPACT:

None.

RECOMMENDATION:

That the waiver request be approved.

MOTION/RESOLUTION:

The resolution is attached.

MOTION: _____

SECOND: _____

ROLL CALL:

Robert J. Birch	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
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

RESOLUTION #
MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

**A RESOLUTION GRANTING A WAIVER OF THE REQUIREMENT OF A LAND
DEVELOPMENT APPLICATION FOR BONEFISH GRILL FOR THE PROPERTY
LOCATED AT 27 AIRPORT SQUARE SHOPPING CENTER**

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant a waiver of the requirement of a land development application to **Bonefish Grill** for the property located at **27 Airport Square Shopping Center, for improvements** as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further grant the waiver conditioned upon the following being satisfied by the Applicant:

1. Fulfilling all obligations and requirements of the comments of Gilmore & Associates, Inc. dated July 13, 2012; Boucher & James, Inc. dated July 9, 2012; Traffic Planning & Design, Inc. dated July 16, 2012; Montgomery Township Planning Commission dated July 19, 2012; Montgomery Township Police Department dated June 27, 2012; Montgomery Township Fire Marshal's Office dated July 10, 2012; and Kenneth Amey dated July 12, 2012.
2. 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.
3. The Applicant shall be responsible for payment of all Township Consultant fees related to this project.
4. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
5. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.
6. The applicant must comply with the Zoning Hearing Board's Opinion and Order regarding the hearing on July 10, 2012.
7. The renovated building will be fully sprinklered in accordance with the 2009 International Building Code.
8. The distance between the proposed storage/freezer/cooler box on the eastside of the building and the rear curb line shall be no less than 18 feet in width as required by the Fire Marshal and shall be signed for one-way traffic only in the

Be it further resolved, that the following waivers are hereby requested to be **granted only to the extent that they concur with the recommendation of the consultants:**

1. The in-lieu of a full Traffic study as required by Section 205-101 and 205-102 the applicant is requesting that this study be waived.

The Traffic Engineer would support this waiver request and that a fee in the amount of \$3000 be contributed to facilitate future studies along route 309 corridor once the Parkway Construction is completed.

2. Section 205-22 – Sidewalk along Bethlehem Pike frontage. The applicant has requested a waiver of this requirement due to no sidewalk presently exist on this side of Bethlehem Pike.

This Resolution shall become null and void, and any waivers requested shall be deemed denied, and the plan shall be denied for failure to comply with Sections of the Township Zoning Ordinance and/or Township Subdivision and Land Development Ordinance for the reasons cited herein or as set forth in the letters referenced herein.

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 23rd day of July 2012.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by Bonefish Grill this _____ day of _____, 2012.

Applicant

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

EXHIBIT "A"

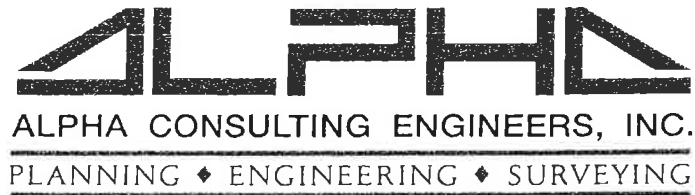
PLANS-STUDIES

DESCRIPTION

ORIGINAL DATE

1. Existing Features Exhibit
2. Bonefish Grill Sketch Plan

5-11-12
6-15-12



RECEIVED
JUN 22 2012
MONTGOMERYTOWNSHIP

June 19, 2012

Bruce Shoupe
Planning & Zoning Director
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

RE: Request for Site Plan Waiver
Bonefish Grill
Airport Square

Dear Mr. Shoupe:

Pursuant to our recent conversation concerning the above referenced matter, please consider this correspondence as request for Site Plan Waiver for the proposed conversion of the Friendly's Restaurant to a Bonefish Grill restaurant.

Attached is a plan showing the minor modifications necessary for the project. The shopping center owner has agreed to allocate the approximate 1,200 square feet of their recent Zoning Hearing Board approval to accommodate the proposed addition. There will not be any substantive changes to circulation, impervious coverage, or drainage to the existing conditions.

We feel that this waiver, if approved, will allow the Bonefish Grill to proceed and will add a good corporate partner to this shopping center and community.

Please contact us with any question or comments.

Thank you for your courtesy and consideration.

Very Truly Yours,

John K. Murphy, P.E., P.L.S.

cc: Bonefish Grill



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

July 13, 2012

File No. 12-06066

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18976

Reference: Bone Fish Grill – LD/S # M-12-46
27 Airport Square Shopping Center
Parcel Number #46-00-00142-00-1

Dear Bruce:

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

I. Submission

- A. Site Plans, as prepared by Alpha Consulting Engineers, Inc., two (2) sheets, dated May 11, 2012.
- B. Land Development Waiver Request Letter, prepared by Alpha Consulting Engineers, Inc., dated June 19, 2012.

II. General Information

The subject site is part of the Airport Square Shopping Center (TP #46-00-00142-00-1) at 801 Bethlehem Pike Bethlehem Pike (S.R. 309) and is within the S - Shopping Center Zoning District. The site contains an existing building (Friendly's Restaurant), existing driveways and existing parking lot. The Applicant proposes to renovate the existing facility and add outdoor waiting area, outdoor seating and freezer boxes. No net additional impervious coverage is proposed. The site will continue to be served by public water and sewer.

III. Review Comments

A. Zoning Ordinance

It is our understanding that this application will be appearing in front of the Zoning Hearing Board on July 10, 2012. As such, the Applicant should comply with the following Zoning Ordinance comments in conjunction with a waiver of land development approval. In the event a special exception and/or variances are not granted by the Zoning Hearing Board, the Applicant will need to comply with additional regulations contained in the ordinance and/or obtain variances from the ordinance requirements not specifically mentioned below:

- 1. §230.89.G – A parking summary should be added to the plan to ensure that adequate off-street parking and loading spaces are provided in accordance with Article XIX of this Ordinance.

BUILDING ON A FOUNDATION OF EXCELLENCE

2. §230.134.C.7 & §230.156.4.B – One parking space for every three chairs of seating capacity shall be provided. Seating within the proposed outdoor dining areas should be included in the parking calculation.
3. §230.156.4.A – Outdoor dining area shall be permitted as an accessory use and is permitted by special exception in the S District. It is our understanding the applicant has obtained a special exception for the proposed use.
4. §230.156.4.C – Outdoor dining areas should be included in the calculation for building coverage.

B. Subdivision and Land Development Ordinance

It is our understanding that this application may be processed as a waiver of land development. As such, the Applicant should comply with the following Subdivision and Land Development Ordinance (SALDO) comments in conjunction with a waiver of land development approval. In the event a waiver of land development is not granted by the Board of Supervisors, the Applicant will need to comply with additional regulations contained in the ordinance and/or obtain waivers from the ordinance requirements not specifically mentioned below:

1. §205-3 – Although this application is considered as a waiver of land development, we recommend that building or occupancy permits not be issued until the required improvements have been constructed or the Township has been assured, by means of a proper completion guaranty, that improvements will subsequently be installed.
2. §205-10.H(4) – Dimension should be added to the plans for the proposed drive aisles.
3. §205.10.H.(7)(c) – A curb ramp should be provided on the south side of the building to provide an accessible route from the ADA parking space.
4. §205-17.D(4) – Top and bottom of curb elevations should be provided for all proposed curb. Concrete curb shall be in accordance with the standard detail design specifications set forth in Appendix A of the SALDO.
5. §205-19 – The plans should be submitted and reviewed by the Montgomery Township Sewer Authority.
6. §205-20 – The Applicant shall supply a letter from the water company stating that the proposed development can be served.
7. §205-21 – The Township Fire Marshal should review the plans to verify access and circulation are maintained..
8. §205-26 – Inlet filters should be provided in existing inlets within the vicinity of the site as an erosion and sediment control measure.
9. §205-28 –The Township Zoning Officer should determine if a grading permit is required.
10. §205-49 to §205-56 – We defer to the review of the plans with respect to the landscape requirements of the Ordinance to the Montgomery Township Landscape Architect, Boucher & James, Inc.

11. §205-82.B – We defer to the Township Solicitor's office to determine if the waiver of land development plan should be recorded. If so, a record plan shall be submitted for review prior to certifications by the Township Engineer and Township Manager.
12. §205-101 & §205-102 – We defer the requirement for a traffic management study, as well as any issues related to site access, to the Township Traffic Engineer, Traffic Planning and Design, Inc.
13. It appears that there is a conflict with the location of the existing grease trap and the proposed sidewalk.
14. Curb, curb ramp, and sidewalk details shall be provided.
15. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshal, PennDOT, etc.). Copies of these permits and approvals should be submitted to the Township prior to execution of a development and financial security agreement needed before starting construction.

C. Stormwater Management

16. It appears the proposed disturbed area is less than 1 acre and there is no net additional impervious coverage. Therefore, given the proposed project does not meet the applicable thresholds, the nature of the existing and proposed conditions, and no known drainage issues, post-construction storm water management control and water quality requirements are not applicable.

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

As mentioned above, we recommend that if a waiver of the land development process is granted that said approval be conditioned upon the applicant addressing the comments within this letter to the satisfaction of the Township Engineer.

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

Sincerely,



Russell S. Dunlevy, P.E.
Executive Vice President
Gilmore & Associates, Inc.



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

RSD/JPD/jpd

cc: Lawrence J. Gegan, Manager - Montgomery Township
Marita A. Stoerrle, Development Coordinator - Montgomery Township
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Ken Amey, AICP
John K. Murphy, P.E., P.L.S. – Alpha Consulting Engineers, Inc.
Tiffany Toliver – Bloomin' Brands

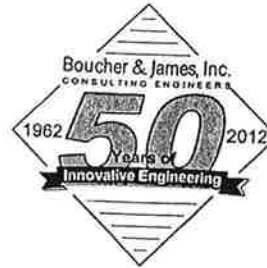


Boucher & James, Inc.

INNOVATIVE ENGINEERING

July 9, 2012

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



**SUBJECT: BONEFISH GRILL
SITE PLAN WAIVER REQUEST
TOWNSHIP LD/S NO. M-12-46
PROJECT NO. 1255262R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Sketch Plans provided for the Bonefish Grill Site Plan Waiver Request prepared by Alpha Consulting Engineers, Inc., dated May 11, 2012 and June 15, 2012. The restaurant is proposed at the pad location of the former Friendly's restaurant in Airport Square which fronts on Bethlehem Pike, within the S Shopping Center District.

As part of the conversion of the building to the Bonefish Grill Restaurant, the addition of an outdoor waiting area at the front of the building, a 540 SF outdoor patio/lounge area at the side of the building, and a storage/freezer/cooler area to the rear of the building are proposed. It appears that these improvements will total approximately 1,200 SF. The engineer indicates that no other substantive changes to circulation, impervious coverage or drainage are proposed.

It does not appear that there are any issues related to landscape requirements with regard to the request for a Site Plan Waiver.

Sincerely,

Judith Stern Goldstein, ASLA, R.L.A.
Director of Landscape Architecture and Planning Services

Valerie L. Liggett, ASLA, R.L.A.
Planner/Landscape Architect

JSG/vll/kam

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Karyn Hyland, Gilmore & Associates
Kevin Johnson, P.E., Traffic Planning & Design
Ken Amey, AICP
John K. Murphy, P.E., P.L.S., Alpha Consulting Engineers, Inc., 115 Limekiln Road,
P.O. Box G, New Cumberland, PA 17070
Tiffany Toliver, Bloomin' Brands Inc., 2202 N. West Shore Boulevard, Tampa, FL,
33607



TRAFFIC PLANNING AND DESIGN, INC.

2500 EAST HIGH STREET, STE 650
POTTSTOWN, PA 19464

PHONE: 610.326.3100
FAX: 610.326.9410

TPD@TRAFFICPD.COM
WWW.TRAFFICPD.COM

July 16, 2012

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

Re: Bonefish Grill LD/S #M-12-46
Plan Review
Montgomery Township
TPD# MOTO-A-00068

PA Society of Professional Engineers
Professional Development Award Winner

#1 Best Civil Engineering Firm
To Work For In The US (Mid-size Firm)

Top 10 Best Place To Work in PA

Philadelphia 100
Hall of Fame Firm

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) reviewed the two sheet Plan submission for the above referenced project, prepared by Alpha Consulting Engineers, Inc, dated June 15, 2012. Based on this review of the Land Development Waiver Request, we offer the following comments:

Traffic Engineering Comments

1. The proposed Bonefish Grill will generate more trips than will the existing Friendly's Restaurant due to both its size and type of use. The existing building is roughly 4000 square feet in size. An addition of approximately 263 square feet is proposed to relocate the storage/freezer/cooler area which will expand the area available for patrons. In addition, approximately 540 square feet of exterior patio/lounge area is proposed that also needs to be treated as building area. Finally, a proposed outdoor waiting area of approximately 310 square feet is proposed. Normally, this latter area might be considered for exclusion from the building area calculation, but upon visiting other Bonefish Grill sites, patrons were observed in this area drinking and mingling with other patrons. Therefore, in combination, these three improvements will increase the effective square footage by roughly 30%. Friendly's Restaurants do not have a bar and in 45 years of patronizing them, I have never had to wait more than five minutes for a table. By comparison, Bonefish Grills have a significant volume of bar only traffic and a full bar with thirty minute waits for dinner are not uncommon during the weekend. Therefore, it is our opinion that a full Traffic Management Study in accordance with §205-101 and §205-102 is required. Such studies typically cost \$5000. In lieu of a study at this time, we could support a waiver request from this section of the SLDO if funding is provided to the Township to facilitate completion of future studies along the Route 309 corridor once the Parkway Construction is completed.
2. Per §205-10.H(7)(b), the handicapped parking stalls should be 12 feet wide instead of the 8 foot width proposed. In our opinion, the proposed design is acceptable because it complies with national ADA standards. Therefore, TPD would support a waiver request if a waiver is requested from this section.
3. Per §205-10.H(4), aisle widths must be 22 feet wide. The proposed aisle width on the east side of the proposed Bonefish Grill will only be 16 feet wide according to the June 15, 2012 plan. It is our understanding that the fire chief has requested a minimum width of 18 feet. We could support such a waiver request, if it is made, provided that it can be demonstrated that the standard Township fire truck and delivery trucks can navigate the site using AUTOTURN. Based on a cursory review, it appears that the proposed Storage/Freezer/Cooler Area will need to be relocated to the north in order to permit trucks to complete the turn at the southeast corner of the building. Please let us know if you want us to perform this analysis.

4. Per §205-10.H(6), an off-street loading area needs to be designated on the plan. It is assumed that such an area would be near the proposed Storage/Freezer/Cooler area on the east side of the building. However, the aisle width in this area is inadequate to accommodate both delivery traffic and two-way automobile traffic. Furthermore, the area on the north end of the proposed Storage/Freezer/Cooler area can only accommodate a 30 foot long truck without extending into the circulation aisles. Therefore, in order for TPD to recommend approval of waivers from §205-10.H(4) and §205-10.H(6), if such waivers are requested, it is our opinion that the area on the east side of the building should be signed for one-way traffic only in a northbound direction. Therefore, the appropriate signs for one-way flow would also need to be provided on the plan.
5. Sidewalks are provided on the west side of Route 309 along the frontage of the Montgomery Mall but none are provided on the east side along the Airport Square frontage. Consideration should be given to providing sidewalk along the Route 309 frontage per §205-22.A.

Street Lighting Comments

6. No lighting information was provided. More information is required prior to addressing the waiver request.

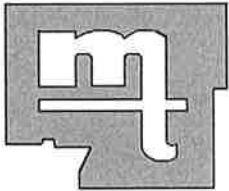
We reserve the right to make additional comments as additional information is submitted.

Sincerely,



Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
John K. Murphy, PE, Applicant's Engineer



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jonathan Trump, Chairman

DATE: July 19, 2012

RE: Bonefish Grill

The Planning Commission has reviewed the land development plan for Bonefish Grill and would like to recommend to the Board of Supervisors that the plan be approved subject to satisfactory compliance with all comments of the Township review agencies.

The motion also recommended that the requested waiver of sidewalks be approved.

Chief of Police
Richard J. Brady



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

MONTGOMERYVILLE, PA 18936

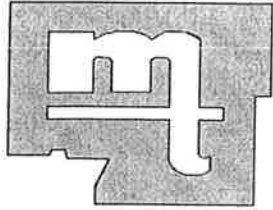
PHONE: 215-362-2300 • FAX: 215-362-6383 • ORI: PA0461800

June 27, 2012

TO: MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
FROM: RICHARD J. BRADY, CHIEF OF POLICE *RB*
RE: SUBDIVISION/LAND DEVELOPMENT - WAIVER REQUEST
BONE FISH GRILL, 27 AIRPORT SQUARE SHOPPING CENTER
(FRIENDLY'S RESTAURANT), ONE (1) LOT, DTD: 5/11/12:

The above referenced plan was reviewed at this office. There are no major areas of concern to the police department at this time, as this is a renovation to existing facility with the addition of an outdoor patio.

Thank you for the opportunity to review this request for a waiver for subdivision/land development.



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

Rick Lesniak
DIRECTOR OF FIRE SERVICES
CHIEF FIRE MARSHAL
EMERGENCY PREPAREDNESS
DIRECTOR

FIRE MARSHAL OFFICE:
215-393-6936

TO: Marita Stoerrle, Development Coordinator

FROM: Rick Lesniak, Chief Fire Marshal

REVIEW DATE: July 10, 2012

DEVELOPMENT NAME: ~~Montgomery Mall Expansion~~

LOT AMOUNT(S): 1

LD/S#: M-12-46

PLANS DATE: 5/11/12

LOCATION: Bethlehem Pike

REVISION DATE: N/A

In the interest of **Public Safety** and **Hazard Mitigation**, the following requirements shall be evaluated. All requirements listed below are to be referenced to the plan named above.

All requirements shall meet the 2006 International Building and Fire Codes as well as Township Ordinance(s).

1. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.
2. Fire lanes SHALL be established at buildings as directed by the Fire Marshal's Office. Marking of fire lanes shall include 4" YELLOW traffic striping and pavement lettering "NO PARKING FIRE LANE". "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.
3. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshals Office or Code Enforcement Office. The Fire Marshals Office SHALL be contacted in regards to placement of truss placard.
4. Street address numbers shall be provided on each building as directed by the Fire Marshal's Office.
5. Fire department key boxes (Knox Box) SHALL be provided on each building at an approved location. Knox box forms are available through the Fire Marshals Office or Code Enforcement Office.
6. ALL revisions of the above named plan SHALL be reviewed by the Fire Marshal's office for approval.

Conclusion:

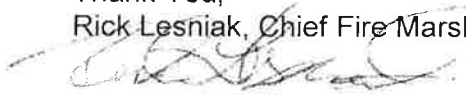
A written response or revised plan must be submitted to the Fire Marshals Office and must satisfactorily address each plan review note listed above.

The Fire Marshal's Office recommends that the plans be approved subject to the applicant complying with the above referenced comments.

If there are any questions regarding the review notes, please contact the Fire Marshal's Office at 215-393-6936 or 215-393-6935

Minimum Drive Path 18' wide

Thank You,
Rick Lesniak, Chief Fire Marshal



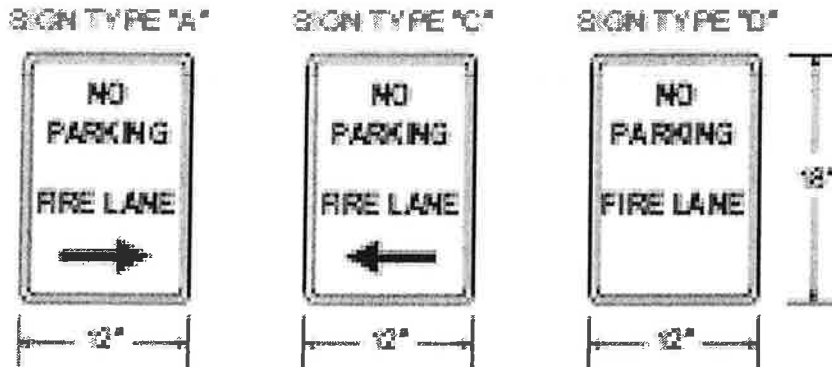
Reviewed by: 
Frank Colelli
Captain/Assistant Fire Marshal

TO FILE

Signage Attachment

Fire Lanes

D103.6-Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.



D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

D103.6.2 Roads more than 26 feet in width. 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.

Truss Emblem

72-5. Identification emblems on certain properties, buildings or structures containing truss construction.
[Added 3-28-2005 by Ord. No. 04-188 Editor's Note: This ordinance also renumbered former § 72-5, Violations and penalties, as § 72-6, which follows this section.]

A. Definitions. The following definitions shall apply for the section:

TRUSS CONSTRUCTION — A combination of members, such as beams, bars and ties, usually arranged in triangular units to form a rigid framework for supporting loads over a span of structural members that connect together to span the space between the walls of the building to support a vertical load.

TRUSS EMBLEM — A sign consisting of an isosceles triangle not less than 12 inches horizontally by six inches vertically made of reflective material with white as the background and red lettering containing the following: "F" to signify a building or structure having a floor with truss construction; "R" to signify a building or structure having a roof with truss construction; or "FR" to signify a building or structure having both a floor and roof with truss construction.

B. Identification of truss construction:

- (1) Except as provided in Subsection C below, the owner of a building or a structure containing truss construction in any form or manner shall install and maintain a truss emblem to the left of the main entrance and at a height of not less than five feet above the floor level. The truss emblem required under this section may be purchased from the Township at a cost determined from time to time by resolution of the Board of Supervisors.
- (2) The owner, developer, and/or homeowners' association of a residential subdivision, residential condominium, or apartment complex shall install and maintain a truss emblem within the public right-of-way or upon the common element/area (in the case of a private street or condominium) at each entrance to such subdivision or condominium.

C. Exemption. Except for a nonresidential building or structure, the owner of a building or a structure within a residential subdivision, residential condominium, or apartment complex referred to in Subsection B(2) above shall be exempt from installing and maintaining a truss emblem. The owner of any other single-family dwelling unit or semidetached dwelling containing not more than two dwelling units shall also be exempt from installing and maintaining a truss emblem.

D. Fire Marshal approval. The owner and/or developer of any building or structure required to have a truss emblem under this section shall submit a plan for such truss emblem as to design and location for the prior written approval of the Township Fire Marshal.

E. Retroactive compliance required. The provisions of this section shall apply to the owners of existing buildings or structures having truss construction, but such owners shall have one year from the effective date of this section to comply.

KENNETH AMEY, AICP
professional land planner

July 12, 2012

(via e-mail)

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

Re: Bonefish Grill
Request for Site Plan Waiver
Airport Square Shopping Center
Township File #M-12-46

Dear Mr. Gregan:

I have reviewed the above referenced sketch plan, prepared by Alpha Consulting Engineers, Inc., dated June 15, 2012, with no revisions noted. The subject property is located in the Airport Square Shopping Center on Bethlehem Pike, is currently zoned S-Shopping Center, and is improved with a Friendly's restaurant.

This proposal would convert the existing Friendly's restaurant to a Bonefish Grill and add a small storage/freezer/cooler area, an outdoor seating area, and an outdoor waiting area.

The applicant's engineer notes that there will be no change to circulation, impervious coverage, or existing drainage patterns.

Given the minor nature of the proposed changes, I have no objection to the request for Site Plan Waiver.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

SUBJECT: Consider Approval of DEP Sewage Facilities Planning Module – Montgomery Mall Expansion – Wegman's Supermarket

MEETING DATE: July 23, 2012

ITEM NUMBER: #17

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera
Chairman



BACKGROUND:

This application is for the Wegman's Supermarket, to be located at Montgomery Mall. The plan proposes to demolish the Boscov's Department Store in order to construct a new 143,000 square foot building. The Township's Act 537 Plan is its plan for sewer service and the MTMSA is responsible for the implementation of this plan. Occasionally, the plan must be changed due to development and a planning module must be submitted to DEP.

Due to the change in use of the building it is projected that an increase in sewer flows will be required. The anticipated sanitary sewage flows will increase 50 EDU's, based upon the project daily flow for the Wegman's.

This plan is consistent with the Township's Act 537 Plan.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

The Module was reviewed and recommended for approval by the Township Planning Commission at its meeting on July 19, 2012.

ALTERNATIVES/OPTIONS:

Approve the DEP Sewage Facilities Planning Module.

BUDGET IMPACT:

None.

RECOMMENDATION:

Acceptance of the DEP Sewage Facilities Planning Module.

MOTION/RESOLUTION:

The resolution is attached.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	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
Candyce Chimera	Aye	Opposed	Abstain	Absent

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

Resolution #

WHEREAS, the Department of Environmental Protection requires that a municipality amend its Sewage Facilities Plan for any new development; and

WHEREAS, an application has been submitted to DEP for Wegman's Supermarket, located at Montgomery Mall; and

WHEREAS, this Planning Module has been reviewed by the Montgomery Township Municipal Sewer Authority and found to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Montgomery Township that we hereby approve the application for Wegman's Supermarket.

MOTION BY:

SECOND BY:

DATE:

VOTE:

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

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

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

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

WHEREAS Simon Property Group has proposed the development of a parcel of land identified as
land developer

Montgomery Mall Expansion, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Supervisors of the Township of Montgomery hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)

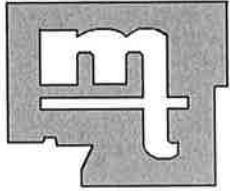
Township Board of Supervisors, hereby certify that the foregoing is a true copy of

the Township Resolution # _____, adopted, _____, 20_____.

Municipal Address:

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605
Telephone 215-393-6900

Seal of
Governing Body



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jonathan Trump, Chairman

DATE: July 19, 2012

RE: DEP Sewage Facilities Planning Module
Wegman's Supermarket

The Planning Commission has reviewed the DEP Sewage Facilities Planning Module for the Wegman's Supermarket and has authorized the Planning Component to be signed.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

Code No.

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked .

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Montgomery Mall Expansion

2. Brief Project Description The project involves the demolition of an existing 62,125-sf three story building and the construction of a new 140,000-sf building and associated site improvements.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
Montgomery	Montgomery	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Gregan	Lawrence	J.	Township Manager/Secretary	
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
1001 Stump Road				
Address Last Line -- City	State	ZIP+4		
Montgomeryville	PA	18936-9605		
Phone + Ext.	FAX (optional)	Email (optional)		
215-393-6900				

C. SITE INFORMATION (See Section C of instructions)**Site (Land Development or Project) Name**

Montgomery Mall Expansion

Site Location Line 1

230 Montgomery Mall

Site Location Line 2

Site Location Last Line -- City

North Wales

State

PA

ZIP+4

19454

Latitude

40.237408N

Longitude

-75.24399W

Detailed Written Directions to Site From the DEP Southeast Regional office in Norristown, follow US-202/Dekalb Pike North approximately 10 miles. The mall is located on the west side of US 202.

Description of Site Existing Mall

Site Contact (Developer/Owner)

Last Name

Burch

First Name

Todd

MI

Suffix

Phone

317-263-7992

Ext.

Site Contact Title

Civil Engineer

Site Contact Firm (if none, leave blank)

Simon Property Group

FAX

317-263-2333

Email

TBurch@simon.com

Mailing Address Line 1

225 W. Washington St.

Mailing Address Line 2

Mailing Address Last Line -- City

Indianapolis

State

IN

ZIP+4

46204

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name

Kissinger

First Name

Michael

MI

P

Suffix

Title

Project Manager

Consulting Firm Name

Pennoni Associates

Mailing Address Line 1

One South Church Street

Mailing Address Line 2

2nd Floor

Address Last Line -- City

West Chester

State

PA

ZIP+4

19382

Country

Chester

Email

mkissinger@pennoni.com

Phone

610-429-8907

Ext.

2457

FAX

610-429-8918

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

- Individual wells or cisterns.
 A proposed public water supply.
 An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: North Wales Water Authority

F. PROJECT NARRATIVE (See Section F of instructions)

- A narrative has been prepared as described in Section F of the instructions and is attached.
 The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (See Section G of Instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

- New collection system Pump Station Force Main
 Grinder pump(s) Extension to existing collection system Expansion of existing facility

Clean Streams Law Permit Number Existing System

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 59 (Net Increase)

Connections 1

Name of: _____ Basins "A" & "B" of
existing collection or conveyance system Montgomery Township Municipal Sewer Authority
owner Montgomery Township Municipal Sewer Authority
existing interceptor Ville Glen Interceptor
owner Montgomery Township Municipal Sewer Authority

2. WASTEWATER TREATMENT FACILITY

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- New facility Existing facility Upgrade of existing facility Expansion of existing facility

Name of existing facility Hatfield Township Advanced Waste Treatment Plant

NPDES Permit Number for existing facility 26247

Clean Streams Law Permit Number _____

Location of discharge point for a new facility. Latitude _____ Longitude _____

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the _____
(Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)**3. PLOT PLAN**

The following information is to be submitted on a plot plan of the proposed subdivision.

- | | |
|---|--|
| a. Existing and proposed buildings. | j. Any designated recreational or open space area. |
| b. Lot lines and lot sizes. | k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping. |
| c. Adjacent lots. | l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping) |
| d. Remainder of tract. | m. Prime Agricultural Land. |
| e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed. | n. Any other facilities (pipelines, power lines, etc.) |
| f. Show tap-in or extension to the point of connection to existing collection system (if applicable). | o. Orientation to north. |
| g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.) | p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable). |
| h. Existing and proposed rights-of-way. | q. Soils types and boundaries when a land based system is proposed. |
| i. Existing and proposed buildings, streets, roadways, access roads, etc. | r. Topographic lines with elevations when a land based system is proposed |

4. WETLAND PROTECTION

YES NO

- a. Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b. Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

- Will the project involve the disturbance of prime agricultural lands?
If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.
If no, prime agricultural land protection is not a factor to this project.
- Have prime agricultural land protection issues been settled?

6. HISTORIC PRESERVATION ACT

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP Web site at www.depweb.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

- The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us, and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.
Applicant or Consultant Initials _____.

H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)

- An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.
The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (See Section I of instructions). (Check and complete all that apply.) N/A

1. **Waters designated for Special Protection**
 - The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.
2. **Pennsylvania Waters Designated As Impaired**
 - The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.
3. **Interstate and International Waters**
 - The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.
4. **Tributaries To The Chesapeake Bay**
 - The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.
Name of Permittee Agency, Authority, Municipality _____
Initials of Responsible Agent (See Section G 2.b) _____

See *Special Instructions* (Form 3800-FM-WSFR0353-1) for additional information on Chesapeake Bay watershed requirements.

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities

must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 14650 (Net Increase)

2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the Instructions, Section J.

	a. Design and/or Permitted Capacity (MGD)		b. Present Flows (MGD)		c. Projected Flows in 5 years (MGD) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.520	1.30	0.437	1.093	0.452	1.129
Conveyance	2.884	7.21	1.802	4.505	2.022	5.056
Treatment						

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The Individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. YES NO * This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

Name of Agency, Authority, Municipality Montgomery Township Municipal Sewer Authority

Name of Responsible Agent Karyn L. Koerwer, MTMSA Manager

Agent Signature *Karyn L. Koerwer* Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Montgomery Township Municipal Sewer Authority

* During significant rainfall events, the equalization system at the HTMA WWTP is activated, which may periodically restrict MTMSA flows into the WWTP, thereby resulting in a temporary surcharge condition in the MTMSA conveyance system immediately upstream of the WWTP. Notwithstanding the temporary surcharge condition, the MTMSA conveyance system tributary to the HTMA WWTP possesses adequate capacity to accommodate the 5-year projected wastewater flows.

Name of Responsible Agent Karyn L. Koerwer, MTMSA Manager
Agent Signature *Karyn L. Koerwer*
Date 2/14/12

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

- b. Name of Agency, Authority, Municipality _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions) N/A

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may NOT receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

L. PERMEABILITY TESTING (See Section L of instructions) N/A

- The information required in Section L of the instructions is attached.

M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions) N/A

- The information required in Section M of the instructions is attached.

N. DETAILED HYDROGEOLOGIC STUDY (See Section N of instructions) N/A

The detailed hydrogeologic information required in Section N. of the instructions is attached.

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

- 1. Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

- 2. Project Flows 14650 gpd

Yes No

- 3. Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

- 4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a. If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with §71.53(d)(3) and that this proposal will not impact that status.

- b. Name of Facility _____
 Name of Responsible Agent _____
 Agent Signature _____
 Date _____

(For completion by the municipality)

6. The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

1. Does the project propose the construction of a sewage treatment facility ?
2. Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4. Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5. Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)

P. PUBLIC NOTIFICATION REQUIREMENT cont'd. (See Section P of instructions)

- 7. Does the project involve a major change in established growth projections?
- 8. Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?
- 9. Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
- 10. Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
- 11. Will sewage facilities discharge into high quality or exceptional value waters?
- Attached is a copy of:
 - the public notice,
 - all comments received as a result of the notice,
 - the municipal response to these comments.
- No comments were received. A copy of the public notice is attached.

Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Name (Print)	Signature
Title	Date
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$1,850 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\#37 \quad \text{Lots (or EDUs)} \times \$50.00 = \$1,850$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

$$\begin{aligned} & \$ 1,500 \text{ per submittal (non-municipal)} \\ & \$ 500 \text{ per submittal (municipal)} \end{aligned}$$

- B. An increase in an existing surface discharge will use:

$$\# \quad \text{Lots (or EDUs)} \times \$35.00 = \$$$

to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

$$\begin{aligned} & \$ 1,500 \text{ per submittal (non-municipal)} \\ & \$ 500 \text{ per submittal (municipal)} \end{aligned}$$

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Waiver of Fees – Keystone Community Fellowship Church

MEETING DATE: July 23, 2012

ITEM NUMBER: #18

MEETING/AGENDA:

ACTION XX

NONE

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

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera
(Chairman)

BACKGROUND:

In the past, it has been the policy of the Board of Supervisors to waive application and permit fees for non-profit and religious organizations. The Township has received a request from Keystone Community Fellowship Church to waive the \$75.00 fee for a shed permit.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

That the permit fee be waived.

MOTION/RESOLUTION:

Resolution is attached.

MOTION: _____

SECOND: _____

ROLL CALL:

Robert J. Birch	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
Candyce Fluehr Chimera	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 request of Keystone Community Fellowship Church to waive the \$75.00 permit fee for a shed.

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: Applicant, F. Bartle, Finance Department, B. Shoupe, Minute Book, Resolution File, File

keystone FELLOWSHIP

July 10, 2012

Mr. Bruce Shoupe
Montgomery Township
Director of Planning and Zoning

Dear Mr. Shoupe,

The reason for this letter is to follow up on a shed permit application that was filed by Keystone Fellowship Church, located at 427 Stump Rd., North Wales, PA 19454. As you are aware, we are a non-profit / church and would like you to consider waiving the fees associated with the shed permit.

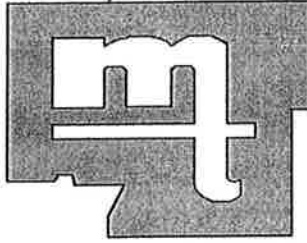
Thank you for your consideration and please let me know if you have any questions.

Sincerely,



Daniel Cardone
Business Administrator

2367 North Penn Rd, Hatfield, PA 19440
Phone: 215-362-8413
Fax: 215-712-0243



MONTGOMERY TOWNSHIP

1001 Stump Road

Montgomeryville, PA 18936-9605

Phone: 215-393-6920 Fax: 215-855-1498

<http://www.Montgomerytp.org>

PERMIT NUMBER: 12070012

CONSTRUCTION PERMIT

07/10/2012

PA. Act 47 allows a thirty (30) day appeal period for any person aggrieved following the issuance of a building, plumbing, or zoning permit. The permit holder, who builds during this thirty (30) day period, does so at his own risk. **WARNING:** Occupation and/or use of structure(s), building(s), or equipment before approval of final inspection and issuance of a Certificate of Occupancy Permit from Montgomery Township is illegal and violators are subject to fines.

The Pennsylvania Education Fee of \$4.00 is added to each building permit issued

LOCATION OF WORK: 427 STUMP RD
BLOCK & UNIT: 013 012

DESCRIPTION OF WORK: 320 SQ FT SHED - MUST MAINTAIN 30' REAR YARD SETBACK

Permission is hereby granted to:

OWNER NAME: KEYSTONE COMMUNITY FELLOWSHIP
SITE ADDRESS: 427 STUMP RD
CITY & STATE: NORTH WALES, PA 19454
PHONE NUMBER: 362-8413

CONTRACTOR: KEYSTONE COMMUNITY FELLOWSHIP
ADDRESS: 427 STUMP ROAD
CITY & STATE: NORTH WALES, PA 19454

ESTIMATED COST: \$0
TYPE OF PERMIT: SHED>144 NA

FEE PAID: \$0.00

This permit is contingent upon compliance with the Ordinances of Montgomery Township and is revocable upon violation of those Ordinances. This permit does not constitute a warranty or guarantee on the part of the Township or any officer, agent, or employee thereof of the fitness, soundness, safety, or adequacy of any structure, improvement, or equipment covered hereby. This permit shall not be deemed to give rise to any liability on the part of the Township or any officer, agent, or employee thereof, for defects in the construction or maintenance of any structure, improvement or equipment covered hereby. All such liability shall remain that of the permittee, builder, owner, and/or transferor of any structure, improvement, or equipment covered hereby. This permit is void if work is not started or discontinued for 6 months or more or if work is not completed within one (1) year.

YOU MUST CALL AT LEAST 24 BUSINESS HOURS IN ADVANCE TO SCHEDULE ALL INSPECTIONS

Approved by: 

THIS PERMIT IS RELEASED PER SUBMITTED APPLICATION AND APPROVED PLANS

SPECIAL CONDITIONS: The permit must be posted at the site, readily visible from the street, and the approved drawings and notes must be kept on site and available for reference at all times. All work must be designed and constructed in compliance with the current edition of the *International Building Codes - in accordance with PA ACT 45 of 1999* enforced by Montgomery Township. **FIRE STOPPING REQUIREMENT:** Penetrations through rated walls and floors shall be sealed with a material capable of preventing passage of flames and hot gasses when subject to the requirements of the tests and spec. for fire stops. UL 1479 (ASTM E 814).

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Escrow Release – Montgomery Pointe Phase I– LDS#651

MEETING DATE: July 23, 2012

ITEM NUMBER: #19a

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce Shoupe BOARD LIAISON: Candyce Fluehr Chimera
Director of Planning and Zoning Chairman

BACKGROUND:

Attached is a construction escrow release for Montgomery Pointe – Phase I , as recommended by the Township Engineer. The original amount of the escrow was \$219,053.83, held as a Site Improvement Bond. Prior to the submission of this Bond, the applicant had completed work in the amount of \$422,148.08, and this amount was not included in the bond amount. This release is in the amount of \$56,807.75. The new balance in escrow is \$162,246.08.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT:

None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	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
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

WHEREAS, a request for release of construction escrow was received from The Cutler Group for Montgomery Pointe Phase I in the amount of \$56,807.75, on the representation that work setforth in the Land Development Agreement to that extent has been completed, and;

WHEREAS, said request has been reviewed by the Township Engineer, who recommends a release of \$56,807.75.

NOW, THEREFORE, BE IT RESOLVED BY the Board of Supervisors of Montgomery Township that we do hereby authorize the release of \$56,807.75, in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.

BE IT FURTHER RESOLVED that this release is contingent upon all Township fees being paid.

BE IT FURTHER RESOLVED that the Township records indicate that escrow had been held as a Site Improvement Bond, pursuant to a signed Land Development Agreement to cover the costs of the public improvements. The action of the Board in releasing said sum leaves a new balance in the amount of \$162,246.08.

MOTION BY:

SECOND BY:

VOTE:

DATE:

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

Bruce S. Shoupe
Director of Planning and Zoning

Consulting Engineers
and Surveyors



Chambers Associates, Inc.

2962 Skippack Pike
P.O. Box 678
Worcester, PA 19490-0678
484-991-8187
staff@chambersassoc.com

July 19, 2012

Mr. Lawrence Gregan
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

**Subject: *Montgomery Pointe Phase I – Escrow Clarification
Job # 105-510G - Bond #929489383***

Dear Larry:

This is a clarification to our July 3, 2012 letter in regard to Release #2 from David Cutler Group. We have reviewed the original escrow amount and the previous reduction for work completed prior to establishment of the bond. The following is a summary of escrow releases:

Original escrow amount	\$ 641,201.91
Work completed to date (4/21/10)	- 422,148.08
Balance of work to complete (Bond amount posted by Cutler Group)	\$ 219,053.83
Cutler Group Release #1 request (2/3/10)	\$270,823.08
Cutler Group Release #2 request (6/19/12)	208,132.72
Total releases requested	\$478,955.83
Work completed prior to 4/21/10	- 422,148.08
Available for release from bond for work completed to date (6/19/12)	56,807.75

Attached please find our escrow spread sheets reflecting Release #2 and the balance of the bond. If you need any additional information concerning this matter, please contact me.

Very truly yours,

Edward Slaw
/jvr

Enclosure

C: Bruce Shoupe, Montgomery Township
Marita Stoerrle, Montgomery Township
Chip Reeves, David Cutler Group
Frank Bartle, Esquire
Dick McBride

105510G-EscrowClarification-L.Gregan-jvr -071912

ESCROW FORM

PROJECT: Montgomery Pointe

TWP/JBORO: MONTGOMERY

DATE: 06-22-12

\$56,807.75 AMT. PAYABLE

\$478,955.83 RELEASED THUS FAR

\$641,201.91 ORIGINAL ESCROW AMOUNT

\$422,148.08 PRIOR ESCROW RELEASED

\$56,807.75 CURRENT ESCROW RELEASE REQUEST

\$162,246.08 BALANCE AFTER CURRENT RELEASE

RELEASE #:

ESTIMATED COMPLETION DATE:

1

JOB #

105-510 G

ITEM	UNIT	ESCROW QUANTITY	PRICE	ESCROW TOTAL	CURRENT QUANTITY	CURRENT TOTAL	PERCENT COMPLETE	RELEASED QUANTITY	RELEASED TOTAL	ERROR
Erosion Control										
Construction Entrance	1 ea	1	\$3,500.00	\$3,500.00		\$0.00	100.00 %	1	\$3,500.00	
Super Silt Fence	1320 lf	1320	\$6.50	\$8,580.00		\$0.00	100.00 %	1320	\$8,580.00	
18" Silt fence	400 lf	400	\$1.10	\$440.00		\$0.00	100.00 %	400	\$440.00	
Temporary Swales	2000 sf	2000	\$0.20	\$400.00		\$0.00	100.00 %	2000	\$400.00	
Temporary Seeding	100000 sf	100000	\$0.04	\$4,000.00		\$0.00	100.00 %	100000	\$4,000.00	
Inlet Protection	23 ea	23	\$75.00	\$1,725.00		\$0.00	100.00 %	23	\$1,725.00	
New Swale Inlet B3 to Existing	2500 sf	2500	\$0.20	\$500.00		\$0.00	100.00 %	2500	\$500.00	
Earthwork										
Grading	206943 sf	206943	\$0.02	\$4,138.86		\$0.00	100.00 %	206943	\$4,138.86	
Strip Topsoil	7135 cy	7135	\$2.50	\$17,837.50		\$0.00	100.00 %	7135	\$17,837.50	
Site Cut	720 cy	720	\$1.50	\$1,080.00		\$0.00	100.00 %	720	\$1,080.00	
Temp. Seeding	156768 sf	156768	\$0.04	\$6,270.72		\$0.00	100.00 %	156768	\$6,270.72	
Storm Sewer										
Demo Existing Storm Sewer	100 lf	100	\$11.50	\$1,150.00		\$0.00	100.00 %	100	\$1,150.00	
Tie Into Existing	1 ea	1	\$2,250.00	\$2,250.00		\$0.00	100.00 %	1	\$2,250.00	
15" RCP	820 lf	820	\$40.00	\$32,800.00		\$0.00	100.00 %	820	\$32,800.00	
18" RCP	83 lf	83	\$45.00	\$3,735.00		\$0.00	100.00 %	83	\$3,735.00	
24" RCP	891 lf	891	\$51.00	\$45,441.00		\$0.00	100.00 %	891	\$45,441.00	
Type C Inlets	12 ea	12	\$29,880.00	\$29,880.00		\$0.00	100.00 %	12	\$29,880.00	
Type M Inlets	11 ea	11	\$29,480.00	\$29,480.00		\$0.00	100.00 %	11	\$29,480.00	
Manholes	3 ea	3	\$6,930.00	\$6,930.00		\$0.00	100.00 %	3	\$6,930.00	
Adjust Exist. Structures	6 ea	6	\$910.00	\$5,460.00		\$0.00	100.00 %	6	\$5,460.00	
Rip-Rap	1 ls	1	\$720.00	\$720.00		\$0.00	100.00 %	1	\$720.00	
Convert Inlet Top	1 ea	1	\$755.00	\$755.00		\$0.00	100.00 %	1	\$755.00	
Curb and Sidewalk										
Belgian Block Curb	3780 lf	3780	\$13.75	\$51,975.00	2780	\$38,225.00	100.00 %	3780	\$51,975.00	
4" Concrete Sidewalk	6895 sf	6895	\$3.05	\$21,029.75		\$0.00	100.00 %	6895	\$21,029.75	
6" Concrete Sidewalk/Aprons	6120 sf	6120	\$3.25	\$19,890.00	829.155	\$2,694.75	100.00 %	6120	\$19,890.00	
Paving										
Fine Grade	5800 sy	5800	\$0.75	\$4,350.00		\$0.00	100.00 %	5800	\$4,350.00	
3" 2A Modified Stone Base	5800 sy	5800	\$2.25	\$13,050.00		\$0.00	100.00 %	5800	\$13,050.00	
Clean and Prep	5800 sy	5800	\$0.15	\$870.00		\$0.00	0.00 %	0	\$0.00	
5" BCBC	5800 sy	5800	\$16.50	\$95,700.00		\$0.00	100.00 %	5800	\$95,700.00	
1.5" Wearing Course	5800 sy	5800	\$6.50	\$37,700.00		\$0.00	0.00 %	0	\$0.00	
Breakaway Chain w/ Bollards	1 ls	1	\$2,575.00	\$2,575.00		\$0.00	0.00 %	0	\$0.00	
Landscaping										
Street Trees										
Red Maple	3" cal	16 ea	\$350.00	\$5,600.00		\$0.00	0.00 %	0	\$0.00	
Thornless Honeylocust	3" cal	14 ea	\$350.00	\$4,900.00		\$0.00	0.00 %	0	\$0.00	
Green Vase Zelcova	3" cal	2 ea	\$350.00	\$700.00		\$0.00	0.00 %	0	\$0.00	
Lot Shade Trees										
Pin Oak	3" cal	11 ea	\$350.00	\$3,850.00		\$0.00	0.00 %	0	\$0.00	
Willow Oak	3" cal	12 ea	\$350.00	\$4,200.00		\$0.00	0.00 %	0	\$0.00	
Greenspire Littleleaf Linden	3" cal	13 ea	\$350.00	\$4,550.00		\$0.00	0.00 %	0	\$0.00	
Required Additional Street Trees	13 ea	13	\$350.00	\$4,550.00		\$0.00	0.00 %	0	\$0.00	

ESCROW FORM

PROJECT: Montgomery Pointe

TWP./BORO: MONTGOMERY

DATE: 06-22-12

\$56,807.75 AMT. PAYABLE

\$478,955.83 RELEASED THUS FAR

\$641,201.91 ORIGINAL ESCROW AMOUNT

\$422,148.08 PRIOR ESCROW RELEASED

\$56,807.75 CURRENT ESCROW RELEASE REQUEST

\$162,246.08 BALANCE AFTER CURRENT RELEASE

RELEASE # : 1

ESTIMATED COMPLETION DATE:

JOB #

105-510 G

ITEM	UNIT PRICE	ESCROW QUANTITY	UNIT	ESCROW TOTAL	CURRENT QUANTITY	CURRENT TOTAL	PERCENT COMPLETE	RELEASED QUANTITY	RELEASED TOTAL	ERROR
Shrubs										
Am. Cranberry Viburnum	\$65.00	108 ea	30" ht	\$7,020.00		\$0.00	0.00 %	0	\$0.00	
Winterberry Holly	\$65.00	105 ea	30" ht	\$6,825.00		\$0.00	0.00 %	0	\$0.00	
Catawba Rhododendren	\$45.00	62 ea	24" ht	\$2,790.00		\$0.00	0.00 %	0	\$0.00	
Japanese Holly	\$45.00	47 ea	24" ht	\$2,115.00		\$0.00	0.00 %	0	\$0.00	
Hetz Blue Juniper	\$45.00	38 ea	24" ht	\$1,710.00		\$0.00	0.00 %	0	\$0.00	
Miscellaneous										
Street Lights	\$2,648.00	6 ea		\$15,888.00	6	\$15,888.00	100.00 %	6	\$15,888.00	
Construction Stakeout	\$50,000.00	1 ls		\$50,000.00	1	\$50,000.00	100.00 %	1	\$50,000.00	
As-Built Drawings	\$10,000.00	1 ls		\$10,000.00		\$0.00	0.00 %	0	\$0.00	
Pins & Monuments	\$4,000.00	1 ls		\$4,000.00		\$0.00	0.00 %	0	\$0.00	
Total				\$582,910.83		\$56,807.75			\$478,955.83	
				10% Contingency		\$58,291.08				
				Total Escrow		\$641,201.91				

Engineering & Legal Cash Escrow

\$80,000.00



Consulting Engineers
and Surveyors

Chambers Associates, Inc.

831 DeKalb Pike
Center Square, PA 19422-1271
610-275-1114
FAX 610-275-1807
EMAIL staff.csq@chambersassoc.com

405 East Lancaster Avenue
Wayne, PA 19087-4202
610-688-6166
FAX 610-688-6705
EMAIL staff@chambersassoc.com

July 3, 2012

Mr. Lawrence Gregan
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

**Subject: *Montgomery Pointe Phase I – Release #2
Job # 105-510G - Bond #929489383***

Dear Larry:

In accordance with Section 509(j) of the Pennsylvania Municipal Planning Code, David Cutler Group requested the release of \$208,132.75 on June 19, 2012 for work completed in accordance with the approved plans.

This letter is to certify that the improvements attached to this letter, in the amount of \$208,132.75 have been completed.

Be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected.

Very truly yours,

Ed Slaw
Edward Slaw
/jvr

Enclosure

C: Montgomery Township Board of Supervisors
Frank Bartle, Esquire
Chip Reeves, David Cutler Group
Bruce Shoupe, Montgomery Township
Marita Stoerrle, Montgomery Township

RELEASE OF ESCROW FORM

Joseph P. Hanna, P.E.
Chambers Associates, Inc.
2962 Skippack Pike
P.O. Box 678
Worcester, PA 19490-0678

Date: 6/19/12

Bond # 929489383

Development Name:
Release # 2

Montgomery Pointe Phase I

CA Job #: 105-510G

Dear Mr. Hanna:

This is an escrow release request from in the amount of \$ 208,132.75. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Date: 6-26-12

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

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We, therefore, recommend that \$ 208,132.75 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected.

Joseph P. Hanna
Joseph P. Hanna, P.E.

Resolution # _____

WHEREAS, a request for release of escrow was received from _____ for _____ in the amount of \$ _____, on the representation that work set forth in the Land Development Agreement to that extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$ _____; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$ _____; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via _____ with Montgomery Township in a total sum of \$ _____ pursuant to a signed Land Development Agreement and that \$ _____ has previously been release from this escrow. Therefore, the action of the Board is releasing said sum leaves a new balance of \$ _____ in escrow.

MOTION BY: _____
SECOND BY: _____
DATED: _____
RELEASED BY: _____
Department Director

VOTE: _____

ESCROW FORM
 PROJECT: Montgomery Points
 TWP./BORO: MONTGOMERY
 DATE: 05/09/12
 MIMIDDY

\$208,132.75 AMT. PAYABLE
 \$478,955.83 RELEASED THUS FAR

\$641,201.91 ORIGINAL ESCROW AMOUNT
 \$270,823.08 PRIOR ESCROW RELEASED
 \$208,132.75 CURRENT ESCROW RELEASE REQUEST
 \$162,246.08 BALANCE AFTER CURRENT RELEASE

RELEASE #:
 ESTIMATED COMPLETION DATE:
 JOB #
 105-510 G

ITEM	UNIT PRICE	ESCROW QUANTITY	UNIT	ESCROW TOTAL	CURRENT QUANTITY	CURRENT TOTAL	PERCENT COMPLETE	RELEASED QUANTITY	RELEASED TOTAL	ERROR
Erosion Control										
Construction Entrance	\$3,500.00	1 ea		\$3,500.00		\$0.00	100.00 %	1	\$3,500.00	
Super Silt Fence	\$6.50	1320 lf		\$8,580.00		\$0.00	100.00 %	1320	\$8,580.00	
18" Silt fence	\$1.10	400 lf		\$440.00		\$0.00	100.00 %	400	\$440.00	
Temporary Swales	\$0.20	2000 sf		\$400.00		\$0.00	100.00 %	2000	\$400.00	
Temporary Seeding	\$0.04	100000 sf		\$4,000.00		\$0.00	100.00 %	100000	\$4,000.00	
Inlet Protection	\$75.00	23 ea		\$1,725.00		\$0.00	100.00 %	23	\$1,725.00	
New Swale Inlet B3 to Existing	\$0.20	2500 sf		\$500.00		\$0.00	100.00 %	2500	\$500.00	
Earthwork										
Grading	\$0.02	206943 sf		\$4,138.86		\$0.00	100.00 %	206943	\$4,138.86	
Strip Topsoil	\$2.50	7135 cy		\$17,837.50		\$0.00	100.00 %	7135	\$17,837.50	
Site Cut	\$1.50	720 cy		\$1,080.00		\$0.00	100.00 %	720	\$1,080.00	
Temp. Seeding	\$0.04	156768 sf		\$6,270.72		\$0.00	100.00 %	156768	\$6,270.72	
Storm Sewer										
Demo Existing Storm Sewer	\$11.50	100 lf		\$1,150.00		\$0.00	100.00 %	100	\$1,150.00	
Tie Into Existing	\$2,250.00	1 ea		\$2,250.00		\$0.00	100.00 %	1	\$2,250.00	
15" RCP	\$40.00	820 lf		\$32,800.00		\$0.00	100.00 %	820	\$32,800.00	
18" RCP	\$45.00	83 lf		\$3,735.00		\$0.00	100.00 %	83	\$3,735.00	
24" RCP	\$51.00	891 lf		\$45,441.00		\$0.00	100.00 %	891	\$45,441.00	
Type C Inlets	\$2,490.00	12 ea		\$29,880.00		\$0.00	100.00 %	12	\$29,880.00	
Type M Inlets	\$2,680.00	11 ea		\$29,480.00		\$0.00	100.00 %	11	\$29,480.00	
Manholes	\$2,310.00	3 ea		\$6,930.00		\$0.00	100.00 %	3	\$6,930.00	
Adjust Exist. Structures	\$910.00	6 ea		\$5,460.00		\$0.00	100.00 %	6	\$5,460.00	
Rip-Rap	\$720.00	1 ls		\$720.00		\$0.00	100.00 %	1	\$720.00	
Convert Inlet Top	\$755.00	1 ea		\$755.00		\$0.00	100.00 %	1	\$755.00	
Curb and Sidewalk										
Belgian Block Curb	\$13.75	3780 lf		\$51,975.00	2780	\$38,225.00	100.00 %	3780	\$51,975.00	
4" Concrete Sidewalk	\$3.05	6895 sf		\$21,029.75	6895	\$21,029.75	100.00 %	6895	\$21,029.75	
6" Concrete Sidewalk/Aprons	\$3.25	6120 sf		\$19,890.00	6120	\$19,890.00	100.00 %	6120	\$19,890.00	
Paving										
Fine Grade	\$0.75	5800 sy		\$4,350.00	5800	\$4,350.00	100.00 %	5800	\$4,350.00	
3" 2A Modified Stone Base	\$2.25	5800 sy		\$13,050.00	5800	\$13,050.00	100.00 %	5800	\$13,050.00	
Clean and Prep	\$0.15	5800 sy		\$870.00		\$0.00	0.00 %	0	\$0.00	
5" BCBC	\$16.50	5800 sy		\$95,700.00	5800	\$95,700.00	100.00 %	5800	\$95,700.00	
1.5" Wearing Course	\$6.50	5800 sy		\$37,700.00		\$0.00	0.00 %	0	\$0.00	
Breakaway Chain w/ Bollards	\$2,575.00	1 ls		\$2,575.00		\$0.00	0.00 %	0	\$0.00	
Landscaping										
Street Trees										
Red Maple	\$350.00	16 ea		\$5,600.00		\$0.00	0.00 %	0	\$0.00	
Thornless Honeylocust	\$350.00	14 ea		\$4,900.00		\$0.00	0.00 %	0	\$0.00	
Green Vase Zelcova	\$350.00	2 ea		\$700.00		\$0.00	0.00 %	0	\$0.00	
Lot Shade Trees										
Pin Oak	\$350.00	11 ea		\$3,850.00		\$0.00	0.00 %	0	\$0.00	
Willow Oak	\$350.00	12 ea		\$4,200.00		\$0.00	0.00 %	0	\$0.00	
Greenspire Littleleaf Linden	\$350.00	13 ea		\$4,550.00		\$0.00	0.00 %	0	\$0.00	
Required Additional Street Trees	\$350.00	13 ea		\$4,550.00		\$0.00	0.00 %	0	\$0.00	

ESCROW FORM
 PROJECT: Montgomery Pointe

TWP./BORO: MONTGOMERY
 DATE: 05/09/12
 MIMIDDY

ESCROW FORM
 PROJECT: Montgomery Pointe

\$641,201.91 ORIGINAL ESCROW AMOUNT
 \$270,823.08 PRIOR ESCROW RELEASED
 \$208,132.75 CURRENT ESCROW RELEASE REQUEST
 \$162,246.08 BALANCE AFTER CURRENT RELEASE

\$208,132.75 AMT. PAYABLE
 \$478,955.83 RELEASED THUS FAR

RELEASE #: 2
 ESTIMATED COMPLETION DATE:

JOB #	ITEM	UNIT PRICE	ESCROW QUANTITY	UNIT	ESCROW TOTAL	CURRENT QUANTITY	CURRENT TOTAL	PERCENT COMPLETE	RELEASED QUANTITY	RELEASED TOTAL	ERROR
	Shrubs										
	Am. Cranberry Viburnum	\$65.00	108 ea	30" ht	\$7,020.00		\$0.00	0.00 %	0	\$0.00	
	Winterberry Holly	\$65.00	105 ea	30" ht	\$6,825.00		\$0.00	0.00 %	0	\$0.00	
	Catawba Rhododendren	\$45.00	62 ea	24" ht	\$2,790.00		\$0.00	0.00 %	0	\$0.00	
	Japanese Holly	\$45.00	47 ea	24" ht	\$2,115.00		\$0.00	0.00 %	0	\$0.00	
	Hetz Blue Juniper	\$45.00	38 ea	24" ht	\$1,710.00		\$0.00	0.00 %	0	\$0.00	
	Miscellaneous										
	Street Lights	\$2,648.00	6 ea		\$15,888.00	6	\$15,888.00	100.00 %	6	\$15,888.00	
	Construction Stakeout	\$50,000.00	1 ls		\$50,000.00		\$0.00	100.00 %	1	\$50,000.00	
	As-Built Drawings	\$10,000.00	1 ls		\$10,000.00		\$0.00	0.00 %	0	\$0.00	
	Pins & Monuments	\$4,000.00	1 ls		\$4,000.00		\$0.00	0.00 %	0	\$0.00	
	Total				\$82,910.83		\$208,132.75			\$478,955.83	
	10% Contingency				\$8,291.08						
	Total Escrow				\$641,201.91						

Engineering & Legal Cash Escrow \$80,000.00

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Escrow Release – Montgomery Pointe Phase IIA – LDS#651

MEETING DATE: July 23, 2012

ITEM NUMBER: #196

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce Shoupe BOARD LIAISON: Candyce Fluehr Chimera
Director of Planning and Zoning Chairman

BACKGROUND:

Attached is a construction escrow release for Montgomery Pointe – Phase IIA , as recommended by the Township Engineer. The original amount of the escrow was \$78,400.34, held as a Site Improvement Bond. Prior to the submission of this Bond, the applicant had completed work in the amount of \$101,801.00, and this amount was not included in the bond amount. This release is in the amount of \$10,478.40. The new balance in escrow is \$67,921.94.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT:

None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____ SECOND _____

ROLL CALL:

Robert J. Birch	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
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

Resolution #

WHEREAS, a request for release of construction escrow was received from The Cutler Group for Montgomery Pointe Phase IIA in the amount of \$10,478.40, on the representation that work setforth in the Land Development Agreement to that extent has been completed, and;

WHEREAS, said request has been reviewed by the Township Engineer, who recommends a release of \$10,478.40.

NOW, THEREFORE, BE IT RESOLVED BY the Board of Supervisors of Montgomery Township that we do hereby authorize the release of \$10,478.40, in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.

BE IT FURTHER RESOLVED that this release is contingent upon all Township fees being paid.

BE IT FURTHER RESOLVED that the Township records indicate that escrow had been held as a Site Improvement Bond, pursuant to a signed Land Development Agreement to cover the costs of the public improvements. The action of the Board in releasing said sum leaves a new balance in the amount of \$67,921.94..

MOTION BY:

SECOND BY:

VOTE:

DATE:

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

Bruce S. Shoupe
Director of Planning and Zoning



Consulting Engineers
and Surveyors

Chambers Associates, Inc.

831 DeKalb Pike
Center Square, PA 19422-1271
610-275-1114
FAX 610-275-1807
EMAIL. staff.csq@chambersassoc.com

405 East Lancaster Avenue
Wayne, PA 19087-4202
610-688-6166
FAX 610-688-6705
EMAIL staff@chambersassoc.com

July 3, 2012

Mr. Lawrence Gregan
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Subject: *Montgomery Pointe Phase IIA – Release #*
Job # 105-510.G.01 – Bond #929522800

Dear Larry:

In accordance with Section 509(j) of the Pennsylvania Municipal Planning Code, David Cutler Group requested the release of \$10,478.40 on June 19, 2012 for work completed in accordance with the approved plans.

This letter is to certify that the improvements attached to this letter, in the amount of \$10,478.40 have been completed.

Be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected.

Very truly yours,


Edward Slaw
/jvr

Enclosure

C: **Montgomery Township Board of Supervisors**
 Frank Bartle, Esquire
 Chip Reeves, David Cutler Group
 Bruce Shoupe, Montgomery Township
 Marita Stoerrle, Montgomery Township

PROJECT: Montgomery Pointe Phase II-A

TWP./BORO: MONTGOMERY

\$10,478.40 AMT. PAYABLE
\$112,279.40 RELEASED THUS FAR

\$180,201.34 ORIGINAL ESCROW AMOUNT
\$101,801.00 PRIOR AMOUNT RELEASED
\$10,478.40 CURRENT ESCROW RELEASE REQUEST
\$67,921.94 BALANCE AFTER CURRENT RELEASE

DATE: 05/09/12

MIMDDYY

2

RELEASE # :
ESTIMATED COMPLETION DATE

JOB #
105-510G.01

ITEM	UNIT PRICE	ESCROW QUANTITY	UNIT	ESCROW TOTAL	CURRENT QUANTITY	CURRENT TOTAL	RELEASED QUANTITY	RELEASED TOTAL	ERROR
Miscellaneous									
As-Built Drawings	\$5,000.00	1	LS	\$5,000.00		\$0.00	0	\$0.00	
Plns & Monuments	\$2,000.00	1	LS	\$2,000.00		\$0.00	0	\$0.00	
Construction Stakeout	\$7,500.00	1	LS	\$7,500.00		\$0.00	0	\$0.00	
Escrow Subtotal				\$163,819.40		\$10,478.40		\$112,279.40	
10% Contingency	\$16,381.94		1	LS		\$16,381.94			
Escrow Total						\$180,201.34			
Engineering & Legal Cash Escrow						\$8,000.00			

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Payment of Bills

MEETING DATE: July 23, 2012

ITEM NUMBER: #20

MEETING/AGENDA: WORK SESSION

ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager 

BOARD LIAISON: Candyce Fluehr Chimera,
Chairman

BACKGROUND:

Please find attached a list of 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 ELECTRONIC PAYROLL TAX PAYMENTS

<u>DATE</u>	<u>VENDOR NAME</u>	<u>REASON FOR PAYMENT</u>	<u>AMOUNT</u>
07/11/2012	Commonwealth of PA	State Tax Payment	\$9,238.67
07/19/2012	IRS	941 Payment	\$72,797.19
07/19/2012	BCG	401/457 Plan Payment	\$23,304.80
07/19/2012	PA-SCDU	Withholding Payment	\$1,853.06
		Total Paid as of 07/23/2012	\$107,193.72

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
24494	7/19/12	1264	MORGAN STANLEY SMITH BARNEY INC	5,623.31
51478	7/10/12	00000331	HATFIELD TOWNSHIP	216.00
51479	7/10/12	00000347	FRIENDS OF PEACE VALLEY	100.00
51480	7/10/12	00001785	YELLOWBIRD BUS COMPANY, INC.	200.00
51481	7/13/12	00001785	YELLOWBIRD BUS COMPANY, INC.	276.00
51482	7/16/12	00000348	BRICKS 4 KIDZ	520.00
51483	7/17/12	00000343	EDWARD KAPPENSTEIN	277.00
51484	7/17/12	00000331	HATFIELD TOWNSHIP	228.00
51485	7/17/12	00901411	THE MUD SHACK, INC.	1,268.82
51486	7/17/12	00001785	YELLOWBIRD BUS COMPANY, INC.	200.00
51487	7/20/12	00000144	CRYSTAL CAVE COMPANY, INC.	298.00
51488	7/20/12	00001785	YELLOWBIRD BUS COMPANY, INC.	465.00
51489	7/23/12	00000842	911 SAFETY EQUIPMENT	3,126.00
51490	7/23/12	00000006	ACME UNIFORMS FOR INDUSTRY	129.44
51491	7/23/12	00000068	ADAM WEBSTER	45.00
51492	7/23/12	00902350	ADRIENNE JAPPE	18.00
51493	7/23/12	00001202	AIRGAS EAST, INC.	159.24
51494	7/23/12	00902551	AMY CRASTO	36.00
51495	7/23/12	00902576	ANDREW WILSON	15.00
51496	7/23/12	00902564	BANDITA DAHAL	36.00
51497	7/23/12	00000043	BERGEY'S	481.41
51498	7/23/12	00001938	BILL WIEGMAN	90.00
51499	7/23/12	00902577	BINAL BHATT	275.50
51500	7/23/12	00001903	BRIAN JANSSENS	15.00
51501	7/23/12	00000358	BRIAN KISSIG	27.50
51502	7/23/12	00902399	BRIAN QUINTRELL	27.50
51503	7/23/12	00902380	CATHERINE HUGHES	27.50
51504	7/23/12	BT002511	CHALFONT KARATE, INC.	412.49
51505	7/23/12	00902579	CHRISTINE D'AQUANNO	224.00
51506	7/23/12	00902108	CHRISTINE MCGUIRE	36.00
51507	7/23/12	00000050	CODY MILLER	45.00
51508	7/23/12	00000363	COMCAST CABLE	216.90
51509	7/23/12	LST00031	COMCAST CABLE COMPANY	780.00
51510	7/23/12	00001547	COSTCO WHOLESALE MEMBERSHIP	220.00
51511	7/23/12	00000108	COUNTY ELECTRIC SUPPLY COMPANY, I	144.44
51512	7/23/12	00000159	SSL GROUP LP	204.10
51513	7/23/12	00001460	D.J.B. SPECIALTIES, INC.	98.80
51514	7/23/12	00000111	DAVID H. LIGHTKEP, INC.	415.23
51515	7/23/12	00000024	DAVID P. BENNETT	15.00
51516	7/23/12	00001945	DAVID S. WOLFE	30.00
51517	7/23/12	00001941	DAVID W. VASCONEZ	150.00
51518	7/23/12	00001627	DEER PARK DIRECT	125.74
51519	7/23/12	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	385.18
51520	7/23/12	00000612	DELAWARE VALLEY MUNICIPAL	400.00

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Check Number	Check Date	Vendor No	Payee	Amount
51521	7/23/12	00000314	DERSTINE LANDSCAPE DESIGN & BUILD	2,380.00
51522	7/23/12	00001166	DRUMHELLER CONSTRUCTION, INC.	40,354.31
51523	7/23/12	00001332	EAGLE POWER & EQUIPMENT CORP	52.33
51524	7/23/12	00000351	ELENA BROKUS	800.00
51525	7/23/12	00902356	ELISA JAFFE	36.00
51526	7/23/12	00001902	ELLIOTT GREENLEAF &	1,875.00
51527	7/23/12	00001376	ENVIRONMENTAL TESTING &	700.00
51528	7/23/12	00000161	EUREKA STONE QUARRY, INC.	153,116.06
51529	7/23/12	00000169	FEDEX	50.06
51530	7/23/12	00902572	FEN HE	304.00
51531	7/23/12	00001132	FERGUSON & MCCANN, INC.	893.00
51532	7/23/12	00902575	FRANK STONE	18.00
51533	7/23/12	00001852	G.L. SAYRE, INC.	250.91
51534	7/23/12	00902260	GASPER LANDSCAPES	1,200.00
51535	7/23/12	00000193	GEORGE ALLEN PORTABLE TOILETS, INC	1,104.00
51536	7/23/12	00000195	GEORGE'S TOOL RENTAL INC.	484.48
51537	7/23/12	00000198	GLASGOW, INC.	275.00
51538	7/23/12	00000203	GRANTURK EQUIPMENT CO., INC.	305.90
51540	7/23/12	00000903	HOME DEPOT CREDIT SERVICES	1,125.19
51541	7/23/12	00902578	JACKY LU	540.00
51542	7/23/12	00902381	JESSICA LANDIS	27.50
51543	7/23/12	00000890	JOHN H. MOGENSEN	60.00
51544	7/23/12	00000983	JOHN J. IATAROLA	600.00
51545	7/23/12	00001581	JOSEPH J. SIMES	60.00
51546	7/23/12	00001843	JOSEPH M. BENNETT	40.00
51547	7/23/12	00902567	KELLI EL KHBIRI	43.00
51548	7/23/12	00000264	KENCO HYDRAULICS, INC.	203.95
51549	7/23/12	00001667	MIDWEST MOTOR SUPPLY CO., INC	405.12
51550	7/23/12	BT001743	KRAVCO MAINTENANCE COMPANY	947.78
51551	7/23/12	00000283	WILLIAM A. CRANE, V.M.D.,P.C.	160.00
51552	7/23/12	00902138	LISA FISHER	25.00
51553	7/23/12	00001065	MAILLIE, FALCONIERO & COMPANY, LLP	3,000.00
51554	7/23/12	LST00033	MARY MOLINA	16.00
51555	7/23/12	BT005117	MAUREEN KERWICK	65.19
51556	7/23/12	BT001744	MCKEE MANAGEMENT ASSOC.	881.58
51557	7/23/12	00000357	MEGAN HAAS	27.50
51558	7/23/12	00001920	MICHAEL H. BEAN	60.00
51559	7/23/12	00001961	MICHAEL LONG	45.00
51560	7/23/12	00000867	MICHAEL SHEARER	15.00
51561	7/23/12	00002016	MICHAEL SHINTON	15.00
51562	7/23/12	00000643	MONTGOMERY COUNTY-NORRISTOWN	9,000.00
51563	7/23/12	00000771	MONTGOMERY TOWNSHIP HISTORICAL	6,000.00
51564	7/23/12	00000321	MUSCO CORPORATION	5,416.00
51565	7/23/12	00000157	NATURAL LANDS TRUST, INC.	212.34

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Check Number	Check Date	Vendor No	Payee	Amount
51566	7/23/12	00000356	NORTH WALES WATER AUTHORITY	99.04
51567	7/23/12	00000367	P.K. MOYER & SONS, INC.	16,601.10
51568	7/23/12	00001840	PAUL R. MOGENSEN	45.00
51569	7/23/12	00000095	PAUL SMITH	20.00
51570	7/23/12	00000399	PECO ENERGY	10,839.40
51571	7/23/12	00000397	PECO ENERGY	10,789.87
51572	7/23/12	00000595	PENN VALLEY CHEMICAL COMPANY	227.29
51573	7/23/12	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC.	235.26
51574	7/23/12	00001358	PENNSYLVANIA RECREATION AND PARK	9,503.48
51575	7/23/12	00000931	COMMONWEALTH OF PENNSYLVANIA	3,500.00
51576	7/23/12	00000009	PETTY CASH	250.00
51577	7/23/12	00000945	PIPERSVILLE GARDEN CENTER, INC.	25.95
51578	7/23/12	00001155	PITNEY BOWES GLOBAL FINANCIAL	222.24
51579	7/23/12	00000345	PRINTWORKS & COMPANY, INC.	192.32
51580	7/23/12	00000251	PSI PERSONNEL, LLC	647.79
51581	7/23/12	00902580	QUALITY AIR & SHEET METAL, INC.	234.00
51582	7/23/12	00000439	RED THE UNIFORM TAILOR	16.25
51583	7/23/12	00000228	REGAL CINEMEDIA CORP	903.00
51584	7/23/12	00001146	RESERVE ACCOUNT	1,500.00
51585	7/23/12	00000117	RIGGINS INC	4,267.61
51586	7/23/12	00000115	RIGGINS, INC	3,963.99
51587	7/23/12	00000741	ROBERT E. LITTLE, INC.	97.58
51588	7/23/12	00001024	RYDER GRAPHICS	267.23
51589	7/23/12	00000653	SCATTON'S HEATING & COOLING, INC.	1,146.97
51590	7/23/12	BT005844	SPECIALTY WOODWORK	45.00
51591	7/23/12	00000015	NEXTEL PARTNERS OPERATING CORP	983.25
51592	7/23/12	00000469	SPRINT SPECTRUM, L.P.	59.99
51593	7/23/12	00001394	STANDARD INSURANCE COMPANY	6,923.50
51594	7/23/12	00001847	STAPLES CONTRACT & COMMERCIAL, IN	257.55
51595	7/23/12	00001952	STEVEN COHEN	40.00
51596	7/23/12	00902573	STEVEN WEPRYK	27.50
51597	7/23/12	00001164	THE GOOSE GUYS INC.	250.00
51598	7/23/12	00000772	THE PEAK CENTER	3,000.00
51599	7/23/12	00000065	TIMOTHY MURRAY	30.00
51600	7/23/12	00000506	TRANS UNION LLC	10.00
51601	7/23/12	00001599	U.K. ELITE SOCCER	1,626.00
51602	7/23/12	00000327	U.S. MUNICIPAL SUPPLY, INC.	990.00
51603	7/23/12	00000032	VISA	3,388.36
51604	7/23/12	00000328	USA MOBILITY WIRELESS, INC	208.29
51605	7/23/12	00000040	VERIZON PENNSYLVANIA INC	169.40
51606	7/23/12	00001839	VINAY SETTY	80.00
51607	7/23/12	00902574	VINCENT RUGGIERI	27.50
51608	7/23/12	00000809	VISITING NURSE ASSOCIATION	1,500.00
51609	7/23/12	00000301	W.B. MASON CO., INC.	133.14

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Check Number	Check Date	Vendor No	Payee	Amount
51610	7/23/12	00001191	WARREN FUCHS	30.00
51611	7/23/12	00001329	WELDON AUTO PARTS	835.64
51612	7/23/12	BT004822	WILLIAM G. EVANS	91.83
51613	7/23/12	00001948	WILLIAM H. FLUCK IV	40.00
51614	7/23/12	00000249	WILLIAM R. GOLTZ	90.00
51615	7/23/12	00001084	WITMER ASSOCIATES, INC.	1,322.00
51616	7/23/12	BT003144	YAO PING YU	20.35
51617	7/23/12	00000590	YOCUM FORD	113.09
51618	7/23/12	00000350	YOUNG REMBRANDTS	2,500.00
51619	7/23/12	00000550	ZEP MANUFACTURING COMPANY	369.86
51620	7/23/12	00000209	BOUCHER & JAMES, INC.	9,988.20
51621	7/23/12	00000125	DISCHELL, BARTLE, YANOFF & DOOLEY	22,023.10
51622	7/23/12	00001963	HUGHES, KALKBRENNER &	500.00
51623	7/23/12	00001023	KERNS, PEARLSTINE, ONORATO	1,014.00
51624	7/23/12	00001972	ROBERT L. BRANT	1,826.25
51625	7/23/12	00001984	TRAFFIC PLANNING AND DESIGN, INC.	12,558.37
TOTAL				389,941.84