

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
November 25, 2013

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

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 November 11, 2013 Meeting
6. Recognition of Contribution from Mr. Brett Katz for Police Canine Unit
7. Announcement of Grant Award – Accessible Playground and Spray Park
8. Public Hearing – Proposed Ordinance #13-276 – Amendment to Street Lighting Ordinance and Land Development Ordinances
9. Consider Adoption of 2014 Preliminary Budget
10. Consider Authorization to Advertise Bid Specifications – Township Facilities Trash and Recycling Collection
11. Consider Amendment to Finance Committee Bylaws – Meeting Schedule
12. Consider Approval of Preliminary/Final Subdivision Plan – Goodwin Property – Stevers Mill Road – LDS#667
13. Consider Application for 2013 Tree City USA Recertification
14. Consider Authorization for Shade Tree Commission to Obtain Proposal for Development of a Forestry Management Plan
15. Consider Approval of Construction Escrow Release #4 – LDS#657 - Keystone Homebrew
16. Consider Approval of Construction Escrow Release #1 – LDS#616A - Montgomery Chase
17. Consider Approval of Escrow Release –End of Maintenance Period - LDS#638 – Montgomery Square United Methodist Church
18. Consider Approval for Fireworks Contract for 300th Anniversary Community Day Event
19. Consider Approval for Staging Equipment for the 300th Anniversary Community Day Event

NOTICE: Please be advised that all regular and special meetings of the Board of Supervisors are recorded for replay on the Township cable channels, Comcast 22 and Verizon 34.

20. Consider Approval of Proposal for RACP Grant Application Assistance
21. Consider Award of Bids – Online Surplus Asset Sale
22. Consider Authorization to Execute Traffic Signal Maintenance Agreement and Cooperative Memorandum of Agreement – Route 202 - 71T Project
23. Consider Proposal for Engineering Services – Upgrade of North Wales Road and Knapp Road Traffic Signal
24. Consider Acceptance of Recommendation – Site Work Progress Payment Request #11 – Friendship Park Improvements
25. Consider Payment of Bills
26. Other Business
27. Adjournment

Future Public Hearings/Meetings:

11-26-13 @ 7:30 PM – Zoning Hearing Board Validity Challenge
12-02-13 @ 7:00 PM – 300th Committee
12-03-13 @ 7:30 PM – Zoning Hearing Board
12-04-13 @ 5:00 PM – Zoning Hearing Board Validity Challenge
12-11-13 @ 7:30 PM – Park & Recreation Board
12-16-13 @ 8:00 PM – Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Public Comment

MEETING DATE: November 25, 2013

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: Joseph P. Walsh, 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: November 25, 2013

ITEM NUMBER: *H 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: Joseph P. Walsh, 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 November 11, 2013 Meeting

MEETING DATE: November 25, 2013

ITEM NUMBER:

#5

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Grogan
Township Manager

BOARD LIAISON: Joseph P. Walsh, Chairman



BACKGROUND:

Just a reminder – Please call Deb Rivas or Shirley Snyder on Monday, November 25, 2013 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
NOVEMBER 11, 2013**

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

Chairman Joseph Walsh called the action meeting to order at 8:00 p.m. In attendance were Supervisors Robert Birch, Candyce Fluehr Chimera, Michael Fox and Jeffrey McDonnell. Also in attendance were Frank Bartle, Esquire, Lawrence Gregan, Chief J. Scott Bendig, Richard Lesniak, Kevin Costello, Bruce Shoupe, Stacy Crandell, Richard Grier and Deb Rivas.

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

Township Solicitor Frank Bartle, Esquire reported that the Board met in an executive session earlier in the evening at 7:00 p.m. Mr. Bartle reported that the Board discussed a personnel matter and the Zehr Tract Condemnation case, which is currently at the Montgomery County Court of Common Pleas. Mr. Bartle also reported that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Chairman Joseph Walsh made a motion to approve the minutes of the October 28, 2013 Board meeting, and Supervisor Michael Fox seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Chairman Joseph Walsh announced that Township resident John C. Malley has expressed an interest in becoming a member of the Montgomery Township Pension Committee. Mr. Malley has a degree in Finance and an MBA from the Fox School at Temple. Resolution #1 made by Chairman Joseph Walsh, seconded by Supervisor Michael Fox and adopted unanimously, appointed John C. Malley to serve as a member of the Montgomery Township Pension Committee with a term to expire on January 1, 2014.

Assistant to the Township Manager Stacy Crandell announced that the Recreation office is planning the 10th Annual Holiday Lights Contest and the new Breakfast with Santa event. All entries for the Holiday Lights Contest are due by Friday, December 6th at 4:30 p.m. The winners will be recognized at the December 16th Board of Supervisors meeting and will earn a gift card and a lawn sign to place in their yard. Ms. Crandell also announced that this year the Township will be celebrating the season by holding a Breakfast with Santa on Saturday, December 14th. This event is for the whole family with a buffet breakfast provided by Our Towne Catering, holiday music, crafts and much more! With the assistance of the Fire Department of Montgomery Township, Santa will arrive on the Fire Truck for a special visit.

Assistant to the Township Manager Stacy Crandell announced the upcoming 2014 Winter Recreation Programs and Fees. Ms. Crandell said that the offerings include many popular programs with some new programs being introduced as well. The programs will be promoted by posting on the Township's website, cable channels, E-News and printed in the Winter Recreation Newsletter. Resolution #2 made by Supervisor Michael Fox, seconded by Supervisor Candyce Chimera and adopted unanimously, approved the 2014 Winter Recreation Programs and Fee Schedule amendments as submitted.

Township Manager Lawrence Gregan reported that a request had been received by a resident of the Montgomery Oaks Development inquiring about the possibility of the Township installing a sidewalk across the frontage of PECO's Powerline right of way property on Hartman Road, between the Montgomery Oaks and Montgomery Walk Developments. Currently an unimproved path exists at this location and is used by walkers, bicyclists and runners to cross between the neighborhoods. Due to the unimproved surface of this path, many are forced to walk in the Hartman Road cartway, which is a heavily traveled state highway with a 45MPH speed limit. Mr. Gregan also reported that the developer for the Montgomery Walk project is required to install an asphalt trail through the PECO Powerline property and constructing the

sidewalk across the PECO Powerline right of way is a natural expansion to that trail project and consistent with the Township's goal of improving the walkability of the Township. Resolution #3 made by Supervisor Michael Fox, seconded by Supervisor Candyce Chimera and adopted unanimously, authorized Drumheller Constructors to install a new 5' wide concrete sidewalk across the frontage of the PECO Right of Way on Hartman Road at an estimated cost of \$13,800.00.

Township Manager Lawrence Gregan reported that the Board previously approved the design of the HVAC system for the Recreation/Community Center using a ground source (Geothermal) water loop heat pump system. The approval was conditioned upon the Architect proceeding with drilling a test well to determine the depth and formation thermal conductivity of the groundwater and its ability to support this environmentally friendly HVAC system. Since that time, the test well has been drilled and the ground water has been tested on two different occasions to determine its suitability for a ground source (Geothermal) water loop heat pump system. The Architect, Jonathan Trump, is recommending that the Board reconsider its approval of the geothermal system based on the test results which show that there is low conductivity on the property. The test results show that additional bores would need to be drilled and add approximately \$100,000 to \$150,000 on top of the initial \$350,000 cost over what would be required for a natural gas system. Based on the new testing information provided, the Board unanimously decided to not proceed with the geothermal system for the Recreation/Community Center and to utilize a natural gas system instead.

Police Chief Scott Bendig reported that the Montgomery Township Police Department continues to be one of only a handful of police agencies in the area that conducts the Drug Abuse Resistance Education (DARE) training. This program is currently conducted at all elementary schools in Montgomery Township and the Township has two officers teaching DARE in the three elementary schools. In January, 2014, a DARE Instructor Training Program

is being held at the New York State Fire Academy in Montour Falls, New York. Officers Thomas Ward and Brandi McCoy have been chosen to attend this training. Chief Bendig stated that the cost of the training is \$975 per officer for the two week program and includes meals, accommodations, training, training materials and supplies. Resolution #4 made by Supervisor Michael Fox, seconded by Supervisor Robert Birch and adopted unanimously, approved the request for Officers Thomas Ward and Brandi McCoy to attend DARE training at the New York State Fire Academy in Montour Falls, New York.

Director of Fire Services Rick Lesniak reported that the U.S. Department of Homeland Security (DHS) recently announced the opening of the 2013 Assistance to Firefighters Grant application period. The goal of the grant is to enhance, through financial assistance, the safety of the public and firefighters regarding fire and fire related hazards. Mr. Lesniak explained that under this grant, fire companies can either apply as individual organizations or join together with a group of companies for a joint application. In 2012, the Montgomery County Board of Commissioners announced a \$29.97 million dollar upgrade to the aging, fault-prone radio system used by first responders throughout the county. The Commissioners also announced that the individual emergency service organizations would be responsible to purchase their own radios to communicate with this new system. The Montgomery Township Volunteer Fire Department and the Department of Fire Services will need to replace seventy-one radios as a result of this upgrade. The Hatboro, Horsham and Montgomery Township Fire Departments have joined together to submit a regional grant application to purchase the radios. In addition to the radios, the FDMT intends to submit a grant application to replace its aging self-contained breathing apparatus (SCBA). According to the grant program, 20 of our 36 SCBA units are considered to be obsolete by the DHS. Mr. Lesniak also reported that there would be a 10% match required by the Township if the grant were to be awarded. Resolution #5 made by Supervisor Michael Fox, seconded by Supervisor Candyce Chimera and adopted unanimously,

approved the submission of two applications for the FY2013 Assistance to Firefighters Grant by the Montgomery Township Department of Fire Services/Fire Department of Montgomery Township for the purchase of seventy one (71) radios and forty-four (44) SCBA units in the amount of \$524,000.00, which a required grant match of 10% or \$52,400.00, if awarded.

Technology Manager Richard Grier reported that the leases on the Township's six photocopiers are scheduled to expire on March 19, 2014. Mr. Grier stated that Canon, an authorized vendor under the Co-Stars Cooperative Purchasing program, has offered to provide an early renewal on a new 48 month lease for six new copiers that meet or exceed the current equipment standards at an annual cost of \$22,288. The new lease also offered several incentives for the Township including lower monthly costs and additional features. Resolution #6 made by Supervisor Michael Fox, seconded by Supervisor Candyce Chimera and adopted unanimously, approved entering into a 48 month lease with Canon Business Solutions to provide six photocopiers to Police, Administration, Finance, Fire Services, Planning/Zoning and Public Works Departments at an annual cost of \$22,288.

Director of Planning Bruce Shoupe reported that an application for a Liquor License Transfer has been received by the Township from Druzak Merchant Development, Inc. for a Quaker Steak & Lube restaurant to be located at 790 Upper State Road. Resolution #7 made by Supervisor Michael Fox, seconded by Supervisor Robert Birch and adopted unanimously, set Monday, January 27, 2014, after 8:00 p.m., as the date and time for a Public Hearing for an Intermunicipal Liquor License Transfer for Druzak Merchant Development, Inc. for a Quaker Steak & Lube Restaurant, which is to be located at 790 Upper State Road.

Resolution #8 made by Chairman Joseph Walsh, seconded by Supervisor Michael Fox and adopted unanimously, authorized a construction escrow release 4th for Montgomery Pointe Phase IIB - LDS#651P-B in the amount of \$7,405.00.

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.

There being no further business to come before the Board, the meeting adjourned at 8:30 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Recognition of Contribution from Brett Katz for Police Canine Unit

MEETING DATE: November 25, 2013

ITEM NUMBER: #6

MEETING/AGENDA:

ACTION XX

NONE

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

INITIATED BY: J. Scott Bendig
Chief of Police

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

BACKGROUND:

Earlier this year Brett Katz, a township resident and 7th grade student at Pennbrook Middle School, began preparing for his Bar Mitzvah. As part of his preparation for this ceremony, Brett initiated a community service project, choosing to raise funds to help support the Department's Canine Unit. Over the past few months Brett has worked to solicit donations from the public, friends and family. Brett will be present at the meeting to present a contribution of \$300.00 to the Township for the Police Canine Unit.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS: None

BUDGET IMPACT: None

RECOMMENDATION:

It is recommended that the Board of Supervisors recognize Brett Katz for his work and donation of funds to the Police Department's Canine Unit.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby recognize Brett Katz for his donation to the Montgomery Township Police Department's Canine Unit and express our appreciation for his support of our community.

MOTION: _____ SECOND: _____

ROLL CALL:

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

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Announcement of DCED Grant Award- Accessible Playground and Spray Park

MEETING DATE: November 25, 2013

ITEM NUMBER: #7

MEETING/AGENDA:

ACTION

NONE

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

INITIATED BY: Stacy Crandell
Assistant to the Township Manager

BOARD LIAISON: Joseph P. Walsh, Chairman
Board of Supervisors

BACKGROUND:

On November 21, 2013, Montgomery Township received notification from State Senator Stewart Greenleaf, State Representative Todd Stephens and State Representative Kate Harper that the Township was awarded a grant in the amount of \$250,000 through the Commonwealth Financing Authority Department of Community and Economic Development's Greenways, Trails, and Recreation Program.

The Grant will be used to help fund construction of a spray park and an accessible playground at the Township's new Community/Recreation Center to be located at the corner of Stump Road and Horsham Road. This addition will provide an 'accessible' playground and spray park, which will be the first playground in the Township to have this capability of providing recreation activities for everyone including individuals with physical disabilities.

The Township would like to thank State Senator Stewart Greenleaf, State Representative Todd Stephens, State Representative Kate Harper and their staff for their assistance in supporting our application for this grant.

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: Consider Adoption of Proposed Street Light Ordinance #13-276

MEETING DATE: November 25, 2013

ITEM NUMBER: *#8*

MEETING/AGENDA: WORK SESSION

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:

The Township Code includes regulations governing the requirements for installation, maintenance responsibility and assessment of the costs for Residential Street Lighting. Specifically, Chapter 205 of the Code, Subdivision and Land Development, authorizes the Township to require installation of street lighting as part of the Subdivision/Land Development process and Chapter A237 establishes district boundaries, method of assessment for costs and maintenance responsibilities.

As a result of a review of ordinances, staff has identified amendments to be made to Chapters 205 and A237 of the Township Code in an effort to make the language clearer and more consistent with the current practices. These proposed amendments include reducing the number of districts from five to three, clarifying the descriptions of the three districts, and removing redundant and outdated language.

A public hearing is required for the ordinance due to the amendments proposed to the Subdivision and Land Development Code (SALDO).

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

The proposed ordinance will update provisions of the Township's Subdivision and Land Development Code governing requirements for the installation of street lighting.

PREVIOUS BOARD ACTION:

The proposed ordinance was advertised in adherence to Act 247 for amending Subdivision and Land Development Ordinances (SALDO) and the Second Class Township Code.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Adopt Ordinance #13-276 amending Chapters 205 and A237 of the Montgomery Township Code governing street lighting.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby adopt Ordinance #13-276 amending Chapters 205 and A237 of the Montgomery Township Code governing requirements for the installation of street lighting, establishment of street lighting districts, methods of assessment of street lighting and costs and maintenance responsibilities.

MOTION: _____

SECOND: _____

ROLL CALL:

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

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

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JOSHUA D. SHAPIRO, CHAIR

LESLIE S. RICHARDS, VICE CHAIR

BRUCE L. CASTOR, JR., COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

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

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

November 21, 2013

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

Re: MCPC #13-0238-001
Ordinance Amendment §205-24 - Township
Street Lighting Requirements and Specifications
Montgomery Township

Dear Mr. Gregan:

A request to review the above-referenced zoning text amendments in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 8, 2013. We forward this letter as a report of our review and recommendations.

Background

The application is a new proposal for the amendment of Chapter A-236, Street Lighting of the Montgomery Township Code and Chapter §205-24 Subdivision and Land Development Code. The amendment proposes to re-title the Chapter "Street Lighting" and make provisions for the payment of costs and initial maintenance responsibility of street lighting (pre-dedication); make provisions for the ownership and operation of street lighting (post-dedication); and provide for the assessment, collection and the reduction of the assessment for street lighting. In addition, the proposal amends Chapter 205, §205-24 of the Township Code quantifying the street lighting requirements contained in the "Township Street Lighting Specifications."

Comment

We have not identified any significant land use, transportation, design, or other issues that should be addressed in the consideration of this proposal. Therefore we have no substantive comments. Nevertheless, the municipal staff should ensure that the proposal meets all appropriate municipal land use regulations and other codes prior to granting approval.

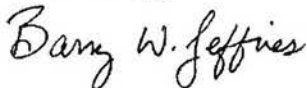
Recommendation

We recommend approval of this amendment as submitted by the township and provided that it complies with your municipal land use regulations and all other appropriate regulations.

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

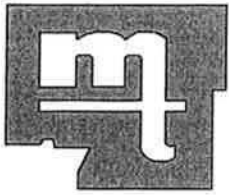
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

A handwritten signature in cursive script that reads "Barry W. Jeffries".

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

- c: Marita Stoerrle, Township Development Coordinator
Jonathan Trump, Chrm., Township Planning Commission
Bruce Shoupe, Township Zoning Officer
Frank A. Bartle, Township Solicitor



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jonathan Trump, Chairman

DATE: November 7, 2013

RE: Ordinance #13-276
Street Lighting Ordinance

The Planning Commission has reviewed the proposed ordinance amendment regarding the regulations for governing the requirements for installation, maintenance responsibility and assessment of the costs for residential street lighting and would like to recommend to the Board of Supervisors that the ordinance be approved.

MONTGOMERY TOWNSHIP

Montgomery County, Pennsylvania

ORDINANCE #13- 276

AN ORDINANCE (1) AMENDING CHAPTER A237 [STREET LIGHTING DISTRICTS] OF THE MONTGOMERY TOWNSHIP CODE BY RETITLING THE CHAPTER "STREET LIGHTING" AND MAKING PROVISIONS FOR PAYMENT OF COSTS AND INITIAL MAINTENANCE RESPONSIBILITY (PRE-DEDICATION); OWNERSHIP AND OPERATION OF STREET LIGHTING (POST-DEDICATION); ASSESSMENTS; COLLECTION OF ASSESSMENTS; REDUCTION OF ASSESSMENTS; AND (2) AMENDING CHAPTER 205, §205-24 [SUBDIVISION AND LAND DEVELOPMENT/STREET LIGHTING] OF THE TOWNSHIP CODE QUANTIFYING THE STREET LIGHTING REQUIREMENTS CONTAINED THEREIN AS "TOWNSHIP STREET LIGHTING REQUIREMENTS"

ENACTED: _____

MONTGOMERY TOWNSHIP

Montgomery County, Pennsylvania

ORDINANCE #13-_____

AN ORDINANCE (1) AMENDING CHAPTER A237 [STREETLIGHTING DISTRICTS] OF THE MONTGOMERY TOWNSHIP CODE BY RETITLING THE CHAPTER "STREET LIGHTING" AND MAKING PROVISIONS FOR PAYMENT OF COSTS AND INITIAL MAINTENANCE RESPONSIBILITY (PRE-DEDICATION); OWNERSHIP AND OPERATION OF STREET LIGHTING (POST-DEDICATION); ASSESSMENTS; COLLECTION OF ASSESSMENTS; REDUCTION OF ASSESSMENTS; AND (2) AMENDING CHAPTER 205, §205-24 [SUBDIVISION AND LAND DEVELOPMENT/STREETLIGHTING] OF THE TOWNSHIP CODE QUANTIFYING THE STREET LIGHTING REQUIREMENTS CONTAINED THEREIN AS "TOWNSHIP STREET LIGHTING SPECIFICATIONS"

NOW, THEREFORE, it is hereby **ENACTED** and **ORDAINED** by the Board of Supervisors that Chapter A237 [Street Lighting Districts] Code of the Township of Montgomery shall be amended as follows:

SECTION 1. AMENDMENT TO CHAPTER A237 [STREETLIGHTING].

Chapter A237 [Street Lighting Districts] of the Township Code shall be re-titled "Street Lighting" and amended as follows:

Chapter A237 Street Lighting

§ A237-1 Montgomery Township Street Lighting Specification.

- A. Street Lighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer, unless specifically waived by the Board of Supervisors.
- B. A developer shall submit a plan showing compliance with the Montgomery Township Street Lighting Specification, as amended, and any other applicable Township Code requirements, including the type and location of each streetlight to be installed. The plan will be submitted for review and approval by the Township. No streetlights shall be installed prior to such review and approval. The Montgomery Township Street Lighting Specification may be amended and/or

supplemented from time to time by Board resolution, without further revision to this Chapter.

- C. Upon final approval of construction and dedication of all public improvements, the developer shall, if required by the Township, dedicate the street lights to the Township and shall assign all applicable warranties to the Township.
- D. All street lights shall be constructed in accordance with Montgomery Township Street Lighting Specifications, as amended.

§ A237-2. Payment of costs; initial maintenance responsibility.

- A. Any developer installing street lighting, including lamps, lights, and associated equipment (collectively "street lighting"), shall pay for street lighting service, including the electricity consumed, in accordance with the electric utility provider's current rate and electric service tariff from the date each lamp is energized until such time as the Township, if applicable, shall upon formal resolution of the Township, accept a dedication of such street lighting.
- B. Until such time as the Township approves a formal resolution accepting dedication of the street lighting, the developer shall be responsible for all charges and costs for operation of the street light system.
- C. Until the aforesaid dedication, the developer shall arrange for the maintenance and operation of the street lighting.

§ A237-3. Ownership and operation of street lighting.

After the developer's street lighting dedication to the Township, all aspects of street lighting, including lamps, lights, and associated equipment shall be owned, maintained, and operated by the Township. Street lighting that is not dedicated to the Township is not the responsibility of the Township.

§ A237-4. Assessment.

After dedication to the Township shall cause to be assessed, by resolution, the cost, expense, and maintenance of the street lighting, equipment, and facilities, including reimbursements for the billing of the energy costs, the cost of maintenance and operation by the Township, as well as an administrative charge, by a uniform annual assessment of each property benefited by the Township-owned street lights as follows:

- A. District 1: All single-family dwelling within residential developments benefiting from Township-owned street lights.

- B. District 2: All multi-family units within residential developments where any or all of the roads within the development are benefiting from Township-owned, street lights.
- C. District 3: Any residential development as may be determined adopted from time to time by Board resolution.

§ A237-5. Assessment Collection.

All such assessments for street lighting shall be filed with the Township Tax Collector, who shall give 30-days written notice that the assessments are due and payable, stating the due date to each party assessed, either by service on the owner of the property or by mailing such notice to the owner at his last known post office address. If any assessments remain unpaid at the end of the fiscal year, the Tax Collector will turn the matter over to the Township. At which time, the Township may attempt to collect the debt by giving the delinquent owner written notice setting forth (1) the amount owed, (2) when the assessments were initially due; and (3) the cure-period with the due date for payment. Such notice and cure-period shall not exceed 60-days. If the assessment remains unpaid at the expiration of the 60-days, the Township may file a municipal claim filed against the property of the delinquent owner, as provided by law, for the amount owing, interest and associated costs. Where an owner has two or more lots against which there is an assessment for the same year, all such lots shall be embodied in one claim. All assessments, when collected, shall be paid over to the Township Treasurer. The Treasurer shall make a report and/or supply information to the Township auditors when requested.

SECTION 2. AMENDMENT TO CHAPTER 205, §205-24 [SUBDIVISION AND LAND DEVELOPMENT/STREETLIGHTING]

Chapter 205, §205-24 [Subdivision and Land Development/Street lighting] of the Township Code shall be amended to read as follows:

- A. Streetlighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer, unless specifically waived by the Board of Supervisors.
- B. A developer shall submit a plan showing compliance with this Chapter the Montgomery Township Street Lighting Specification, including the type and location of each streetlight to be installed. This plan shall also specify the supplier and installer of such lights. The plan will be submitted for review and approval by the Township. No streetlights shall be installed prior to such review and approval. The Township's Streetlighting Specifications may be amended and/or supplemented from time to time by Board resolution.

- C. Upon final approval of construction and dedication of all public improvements, the developer shall dedicate the streetlights to the Township and shall assign all applicable warranties to the Township.
- D. All streetlights shall be mounted on metal streetlight standards or poles designed for such purpose and shall be constructed in accordance with Township Streetlighting Specifications

SECTION 3. SEVERABILITY.

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision herein shall be held illegal, invalid or unconstitutional by any Court of competent jurisdiction, such decision of the Court shall not effect or impair the remaining sections, sentences, clauses, parts or provisions of the Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 4. REPEALER.

All other ordinances or resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall become effective January 1, 2014.

[SIGNATURES ON THE NEXT PAGE]

ORDAINED AND ENACTED this _____ day of November 2013, by the
Montgomery Township Board of Supervisors.

MONTGOMERY TOWNSHIP

JOSEPH P. WALSH, *Chairperson*

[Seal]

Attested by:

LAWRENCE J. GREGAN
Township Manager/Secretary

DRAFT

Proof of Publication of Notice in The Reporter

Under Newspaper Advertising Act No. 587, Approved May 16, 1929

Copy of notice or publication

State of Pennsylvania,
County of Montgomery

SS.

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, November 25, 2013, after 8:00PM, the Montgomery Township Board of Supervisors, during its regularly scheduled meeting, will have a hearing and consider enacting an ordinance (1) amending Chapter A237 [Streetlighting Districts] of the Montgomery Township Code by re-titling the Chapter "Street Lighting" and making provisions for payment of costs and initial maintenance responsibility (pre-dedication); ownership and operation of street lighting (post-dedication) assessments; collection of assessments; reduction of assessments; and (2) amending Chapter 205, §205-24 [Subdivision and Land Development/Streetlighting] of the Township Code quantifying the street lighting requirements contained therein as "Township Street Lighting Specifications". The full text of this ordinance amendment may be examined, without charge, and copies may be obtained for a charge no greater than the cost thereof, at the Montgomery Township Building, during normal business hours, Monday through Friday 8:30AM until 4:30PM, the Montgomery County Law Library, or the Offices of this Newspaper.

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

At the conclusion of the hearings, the Board of Supervisors will consider enactment of these ordinances, unless it deems additional time is required for consideration and discussion, in which case it will hold an additional public hearing/meeting at an announced date and time for that purpose.

LAWRENCE J. GREGAN
Township Manager

Leisha Shaffer, designated agent of THE REPORTER being duly sworn, deposes and says that THE REPORTER, a daily newspaper of general circulation as defined in the above-mentioned Act, published at Lansdale, Montgomery County, Pennsylvania, was established in the year 1870, and has been regularly issued and published in Montgomery County continuously thereafter and for a period of more than six months immediately prior hereto, and further says that the printed notice or publication attached hereto is an exact copy of a notice or publication printed and published in the regular edition and issues of THE REPORTER on the following dates, viz:

the 8th, 15th day of November A.D., 2013

and that said advertising was inserted in all respects as ordered.

Affiant further deposes that he/she is the proper person duly authorized by THE REPORTER, a newspaper of general circulation, to verify the foregoing statement under oath and that affiant is not interested in the subject matter of the notice or advertisement, and that all allegations in the foregoing statement as to time, place and character of publication are true.

Leisha Shaffer
11/19/13

Sworn to and subscribed before me this date

Beverly A. Wolfe
Notary Public

STATE OF PENNSYLVANIA

Notarial Seal

Beverly A. Wolfe, Notary Public
East Bradford Twp., Chester County
My Commission Expires June 04, 2017

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.....	\$ 712.38
Notary Fee.....	\$ 5.00
Total.....	\$ 717.38

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of 2014 Preliminary Budget

MEETING DATE: November 25, 2013

ITEM NUMBER: *49*

MEETING/AGENDA: WORK SESSION

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:

The Board of Supervisors conducted four public workshops during the month of October. These meetings were held with all department heads and representatives of the FDMT and Montgomery Township Sewer Authority to review proposed Revenues and Expenditures for the 2014 Preliminary Budget. A Summary of the proposed revenues and expenditures for each fund is attached. Presentation slides highlighting the revenue and expenditures in the 2014 Preliminary Budget will be presented at the public meeting on Monday night.

Upon adoption of a preliminary budget by the Board, a notice must be advertised once in one newspaper of general circulation in the township that the proposed budget is available for public inspection at the Township Building. After the approved preliminary budget has been available for public inspection for twenty (20) days, the Board of Supervisors shall, after making revisions as are appropriate, adopt a final budget not later than December 31st.

The adoption of this 2014 Preliminary Budget is an important step towards adoption of a Final Budget for 2014. If the estimated revenues or expenses in a proposed Final Budget are increased more than ten percent in the aggregate or more than twenty-five percent in any major category over the advertised 2014 Preliminary Budget, a Final Budget may not be legally adopted with those increases unless it is been advertised again and an opportunity given to taxpayers to examine the amended Final Budget.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

As described above.

RECOMMENDATION:

Approve the 2014 Preliminary Budget for public inspection as proposed.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby adopt the 2014 Preliminary Budget for all funds in the form attached hereto.

BE IT FURTHER RESOLVED that we hereby set Monday December 16, 2013 at 8:00p.m. in the Township Building as the date, time and place for the Public Meeting for consideration of adoption of the 2014 Final Budget.

MOTION: _____ SECOND: _____

ROLL CALL:

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

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

**MONTGOMERY TOWNSHIP
2014 PROPOSED BUDGET**

	2013	2014 Budget
Fund-Dept	Org. Budget	
REVENUES		
Subtotal Real Estate Taxes	1,584,400.00	1,590,800.00
Subtotal Earned Income Taxes	3,935,000.00	4,390,000.00
Subtotal Local Enabling Taxes	4,029,000.00	3,956,000.00
Subtotal Permits	595,000.00	525,150.00
Subtotal Licenses	545,800.00	570,800.00
Subtotal Fines	135,000.00	168,000.00
Subtotal Interest	29,500.00	18,800.00
Subtotal Rent	0.00	0.00
Subtotal Grants	426,500.00	503,000.00
Subtotal Departmental Fees	74,900.00	70,900.00
Subtotal Other Financing Sources	85,000.00	76,000.00
Interfund Transfers:		
Subtotal Interfund Transfers	432,220.00	442,650.00
Total General Fund Revenues	11,872,320.00	12,312,100.00
EXPENDITURES		
Subtotal Administration	1,157,320.00	1,254,685.00
Subtotal Tax Collection	210,790.00	221,910.00
Subtotal Benefits and Insurance	0.00	0.00
Subtotal Finance	847,810.00	855,350.00
Subtotal Police	5,715,160.00	5,945,350.00
Subtotal Police Vehicles	279,250.00	250,700.00
Subtotal Fire Protection	84,830.00	85,090.00
Subtotal Planning & Zoning	738,500.00	790,245.00
Subtotal Emergency and VMSC	6,100.00	12,400.00
Public Works - General		
Subtotal Public Works - General	1,669,050.00	1,726,725.00
Subtotal Snow Removal	89,000.00	89,000.00
Subtotal Public Works - Traffic Lights	124,030.00	108,200.00
Subtotal Public Works - Street Lighting	19,700.00	19,700.00
Subtotal Public Works - Repair	27,000.00	30,000.00
Subtotal Interfund Transfers	866,090.00	896,408.00
Total Expenditures General Fund	11,834,630.00	12,285,763.00
TOTAL SURPLUS/DEFICIT GENERAL FUND	37,690.00	26,337.00

**MONTGOMERY TOWNSHIP
2014 PROPOSED BUDGET**

	2013	2014 Budget
Fund-Dept	Org. Budget	
FUND 04 DEPARTMENT OF FIRE SERVICES		
Revenue subtotal	1,328,400.00	1,583,600.00
Expenditure Subtotal	1,323,635.00	1,583,600.00
TOTAL/SURPLUS/DEFICIT FIRE PROTECTION	4,765.00	0.00
FUND 05 PARKS AND RECREATION		
Revenue Subtotal	797,900.00	885,400.00
Expenditure Subtotal	797,885.00	885,400.00
TOTAL SURPLUS/DEFICIT FUND 05: PARKS AND RECREATION	15.00	0.00
FUND 06 BASIN MAINTENANCE:		
Revenue Subtotal	1,100.00	400.00
Expenditure Subtotal	77,400.00	82,800.00
TOTAL SURPLUS/DEFICIT FUND 06: BASIN MAINTENANCE	(76,300.00)	(82,400.00)
FUND 07 STREET LIGHTS:		
Revenue Subtotal	141,400.00	139,900.00
Expenditure Subtotal	141,400.00	139,900.00
TOTAL SURPLUS/DEFICIT FUND 07: STREET LIGHTS	0.00	0.00
FUND 19: CAPITAL PROJECTS		
Subtotal Revenue Fund 19	8,995,057.00	23,000.00
Subtotal Fund 19 Expenses	1,000,000.00	0.00
TOTAL SURPLUS/DEFICIT FUND 19: CAPITAL PROJECTS	7,995,057.00	23,000.00
FUND 23: DEBT SERVICE		
Subtotal Fund 23 Revenue	1,516,710.00	516,160.00
Subtotal Expenditures Fund 23	1,502,050.00	644,850.00
TOTAL SURPLUS/DEFICIT FUND 23: DEBT SERVICE	14,660.00	(128,690.00)
FUND 30: CAPITAL RESERVE FUND		
Subtotal Revenue Capital Reserve Fund	425,120.00	299,301.00
Subtotal Expenditures Capital Reserve Fund	2,978,930.00	2,012,051.00
TOTAL SURPLUS/DEFICIT FUND 30 CAPITAL RESERVE FUND	(2,553,810.00)	(1,712,750.00)
FUND 31: PARK DEVELOPMENT FUND		
Subtotal Revenue Park Development Fund	1,300.00	800.00
Subtotal Expenditures Park Development Fund	0.00	0.00
TOTAL SURPLUS/DEFICIT FUND 31 PARK DEVELOPMENT FUND	1,300.00	800.00

**MONTGOMERY TOWNSHIP
2014 PROPOSED BUDGET**

		2013	2014 Budget
Fund-Dept		Org. Budget	
FUND 35: LIQUID FUELS			
	Subtotal Liquid Fuels	462,200.00	476,600.00
	Subtotal Liquid Fuels Expenditures	667,200.00	383,575.00
	TOTAL SURPLUS/DEFICIT FUND 35 LIQUID FUELS	(205,000.00)	93,025.00
FUND 50: FIRE RELIEF			
	Subtotal Fire Relief Revenue	237,475.00	283,925.00
	Subtotal Fire Relief Expenditures	237,475.00	283,925.00
	TOTAL SURPLUS/DEFICIT FUND 50 FIRE RELIEF	0.00	0.00
FUND 60: POLICE PENSION			
	Subtotal Police Pension Revenues	774,910.00	761,870.00
	Subtotal Police Pension Expenditures	774,910.00	761,870.00
	TOTAL SURPLUS/DEFICIT POLICE PENSION	0.00	0.00
FUND 65: DEFINED CONTRIBUTION			
	Subtotal Defined Contribution Revenue	240,670.00	249,850.00
	Subtotal Defined Contribution Expenditure	240,670.00	249,850.00
	TOTAL SURPLUS/DEFICIT FUND 65 DEFINED CONTRIBUTION	0.00	0.00
FUND 66: DEFERRED COMPENSATION			
	Subtotal Deferred Compensation Revenue	270,150.00	270,950.00
	Subtotal Deferred Compensation Expenditures	270,150.00	270,950.00
	TOTAL SURPLUS/DEFICIT FUND 66 DEFERRED COMPENSATION	0.00	0.00
FUND 91: ESCROW			
	Subtotal Escrow Revenue	250,000.00	250,000.00
	Subtotal Escrow Expenditures	250,000.00	250,000.00
	TOTAL SURPLUS/DEFICIT FUND 91 ESCROW	0.00	0.00
FUND 92: POLICE DONATION			
	Subtotal Police Donation Revenue	50.00	0.00
	Subtotal Police Donation Expenditures	0.00	0.00
	TOTAL SURPLUS/DEFICIT FUND 92 POLICE DONATION	50.00	0.00
FUND 93: ENVIRONMENT			
	Subtotal Environment Revenue	43,800.00	48,700.00
	Subtotal Environment Expenditures	46,800.00	48,100.00
	TOTAL SURPLUS/DEFICIT FUND 93 ENVIRONMENTAL	(3,000.00)	600.00

**MONTGOMERY TOWNSHIP
2014 PROPOSED BUDGET**

Fund-Dept	2013 Org. Budget	2014 Budget
FUND 94: REPLACEMENT TREE		
Subtotal Replacement Tree Revenue	3,100.00	1,700.00
Subtotal Replacement Tree Expenditures	79,050.00	83,200.00
TOTAL SURPLUS/DEFICIT FUND 94 REPLACEMENT TREE	(75,950.00)	(81,500.00)
FUND 95: AUTUMN FESTIVAL		
Subtotal Autumn Festival Revenue	25,100.00	25,600.00
Subtotal Autumn Festival Expenditures	25,100.00	25,600.00
TOTAL SURPLUS/DEFICIT FUND 95 AUTUMN FESTIVAL	0.00	0.00
FUND 96: RESTORATION FUND:		
Subtotal Restoration Fund Revenue	100.00	100.00
Subtotal Restoration Fund Expenditures	23,600.00	23,600.00
TOTAL SURPLUS/DEFICIT FUND 96 RESTORATION FUND	(23,500.00)	(23,500.00)
FUND 99: FIRE DEPARTMENT MONTGOMERY TOWNSHIP		
Subtotal Fire Department Montgomery Township Revenue	59,140.00	51,270.00
Subtotal Fire Department Montgomery Township Expenditures	59,140.00	51,270.00
TOTAL SURPLUS/DEFICIT FUND 99 FIRE DEPARTMENT MONTGOMERY	0.00	0.00
GRAND TOTAL REVENUES - ALL FUNDS	27,446,002.00	18,478,525.00
GRAND TOTAL EXPENSES - ALL FUNDS	23,051,625.00	26,553,053.00
TOTAL SURPLUS/DEFICIT ALL FUNDS	4,394,377.00	(8,074,528.00)

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Authorization to Advertise Bid Specifications – Township Facility Trash and Recyclable Material Collection and Disposal

MEETING DATE: November 25, 2013

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: Joseph P. Walsh, Chairman 

BACKGROUND:

Currently the Township has a combined five (5) accounts with two (2) different vendors providing trash and recyclable material collection and disposal at four (4) Township facilities. The combined cost for these services is approximately \$40,000 per year.

Staff has identified this as an area where cost savings could potentially be achieved through the use of a consolidated contract awarded through the competitive bidding process combining all five (5) accounts into one contract with one vendor.

Attached is the draft bid document for the Board's consideration. This document has been reviewed by the Township Solicitor. Pending Board approval, notice of the bid would be advertised and distributed to trash collection firms with a bid opening scheduled for December 20th at 10:00 a.m., with a projected bid award on January 6, 2014 and a contract with a start date of February 4, 2014.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

Potential cost savings.

RECOMMENDATION:

Staff recommends that the Board authorize staff to move forward with the bid process for trash and recycling services.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize staff to advertise the Montgomery Township Facilities Waste and Single Stream Recyclable Materials Collection and Disposal bid with a bid opening on December 20th at 10:00 a.m..

MOTION: _____

SECOND: _____

ROLL CALL:

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

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



MONTGOMERY TOWNSHIP BID SPECIFICATIONS 2014 - 01

**TOWNSHIP FACILITIES WASTE & SINGLE STREAM
RECYCLABLE MATERIALS
COLLECTION & DISPOSAL**

Bidding Instructions

Outline of Specifications

Proposal

Bids Due: December 20, 2013 at 10:00 AM

Bid Opening: December 20, 2013 at 10:05 AM

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

NOTICE TO BIDDERS

Sealed bids will be received at the Montgomery Township Building, 1001 Stump Road, Montgomeryville, PA 18936, until 10:00 AM on Friday, December 20, 2013. The bids shall be publicly opened and read aloud at 10:05 AM on the same day, for the following:

**TOWNSHIP FACILITIES WASTE & SINGLE STREAM RECYCLABLE MATERIALS
COLLECTION & DISPOSAL**

Bid Specification, Bid Proposal Response Forms and Instructions to Bidders may be obtained at the Township Building, between 8:30 AM and 4:30 PM, Monday through Friday or on the Township's website, www.montgomerytp.org.

Bid shall be accompanied by a bid deposit in the form of a Certified Check or Bid Bond, in an amount not less than ten percent (10%) of the Bid and made payable to the Montgomery Township Board of Supervisors.

The successful bidder will be required to furnish separate performance bonds with corporate surety and/or binding letter of intent issued by companies authorized to do business in the Commonwealth of Pennsylvania, as identified in the Bid Specification, to secure the faithful performance and maintenance of the Bid Specification.

Bid shall be enclosed in a sealed envelope, marked on the outside "BID SPECIFICATION–
Township Facilities Waste & Single Stream Recyclable Materials Collection and Disposal".

It shall be the responsibility of the bidder to thoroughly familiarize themselves with the work outlined in the Bid Specification.

The Board of Supervisors reserves the right to reject any or all bids, to waive informalities, or to take such action as it may deem to be in the best interest of the Township and as may be permitted by law.

Prior to awarding the Bid Specification, bids may be held by the Township for a period not to exceed sixty (60) days from the date of the bid opening for the purpose of reviewing the Bid Proposal Responses and investigation of bidder qualifications. During this period, no bid may be withdrawn.

MONTGOMERY TOWNSHIP

I. INSTRUCTIONS TO BIDDERS

A. Scope of Work:

The work to be performed shall consist of collection and disposal of municipal waste and single stream recyclable materials as defined herein, from facilities of Montgomery Township Montgomery County, Pennsylvania (hereinafter referred to as "Township").

B. Examination of Township:

Bidders shall inspect the Township facilities so that they make their own judgment with respect to all the circumstances affecting the cost of the services in question and the nature of the work to be performed. Bidders shall assume all risks, whether or not patent, latent, known, hidden or foreseeable.

C. Specifications and Documents:

Bidders are advised to examine carefully the Specifications and all Documents describing the proposed work and make their own independent judgment with respect to the circumstances affecting the cost of work and the performance required.

D. Scope and Area of Collection:

The award of the Bid will require the successful bidder to supply all of the labor, tools, machinery, plant and equipment, including receptacles as defined herein, and to perform all the work of collecting, removing, hauling and disposal of municipal waste and recyclable materials as required by the Bid Specification, from the following locations with the following effective dates:

- (1) Township Building, 1001 Stump Road, Montgomeryville, PA
– 6 Yd. Municipal Waste Container (1x week) – Effective 2/4/2014
- (2) Battalion 1 Fire Station, 325 Stump Road, Montgomeryville, PA
– 4 Yd. Municipal Waste Container (1x week) – Effective 9/10/2014
- (3) Battalion 2 Fire Station, 441 Doylestown Pike, Lansdale, PA
– 2 Yd. Municipal Waste Container (1x week) – Effective 9/10/2014
- (4) Township Building, 1001 Stump Road, Montgomeryville, PA
– Two (2) - 8 Yd. Recyclable Materials Containers (1x week) – Effective 2/11/2014
- (5) Public Works Building, 90 Domorah Drive, Montgomeryville, PA
– 8 Yd. Municipal Waste Container (2x week) - Effective 6/21/16

E. Term of Bid Specification:

The Township shall award a contract under the Bid Specification for a term commencing on the above effective dates and extending through December 31, 2016.

Montgomery Township Bid Specification 2014 - 01

F. Conditions of Work:

Bidders must inform themselves fully of all the conditions relating to the work in question. Failure to do so will not relieve the successful bidder of their obligation to furnish and perform the work which forms the basis of this proposal, or to carry out the provisions of the contract with respect to performance of the contemplated work set forth in his bid.

Insofar as possible, the successful bidder in the execution of the work called for in this proposal shall employ such methods or means as will avoid any interruption or interference with the operation of the affairs of the Township.

It is likewise understood and required that the successful bidder shall, in the performance of the Bid Specification, employ such methods as will avoid violation of any applicable statute, ordinance or regulation of the Commonwealth of Pennsylvania or the Township.

G. Preparation of Proposals:

Each bidder shall submit a Bid Response Proposal for the entire amount of the work called for in various specifications within this Bid Specification, and the failure to conform to this requirement may result in the classification of such a bid as "irregular" and may render the same subject to rejection. The attachment of any conditions, limitation or ancillary provisions by a bidder to a Bid Response Proposal may cause a similar classification and have a similar effect.

All Bid Response Proposals shall be submitted on the prescribed forms. All bids must be submitted in sealed envelopes bearing the name and address of the bidder on the outside. Bid Deposit or Bid Bond and Consent of Surety and/or Binding Letter of Intent must accompany the Bid Response Proposal and shall be contained in the said envelope.

THE TOWNSHIP RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS, OR PARTS THEREOF, OR TO WAIVE ANY INFORMALITIES THEREON.

Collection of Municipal Waste & Single Stream Recycling: The Township is desirous of receiving proposals based on the specifications contained herein for Township Facilities Collection of Waste and Single Stream Recyclable Materials and Disposal of those materials.

H. Signature of Bidders:

The firm, corporation and individual name of the bidder must be signed in ink in the space provided for the same on the proposal blank. In the case of a corporation, the title of the officer signing must be likewise stated, the seal of the corporation must be duly affixed and the corporate officer executing the document on behalf of the corporation shall attach thereto a certified copy of a resolution of the corporate board of directors indicating that officer's authority to make such a proposal and submit such bid on behalf of the corporation. In the case of a partnership, the signature of at least one of the partners must follow the firm name together with an indication that the signature is that of a partner. If some other agent of the partnership submits or executes a bid for the firm, a notarized statement signed by each of the partners shall be attached thereto indicating that the signatory is authorized to act as an agent for the partnership in this endeavor. In the case of any bids submitted by an individual, the designation "individual proprietorship" shall follow the signature in question, any trade name used by a non-corporate bidder shall be so designated and shall be indicated as having been registered or not

Montgomery Township Bid Specification 2014 - 01

registered under the Fictitious Names Registration Act with the Secretary of the Commonwealth of Pennsylvania and the Prothonotary of the county in Pennsylvania where so registered.

I. Bidder's Affidavit:

Each bidder shall complete and execute the affidavit, incorporated with and made part of the proposal document (Attachment "A").

J. Withdrawal of Proposal:

No proposal may be withdrawn, altered or otherwise modified after it has been duly deposited with or at the office of the Township Manager.

K. Consent of Surety and/or Binding Letter of Intent:

Each proposal shall be accompanied by a Consent of Surety and/or Binding Letter of Intent from an approved surety company that is licensed to conduct business in the Commonwealth of Pennsylvania; and such letter shall state that the surety therein mentioned agrees to furnish the required surety bond and any bond which is made a condition of the awarding of the Bid Specification and anywhere in this proposal.

L. Bid Bond:

Each proposal shall be accompanied by a Bid Bond or Certified Check, to the order of the Township, in the amount of ten percent (10%) of the Bid.

M. Return of Proposal Guarantee:

As soon as the lowest responsible bidder has been selected, the award made, and the successful bidder has executed the contract and furnished the required security for the performance of the contract, all bid bonds and checks submitted with bids shall be returned to all unsuccessful bidders.

Upon the execution and delivery of the contract and the furnishings of the required bond or security for the performance of said contract, the bid bond submitted by the successful bidder shall be returned. In case the successful bidder shall fail to execute and deliver the contract and the necessary bonds within twenty (20) days after notice from the Township to do so, the award shall be vacated and such bid bond or check shall be forfeited as liquidated damages.

N. Interpretations:

No interpretations of the meaning of the Bid Specifications or other documents will be made to any bidder. Any supplemental instructions will be in the form of written addendum to the specifications which, if issued, will be emailed to all parties of record receiving such Bid Specifications. Failure of any bidder to receive any such addendum shall not relieve the bidder from any obligations under the Bid Response Proposal as submitted, nor from any obligation to conform to the requirements herein set forth.

Montgomery Township Bid Specification 2014 - 01

O. Qualifications and Competency:

The Township may reject any bid received if the qualifications questionnaire fails to satisfy the Township that such is qualified to carry out the obligations of the Bid Specification and to complete the work as specified. Each bidder shall be required to complete and sign the affidavit of qualifications included herewith and made a part of this Bid Specification (Attachment "B"); and the failure to conform to this requirement may result in the classification of such a bid as "unqualified."

P. Affidavit of Non-Collusion:

Each bidder shall be required to submit an affidavit of non-collusion on the form included in and made a part of this Bid Specification (Attachment "C").

Q. Performance Bond:

The successful bidder shall be required to furnish a performance bond, based upon the total contract amount, for the faithful performance of the contract in the sum as outlined in the following table:

First Year	100%
Second Year	67%
Third Year	33%

Except for the initial bond year, all bonds shall be filed with the office of the Township Manager of the Township no later than sixty (60) days prior to the commencement of the bond year. Said bonds shall be that of an approved surety company authorized to transact business within the Commonwealth of Pennsylvania, and proof of same shall be submitted to the satisfaction of the Board of Supervisors; agents of bonding company shall furnish the necessary power of attorney, bearing the seal of the company and evidencing such agents authorized to execute the particular type of bond to be furnished, as well as the right of the surety company to conduct business in the Commonwealth of Pennsylvania.

R. Execution of Contract and Commencement of Work:

The successful bidder shall execute a contract containing provisions substantially in conformance with the provisions of these bidding documents promptly after the award of the bid and shall commence work in the Township beginning with the first effective date of 2/4/2014 and in accordance with the effective dates as described in Section D. Said contract shall in all respects be interpreted and construed in accordance with the laws of the Commonwealth of Pennsylvania.

II. GENERAL SPECIFICATIONS

A. Documents:

All documents included herein, including but not limited to the Notice to Bidders, Instructions to Bidders, General and Detailed Specifications, Bid Response Proposal, Bidder's Affidavit, Qualification Questionnaire, Affidavit of Non-Collusion, Insurance Requirements, are made part herein; and they shall define the Bid Specification obligations.

B. Obligation of Successful Bidder:

The successful bidder shall, at their own cost and expense, and in conformity with the annexed documents, furnish all the material, labor and equipment for the collection of municipal waste and single stream recyclable materials, as herein defined, from all locations as herein defined, based on the Bid Response Proposal selected by the Township.

C. Customer Service:

The successful bidder shall provide for the availability of customer service representatives that Township staff can contact by a toll-free telephone number during each collection day between the hours of 7:00 AM and 5:00 PM. The customer service representatives shall answer inquiries and resolve complaints with respect to the services to be provided through this contract.

D. Notice to Successful Bidder:

The place of business designated in the bid or proposal is hereby designated as the place to which all notices, letters and other communications shall be served, and to which all notices, letters and other communications shall be mailed or delivered. All notices specifically maintained herein, and all other communications of any kind which may be of necessity be hereafter dispatched, shall be sent USPS certified mail/return receipt requested.

E. Inspection:

The Township Manager, or an authorized representative, may inspect the collection being made pursuant to the contract; and may require the correction of any improper performance or any deficient performance herein through the designated supervisor of the successful bidder.

F. Indemnification:

To the fullest extent permitted by law, the successful bidder shall indemnify, defend and hold Montgomery Township (the Township), and their elected and appointed officials, employees, agents and authorized volunteers harmless from and against any and all claims, losses, damages, expenses, causes of action and liabilities (including without limitation, attorneys' fees) arising out of or related to the successful bidder's services performed under this Bid Specification or operations incidental thereto, unless such claims arise from the sole negligence of Township. Such obligation to indemnify, defend and hold Township and their elected and appointed officials, employees, agents and authorized volunteers harmless shall survive the termination of this Bid Specification.

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G. Workers' Compensation Insurance:

The successful bidder shall, during the term of the contract, maintain at their own expense, Workers' Compensation Insurance in order to fully protect both their employees and the Township, as may be required by any and all state and federal laws, and provide the Township with an appropriate certificate evidencing the existence of said insurance policy prior to commencing work under the Bid Specification.

H. Liability Insurance:

The successful bidder shall, during the term of the contract, maintain at their own expense, the insurance requirements included herewith and made a part of this proposal (Attachment "D") and provide the Township with an appropriate certificate evidencing the existence of said insurance policy prior to commencing work under the Bid Specification.

I. Payments:

The Township shall pay to the successful bidder the agreed upon contract price in for collection and disposal in monthly installments in advance of each month, commencing in accordance with the effective dates as set forth in Section D. The successful bidder shall prepare and file, with the Township, a standard voucher to cover each month's payment in sufficient time (no less than 30 days) to permit proper review by Township officials for the maintenance of this payment schedule.

J. Violation and Liquidated Damages:

It is understood that the orderly and proper collection of municipal waste and municipal single-stream recycling, as defined herein, is a matter of serious and vital concern to the Township because of the effect which it has upon the health and welfare of its residents and employees. Likewise it is anticipated that occasional minor breaches or violations may occur during the course of the performance of the service herein set forth. Since many of these are incapable of prompt and reasonable calculation, the following stipulated liquidated damages may be invoked on behalf of the Township, by the Township Manager, or authorized representatives, whose determination and certification of the same shall be final.

The Township Manager, or authorized representatives, shall notify the successful bidder's supervisor of such violations where they can be immediately corrected. If a violation remains uncorrected for an unreasonable period or is systemically repeated, the Township Manager may make an appropriate deduction from the next payment due in accordance with the following schedule of liquidated damages:

1. Failure to collect refuse properly in place — \$50.00 per location.
2. Using or maintaining a truck in a leaking or unsanitary condition — \$500.00 per offense.
3. Failure to clean up any materials, including municipal waste, spilled or draining off equipment — \$50.00 per offense.

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4. Failure to transport municipal waste to an approved disposal site upon completion of collection — \$500.00 plus tipping fee per ton collected but not delivered per day per offense.
5. Failure to transport municipal single-stream recycling materials to an approved processing facility — \$500.00 per offense.
6. Failure to provide signed, written annual tonnage reports with all totals for all contracted collections. — \$500.00 per offense.

K. Assignment:

Neither this Bid Specification, nor any portion hereof, may be assigned, sub-let or transferred to any person, firm or corporation, except upon the written consent and approval of the Township, which consent the Township is under no obligation to give.

L. DOT - CDL Compliance

The successful bidder, if required to use CDL drivers to perform work under this contract, shall, prior to execution of the Bid Specification and at any time during the contract, provide the Township with a notarized affidavit certifying that the contractor's employees covered by the DOT CDL regulations are participating in a valid drug/alcohol testing program.

III. DETAILED SPECIFICATIONS

A. Definitions: As used throughout these bidding and contract documents, the following words shall have the meanings as stated below:

MUNICIPAL WASTE means any acceptable waste, excluding Yard-Waste and Bulk-Waste as defined below, including solid, liquid, semi-solid or contained gaseous materials resulting from operation of municipal establishments and community activities.

SINGLE STREAM RECYCLING refers to a system in which all collected recyclables are mixed together in one collection container instead of being sorted into separate commodities by the Township and handled separately throughout the collection process.

B. Receptacles: The successful bidder shall provide the following receptacle containers:

- (1) Township Building, 1001 Stump Road – 6 Yd. Municipal Waste Container
- (1) Battalion 1 Fire Station, 325 Stump Road – 4 Yd. Municipal Waste Container
- (1) Battalion 2 Fire Station, 441 Doylestown Pike, - 2 Yd. Municipal Waste Container
- (2) Township Building, 1001 Stump Road – 8 Yd. Recyclable Materials Containers
- (1) Public Works Building, 90 Domorah Drive – 8 Yd. Municipal Waste Container

C. Collection: Collection shall be subject to the following:

1. Schedule: The successful bidder shall collect municipal waste and municipal single-stream recycling, as defined herein, from containers supplied and stored at the various municipal locations.

2. Hours: Collections shall be made, commencing no earlier than 7:00 AM and ending no later than 5:00 PM prevailing time. Any deviations from these hours must be reported to the Township Manager.

3. Places of Collection: The collection shall be made from all places listed in Paragraph D entitled "Scope and Area of Collection" contained in Section I. (Instructions to Bidders)

4. Acts of God and Natural Disasters: The successful bidder shall be excused without penalty from either collection or cleaning the debris resulting from hurricanes, storms of unusually heavy capacity, disasters or other unusual phenomena of nature or acts of God which result in the production of substantial quantities of debris littering the streets and highways of the Township or any private roads or driveways therein.

D. Contingencies:

Nonperformance of its obligations by the successful bidder which are substantial, including but not limited to failing to comply with the rules and regulations of the Township, or such as to endanger the health and welfare of the residents and employees of the Township may, at the option of the Township, be sufficient cause for the Township to terminate the contract and seek damages under the performance bond of the successful bidder; provided, however, that such

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option shall not be exercised if the nonperformance is caused by: (a) unavoidable casualties to more than a majority of the collection trucks of the successful bidder for a period not exceeding five continuous days because of a strike or strikes or other labor disputes of the employees of the successful bidder which prevent operation of the successful bidder's collection trucks; (b) legal acts of duly constituted public authorities, other than the Township or the Authority, if such acts are not provoked by any act of omission or commission by the successful bidder; (c) any act of God or nature; (d) civil disturbances or war.

Nonperformance by the successful bidder for whatsoever reason, of any nature and regardless of whether it is substantial or a menace to the health and welfare of the residents of the Township, shall be just cause at the option of the Township for a pro rata deduction by the Township of funds which would otherwise be due the successful bidder for performance hereunder, except:

1. The first two (2) consecutive days or parts thereof, including Saturdays, Sundays and/or holidays of a bona fide strike or labor dispute as aforesaid by successful bidder's employees; or
2. The first seven (7) consecutive days or parts thereof, including Saturdays, Sundays and/or holidays, of acts of God or nature as a result of which a majority of successful bidder's collection trucks are rendered inoperable; or
3. Any day or days or parts thereof, not including Saturdays, Sundays and/or holidays, of acts of omission or commission which are under the control of the Township

BID PROPOSAL

TOWNSHIP FACILITIES WASTE & SINGLE STREAM RECYCLABLE MATERIALS COLLECTION & DISPOSAL

The undersigned, having carefully inspected the Municipality, either personally or through its duly authorized representatives, and also having carefully read and examined the 'Instructions to Bidders, General Specifications and Detailed Specifications, Affidavits annexed to Proposal and Specifications,' either personally or through a duly authorized representative, which documents are understood and accepted as sufficient for the purpose herein expressed, hereby proposed to comply with said requirements and furnish all labor, equipment, services and facilities in accordance with said Form of Contract, and Contract Documents mentioned herein and to commence said performance in accordance with the effective dates as described in Section D.

Supply all of the labor, tools, machinery, plant and equipment, including receptacles as defined herein and to perform all the work of collecting, removing, hauling and disposal of municipal waste and recyclable materials as required by the Article I, Section D of the Bid Specification.

Pickup Location	Container Type	Pickup Frequency	Monthly Bid Price	Contract Period Bid Price
Township Building 1001 Stump Road	6 Yd. Municipal Waste Container	1x week		
Battalion 1 Fire Station 325 Stump Road	4 Yd. Municipal Waste Container	1x week		
Battalion 2 Fire Station 441 Doylestown Pike	2 Yd. Municipal Waste Container	1x week		
Township Building 1001 Stump Rd	Two 8 Yd. Recyclable Materials Containers	1x week		
Public Works Building 90 Domorah Dr.	8 Yd. Municipal Waste Container	2x week		
Total Contract Cost				

There is enclosed herewith a bid bond or certified check, drawn to the order of the Municipality in the amount of ten percent (10%) of the price on the one year contract and a duly executed Consent of Surety from an approved surety company licensed to conduct business in the Commonwealth of Pennsylvania, agreeing to furnish the Municipality the required performance and completion bond upon the award of the contract.

It is understood that the bid bond and/or certified check is submitted and shall be subject to the terms and conditions stipulated herein.

The undersigned submitting the proposal certifies that this bid is genuine; that it is in no respect collusive; that it is not a sham; that the undersigned bidder has not directly or indirectly, with any person or bidder, agreed to submit a sham bid or induced such other person

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to refrain from bidding. The undersigned bidder certifies that it has not in any manner, either directly or indirectly, sought by agreement or collusion, communication or conference, with any person, to fix the bid price of any bidder, or to fix any overhead, profit or cost element of the bid price, or of that of any other bidder, or to secure any advantage over the Municipality or over any person interested in the proposed contract. Further, the undersigned bidder certifies that it has not divulged information regarding its bid or data relative thereto to any person, partnership or corporation or to any agent or employee thereof, and that no Municipality official or employee of said Municipality is interested, either directly or indirectly, in the bid or any portion of the bid, nor in the contract or any part of the contract which may be awarded to the undersigned on the basis of such bid.

Date: _____

Bidder: _____

By: _____

Title: _____

Address: _____

Telephone: _____

Note: If bidder is a corporation, a corporate seal must be affixed and attached hereto, and there shall be a certified copy of a resolution of the Corporate Board of Directors, indicating that the officer signing the above proposal has the authority to make said proposal and submit it for the corporation.

ATTACHMENT "A"
Bidder's Affidavit

(This Affidavit is Part of the Proposal)

COMMONWEALTH OF PENNSYLVANIA :

: ss

COUNTY OF _____ :

_____, being first duly sworn, deposes and says that they
are the _____ (title) of _____,
who signed the above Proposal or Bid, that they were duly authorized to sign and that the Bid is
the true offer of the bidder, that the seal attached is the seal of the bidder, and that all
declarations and statements contained in the bid are true to the best of their knowledge and
belief.

(SEAL)

Affiant Signature

Sworn to and subscribed
before me this _____ day
of _____, 2013.

Notary Public
My Commission Expires:

ATTACHMENT"B"

Qualification Questionnaire

In Accordance with the Specifications,
Each Bidder Shall Provide the Following Information:

Failure to answer all questions may render such bid as unqualified. Separate sheets may be supplied for this and any additional appropriate information.

1. List the municipalities, with addresses and telephone numbers, from which you have obtained letters of satisfactory completion of contract, or satisfactory service:

2. From what municipalities, with addresses and telephone numbers, have you had contracts which required the collection and disposal of municipal waste? Name each municipality:

3. List the municipalities, with addresses and telephone numbers, you are currently providing collection services for, under municipal contracts:

4. How many years experience in the collection of refuse under municipal contracts has your organization had?

5. Have you failed at any time to complete a collection contract? If so, indicate which community and under what circumstances?

6. Please indicate the local telephone number for your office which shall be available to receive calls from Township staff and officials:

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COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF _____ : ss
:

I, _____, of full age, being sworn according to law, upon my oath depose and say:

1. I am the _____ of _____, the bidder herein named, and I am duly authorized to respond to the foregoing questions on behalf of said bidder.
2. I have read the foregoing questions in the "Qualification Questionnaire," and the answers which I have submitted in response thereto are true according to the best of my knowledge, information and belief.

(SEAL)

Affiant Signature _____

Division _____

Company _____

Sworn to and subscribed
before me this _____ day
of _____, 2013.

Notary Public
My Commission Expires:

ATTACHMENT "C"

Affidavit of Non-Collusion

(This Affidavit is Part of the Proposal)

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF _____ :

_____, being first duly sworn, deposes and says
that they are _____ (sole owner, partner, president,

secretary, etc.) of _____, the party making the
foregoing proposal or bid; that such bid is genuine and not collusive or a sham; that said bidder
has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person
to put in a sham bid, or that such other person shall refrain from bidding, and has not in any
manner, directly or indirectly sought by agreement or collusion, or communication or conference
with any person, to fix the bid price or affiant or any other bidder, or to fix any overhead, profit or
cost element of said bid price, or of that of any other bidder, or to secure any advantage against
the Township of Montgomery or any person interested in the proposed contract: and that all
statements contained in said proposal or bid are true; and further, that such bidder has not,
directly or indirectly, submitted this bid, or the contents hereof, or divulged information or data
relative thereto to any association or to any member or agent thereof.

(SEAL)

Affiant Signature

Sworn to and subscribed
before me this _____ day
of _____, 2013.

Notary Public
My Commission Expires:

ATTACHMENT "D"

Insurance Requirements for Municipal Facilities Waste and Municipal Single-Stream Recycling Collection Contract

1 - General Insurance Requirements

1.1 - The Contractor shall not commence operations until the Contractor has obtained at the Contractor's own expense all of the insurance as required hereunder and such insurance has been approved by the Township; nor shall the Contractor allow any Subcontractor to commence operations on any subcontract until all insurance required of the Subcontractor has been so obtained and approved by the Contractor. Approval of insurance required of the Contractor will be granted only after submission to the Township of original certificates of insurance signed by authorized representatives of the insurers or, at the Township's request, certified copies of the required insurance policies.

1.2 - Insurance as required hereunder shall be in force throughout the term of the Contract. Original certificates signed by authorized representatives of the insurers or, at the Township's request, certified copies of insurance policies, evidencing that the required insurance is in effect, shall be maintained with the Township throughout the term of the Contract.

1.3 - The Contractor shall require all Subcontractors to maintain during the term of the Contract commercial general liability insurance, business auto liability insurance, and workers compensation and employers liability insurance, and umbrella excess or excess liability insurance to the same extent required of the Contractor in 2.1.1, 2.1.2, 2.1.3 and 2.1.4. unless any such requirement is expressly waived or amended by the Township in writing. The Contractor shall furnish Subcontractors' certificates of insurance to the Township immediately upon request.

1.4 - All insurance policies required hereunder shall be endorsed to provide that the policy is not subject to cancellation, non-renewal or material reduction in coverage until sixty (60) days prior written notice has been given to the Township.

Therefore, the phrases "endeavor to" and "... but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives" are to be eliminated from the cancellation provision of standard ACORD certificates of insurance.

1.5 - No acceptance and/or approval of any insurance by the Township shall be construed as relieving or excusing the Contractor or the Contractor's Surety from any liability or obligation imposed upon either or both of them by the provisions of this Contract.

1.6 - If the Contractor does not meet the insurance requirements of this Contract, the Contractor shall forward a written request to the Township for a waiver in writing of the insurance requirement(s) not met or approval in writing of alternate insurance coverage, self-insurance, or group self-insurance arrangements. If the Township denies the request, the Contractor must comply with the insurance requirements as specified in this Contract.

1.7 - All required insurance coverage must be underwritten by insurers allowed to do business in the Commonwealth of Pennsylvania and acceptable to the Township. The insurers must also have a policyholders' rating of "A-" or better, and a financial size of "Class VII" or better in the latest evaluation by A. M. Best Company, unless Township grants specific approval for an

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exception. The Township hereby grants specific approval for the acquisition of workers compensation and employers liability insurance from the State Workmen's Insurance Fund.

1.8 - Any deductibles or retentions of \$5,000 or greater shall be disclosed by the Contractor, and are subject to Township's written approval. Any deductible or retention amounts elected by the Contractor or imposed by the Contractor's insurer(s) shall be the sole responsibility of the Contractor.

2 - Contractor's Liability Insurance – Occurrence Basis

2.1 - The Contractor shall purchase the following insurance coverages on an occurrence basis (claims made coverage not acceptable) for not less than the limits specified below or required by law, whichever is greater:

2.1.1 - Commercial general liability insurance or its equivalent for bodily injury, personal injury and property damage including loss of use, with minimum limits of:

\$ 1,000,000 each occurrence;
\$ 1,000,000 personal and advertising injury;
\$ 1,000,000 general aggregate; and
\$ 1,000,000 products/completed operations aggregate.

This insurance shall include coverage for all of the following:

- i. Liability arising from premises and operations;
- ii. Liability arising from the actions of independent contractors;
- iii. Liability arising from products and completed operations; and
- iv. Contractual liability including protection for the Contractor from bodily injury and property damage claims arising out of liability assumed under this Contract.

2.1.2 - Business auto liability insurance or its equivalent with a minimum limit of \$1,000,000 per accident and including coverage for all of the following:

- i. Liability arising out of the ownership, maintenance or use of any auto; and
- ii. Automobile contractual liability.

2.1.3 - Workers compensation insurance or its equivalent with statutory benefits as required by any state or Federal law, including standard "other states" coverage; employers liability insurance or its equivalent with minimum limits of:

\$ 100,000 each accident for bodily injury by accident;
\$ 100,000 each employee for bodily injury by disease; and
\$ 500,000 policy limit for bodily injury by disease.

2.1.4 - Umbrella excess liability or excess liability insurance or its equivalent with minimum limits of:

\$ 3,000,000 per occurrence;
\$ 3,000,000 aggregate for other than products/completed operations and auto liability; and
\$ 3,000,000 products/completed operations aggregate

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and including all of the following coverage on the applicable schedule of underlying insurance:

- i. Commercial general liability;
- ii. Business auto liability; and
- iii. Employers liability.

2.1.5 - The Township and their elected and appointed officials, employees, agents and authorized volunteers shall be named as additional insured on Contractor's commercial general liability insurance with respect to liability arising out of the Contractor's operations and the certificate(s) of insurance, or the certified policy(ies) if requested, must so state this.

2.1.6 - Insurance provided to the Township and their elected and appointed officials, employees, agents and authorized volunteers under any Contractor's liability insurance required herein, including, but not limited to, umbrella and excess liability or excess liability policies, shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of insurance or self-insurance. (Any cross suits or cross liability exclusion shall be deleted from Contractor's liability insurance policies required herein.)

2.1.7 - Insurance provided to the Township and their elected and appointed officials, employees, agents and authorized volunteers as specified herein shall be primary, and any other insurance, self-insurance, coverage or indemnity available to the Township, the Authority and their elected and appointed officials, employees, agents and authorized volunteers shall be excess of and non-contributory with insurance provided to the Township, the Authority and their elected and appointed officials, employees, agents and authorized volunteers as specified herein.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Amendment to Finance Committee Bylaws – Meeting Schedule

MEETING DATE: November 25, 2013

ITEM NUMBER: #11

MEETING/AGENDA: WORK SESSION

ACTION **xx**

NONE

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

INITIATED BY: Shannon Q. Drosnack
Finance Director

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

BACKGROUND:

The current and past practice of the Finance Committee is that it has met on the fourth Thursday of every month in adherence to section G of the Finance Committee Bylaws which states that "the Supervisors recommend the Committee meet on the fourth Thursday of every month.....".

The Committee is recommending that the bylaws be amended to remove the first paragraph in Section G as per the attached (amended language shown as strikeout). This would allow the committee members to determine the day of the week that best accommodates their schedules for monthly meetings for the upcoming year. The annual schedule would be submitted to the Township for advertisement in accordance with the requirements of Pennsylvania law.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Staff recommends that the Board accept the committee's recommendation and remove the first paragraph of Section G, therefore allowing the committee to establish its own schedule its year.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby amend the Finance Committee Bylaws to remove paragraph one of Section G.

MOTION: _____ SECOND: _____

ROLL CALL:

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

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

as are normally carried out by a staff representative. Once the minutes are prepared and before the staff representative disseminates the information, the staff representative should forward the minutes to the Chairman for review. In the absence of the staff representative, the Vice-Chairman shall assume the duties associated with the staff representative, as detailed within this section.

F. CONFLICTS OF INTEREST

Committee Members shall not participate in matters in which they have a direct or indirect financial interest.

Committee Members shall also refrain from any use of their membership that gives the appearance of being motivated by a desire for private gain.

Committee Members are not permitted to submit a proposal for services on their behalf or on their employer's behalf.

Committee Members are required to disclose any possible conflicts of interest to a Chairman or Committee Liaison immediately and shall recuse themselves from discussion or voting on the item.

G. MEETINGS

~~The Supervisors recommend the Committee meet on the fourth Thursday of every month, but meetings can be bimonthly or quarterly depending upon the Committee's work load.~~

All regular and special meetings of the Committee shall be scheduled, advertised, and conducted in accordance with the requirements of the provisions of the Pennsylvania Sunshine Act. The schedule of the regular monthly meetings shall be advertised annually by the Township Manager in accordance with the requirements of Pennsylvania law.

A quorum of the Committee shall consist of a simple majority of the appointed members of the Committee and no action of the Committee shall be valid unless taken at a duly convened public meeting at which a quorum is present and a majority present vote in concurrence therewith. Any vote of any member required to abstain by reason of a conflict of interest shall not be counted and the presence of a member with such conflict shall not be included for purposes of determining the presence of a quorum.

The minutes shall include all motions presented to the Committee, including the vote tally, for and against a motion, listing the number of Resident Committee Member votes. The Chairman will deliver all recommendations to the Supervisors.

Meetings are advertised and open to the public. Executive sessions can be conducted as are authorized by Pennsylvania law. Minutes of the meeting shall be prepared and forwarded to all members of the Committee prior to the date of any scheduled meeting.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consideration - Preliminary/Final Land Development Plan – Goodwin Property,
131 Stevers Mill Road, 3- Lot Subdivision - LDS #667

MEETING DATE: November 25, 2013

ITEM NUMBER: #12

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: Joseph P. Walsh

Chairman

BACKGROUND:

The subject property is located at 131 Stevers Mill Road and was part of the Montgomery Hollow Subdivision, which was approved in 1997. The site contains an existing dwelling with garage and macadam drive with access onto Stevers Mill Road. The site falls within the Residential (R-2) Zoning District and the intended use is single-family detached dwelling. The project proposes to remove the existing dwelling with garage and macadam drive and construct 3 new single-family dwellings. Each proposed dwelling will take access from Stevers Mill Road. Also proposed with this application is the construction of storm water management features, which will be privately owned and maintained. The site will be served by public water and sewer.

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

The surrounding neighbors have been notified by mail that the plan will be considered for Conditional final approval at the Boards meeting.

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 as outlined in the attached resolution.

BUDGET IMPACT:

None.

RECOMMENDATION:

The resolution be adopted by the Board of Supervisors.

MOTION/RESOLUTION:

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

MOTION _____

SECOND _____

ROLL CALL:

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

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

RESOLUTION #

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF THE APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT FOR THE GOODWIN PROPERTY 131 STEVERS MILL ROAD, 3-LOT SUBDIVISION, – LDS#667

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 **the Goodwin Subdivision, 131 Stevers Mill Road**, as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant prior to the recording of the final plan:

1. Fulfilling all obligations and requirements of the Gilmore & Associates, Inc. letter dated September 13, 2013, July 15, 2013; Boucher & James, Inc. letters dated September 17, 2013, June 26, 2013; Montgomery Township Planning Commission comments dated October 3, 2013; Montgomery County Planning Commission comments dated July 8, 2013; Traffic Planning and Design, Inc. letter dated September 16, 2013, July 13, 2013; Montgomery Township Fire Marshal's Office comments dated July 16, 2013; Montgomery Township Police Department comments dated August 28, 2013, June 19, 2013; Montgomery Township Zoning Review dated September 9, 2013; and Kenneth Amey's letters dated September 18, 2013, July 17, 2013.
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 this development.
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 storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
7. The Applicant acknowledges that Section 205-116 of the SALDO provides for the payment of a fee in lieu of the dedication of parkland for park and recreation purposes. The Applicant hereby agrees to accept the provisions of Section 205-116(A) (2) of the SALDO providing for the payment of \$2,000.00 per dwelling unit. This fee must be paid for each individual unit prior to the submission of an application for a building permit for that unit.

8. The Applicant shall execute the required Storm water Management Facilities Maintenance and Monitoring Agreement for lot #1 and Landscaping Declaration of Covenants and Restriction for its benefit and its successors and assigns.
9. The Applicant Information block shall be changed to the owner of record at the time of recording.

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

1. Section 205-49.C – the requirement that the Landscape Plan be prepared by a registered Landscape Architect. *As the proposed landscaping for this project is minimal, the applicant believes that preparation of the plan by a Landscape Architect is not necessary. (The consultants have no objection to this waiver.)*
2. Section 205-52.G – the requirement for individual lot landscaping. *The applicant is proposing to utilize the existing shade trees in the front and rear yards of each lot to fulfill this requirement. (The consultants have no objection to a partial waiver. **The applicant must provide a fee in lieu of the required nine shade trees in the amount of \$3,150.00 payable at time of recording of plans and agreements or install the trees in accordance to Township Code.**)*
3. Section 205-18.A (3) – the requirement that the minimum internal diameter of storm drains be 15 inches. *The applicant is proposing the use of 8 and 12 inch HDPE pipes for the proposed basin and basin outlet pipe. (The consultants have no objection to this waiver.)*
4. Section 205 – Appendix B.B. – the requirement for the minimum water quality criteria for the Little Neshaminy Creek Watershed. The post development runoff volume generated from the one-year, twenty-four hours design storm shall be controlled so that it is released over a minimum of 24 hours. *The applicant is requesting a waiver of this requirement. (The consultants recommend support this waiver based on the minimal size of the drainage shed, the use of the 4-inch orifice, and the inadequacies of infiltration.)*
5. Section 205- Appendix B.C (2) – the requirement for use of the "Cover Complex" method to analyze increase in total runoff and to determine storm water management facility size. *The applicant is requesting to use of the Modified Rational method in place of the Cover Complex method. (The consultants have no objection to this waive based on the minimal size of the drainage shed.)*
6. Section 205-78.B (1) – the requirement to show existing features within 400 feet of the site. *The applicant will provide an aerial photo of the site. (The consultants have no objection to this waiver.)*

This Resolution shall become effective on the date upon which all of the above stated conditions are accepted by the Applicant in writing. If, for any reason, the Applicant fails to acknowledge the acceptance of the conditions contained in this Resolution within ten (10) days from the date of this Resolution, then the Conditional 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 25th day of November, 2013.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by the applicant this _____ day of _____, 2013.

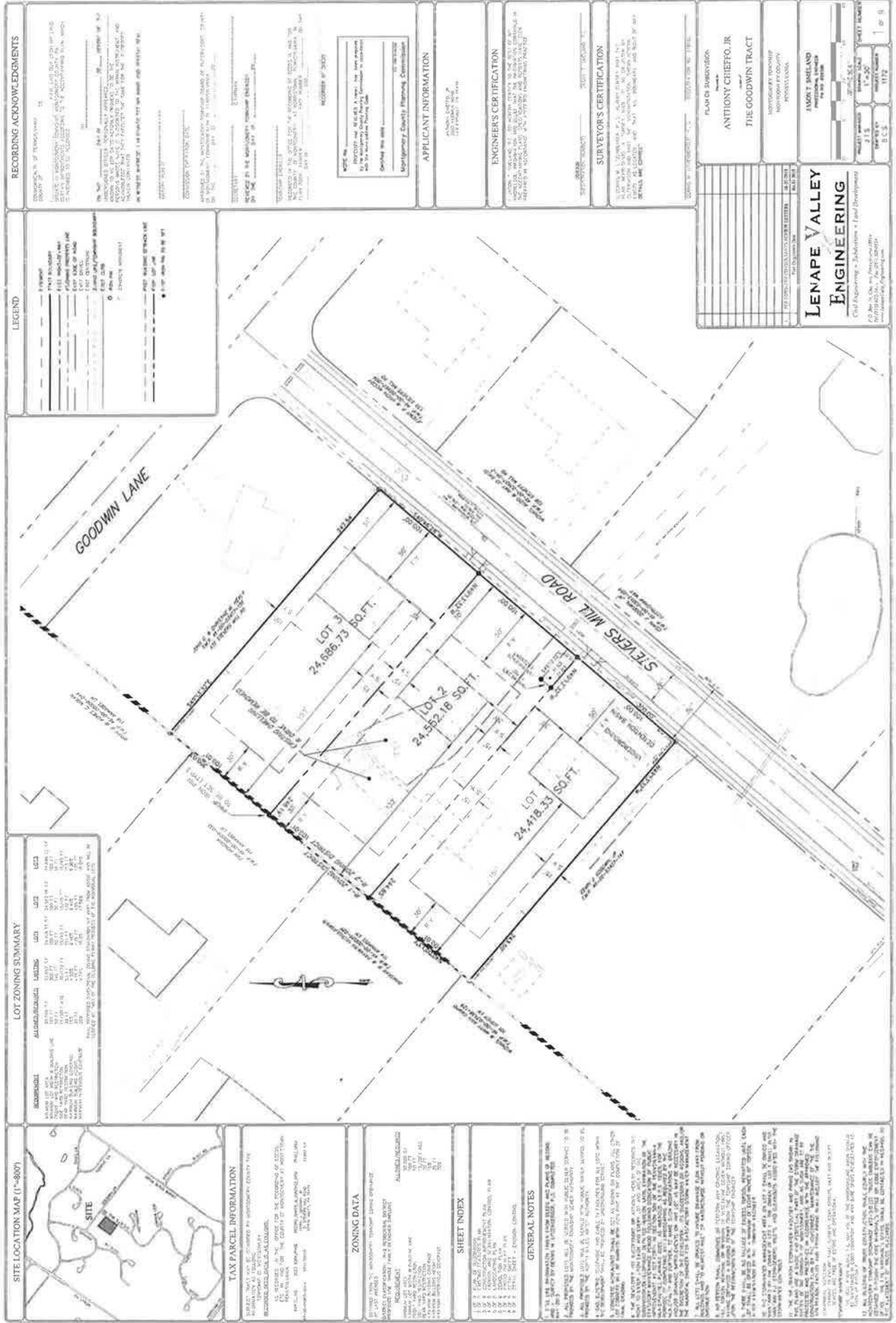
Edwin J. Goodwin, Jr. (Signature)

xc: Applicant, F. Bartle, R. Dunlevy, B. Shoupe, M. Stoerle, 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. Plan of Subdivision	5/31/13	8/23/13
2. Existing Features Plan	5/31/13	8/23/13
3. Construction Improvement Plan	5/31/13	8/23/13
4. Erosion and Sedimentation Control Plan	5/31/13	8/23/13
5. Landscaping Plan	5/31/13	8/23/13
6. Demolition Plan	5/31/13	8/23/13
7. Photo Overlay Plan	5/31/13	8/23/13
8. Detail Sheet	5/31/13	8/23/13
9. Detail Sheet – Erosion Control	5/31/13	8/23/13



SITE LOCATION MAP (1"=800')	

TAX PARCEL INFORMATION	

ZONING DATA	

SHEET INDEX	

GENERAL NOTES	

RECORDING ACKNOWLEDGMENTS	

LEGEND	

APPLICANT INFORMATION	

ENGINEER'S CERTIFICATION	

SURVEYOR'S CERTIFICATION	

PLANS SUBMISSION	

TAX PARCEL INFORMATION	

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SHEET INDEX	

GENERAL NOTES	

RECORDING ACKNOWLEDGMENTS	

LEGEND	



[illegible]

1

[illegible]

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APPLICANT INFORMATION

MDC No. _____

MADEBYE and MICHIELS report has been prepared by the Multigenerational Planning Committee in accordance with the investigation finding data.

Certified true and valid: _____

To: Mr. [Name] _____

Multigenerational Family Planning Commission

ENGINEER'S CERTIFICATION

ENGINEER'S CERTIFICATION

SURVEYOR'S CERTIFICATION

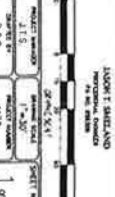
SURVEYOR'S CERTIFICATION

2010-01-01 00:00:00 0.000000

PLAN OF SUBDIVISION
Approved by
ANTHONY CHIEFFO, JR.
Mayor of
THE GOODWIN TRACT

LENAPE VALLEY
ENGINEERING

Civil Engineering • Substation • Land Development



LENAPE VALLEY ENGINEERING

Civil Engineering • Subdivision • Land Development • Land Planning

Memo

To: Montgomery Township Planning Commission
From: Jason T. Smeland, P.E.
Date: October 3, 2013
Re: Goodwin Property – Waiver Requests

The following waivers from the Montgomery Township Subdivision and Land Development Ordinance are respectfully requested in order to implement the plan as proposed:

Section 205-49.C – Landscape Architect Seal

A waiver is requested from the requirement that the Landscaping Plan be prepared by a registered Landscape Architect. The proposed required landscaping for this project is minimal and strait forward in terms of planting requirements. The applicant believes that special input from a landscape architect is not necessary.

Section 205-52.G – Individual Lot Landscaping

A waiver is requested to permit the use of existing preserved shade trees in the front and rear yards of each lot to fulfill this requirement.

Section 18.A.(3)(a) – Stormwater Management Pipe diameter

A waiver is requested to permit the use of 12 inch HDPE pipe in lieu of the required 15 inch diameter pipe for the proposed basin and basin outlet pipe. 12 inch pipe is adequate to handle the required flow and will be privately owned and maintained.

Section 205 Appendix B.B. & B.C.(2) – Little Neshaminy Creek Watershed – 1 year storm volume control & SCS method for Stormwater Analysis.

A waiver is requested from the requirements related to the 1 year, 24 hour storm volume control requirements and from the requirements to use the SCS stormwater analysis method. Given the small size of the watershed and the lack of ability of the site soils to infiltrate stormwater volume, it will be impossible to meet the 1 year volume control requirements without providing a design that will be potentially maintenance intensive. The design uses a modified rational method which is a more accurate stormwater management model for drainage small drainage sheds than the SCS method.

Section 205-78.B(1) Existing Features within 400 feet: A waiver is requested to provide an aerial photo in lieu of this requirement.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 13, 2013

File No. 13-06043

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

Reference: The Goodwin Tract – LD/S #667
Stevens Mill Road
Tax Parcel #46-00-01003-00-4
Tax Block #17E; Tax Unit #41

Dear Bruce:

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

I. SUBMISSION

- A. Subdivision Plans, as prepared by Lenape Valley Engineering, nine (9) sheets, dated May 31, 2013, last revised August 23, 2013.
- B. Stormwater Management Report, as prepared by Lenape Valley Engineering, dated May 30, 2013, last revised August 23, 2013.
- C. Erosion & Sedimentation Control Narrative, as prepared by Lenape Valley Engineering, dated May 30, 2013, last revised August 23, 2013.
- D. Waiver Request Letter, as prepared by Lenape Valley Engineering, dated August 26, 2013.
- E. Response Letter, as prepared by Lenape Valley Engineering, dated August 26, 2013.
- F. Subdivision & Land Development Checklist.
- G. Stormwater Infiltration Study & Report, as prepared by Penn's Trail Environmental, LLC, dated August 9, 2013.

II. GENERAL

The subject property (Tax Parcel #46-00-01003-00-4, Block 17E, Unit 41), owned by Edwin J. Goodwin, Jr., is located at 131 Stevens Mill Road and was part of the Montgomery Hollow Subdivision. The site contains an existing dwelling with garage and macadam drive with access onto Stevens Mill Road. The site falls within the Residential (R-2) Zoning District and the intended use is single-family detached dwelling. The total tract area is 73,657 S.F. The project proposes to remove the existing dwelling with garage and macadam drive and construct 3 single-family dwellings. Each proposed dwelling will take access from Stevens Mill Road. Also proposed with this application is the construction of stormwater management features. The site will be served by public water and sewer.

BUILDING ON A FOUNDATION OF EXCELLENCE

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

III. REVIEW COMMENTS

A. Subdivision and Land Development Ordinance

Based on our review, the following items do not appear to comply with the Subdivision and Land Development Ordinance (SALDO).

1. The Applicant is requesting the following waivers. A list of "Waivers Requested" should be added to the Plan of Subdivision.
 - a. §205-49.C. – Requires that all Landscape Plans be prepared by a Landscape Architect registered by the Commonwealth of Pennsylvania and familiar with the Landscape Article. The Applicant has stated: "The proposed required landscaping for this project is minimal and strait forward in terms of planting requirements." We defer recommendation of this waiver to the Montgomery Township Landscaping Consultant.
 - b. §205-52.G. – Requires individual lot landscaping. The Applicant is requesting a waiver "to permit the use of existing preserved shade trees in the front and rear yards of each lot to fulfill this requirement." We defer recommendation of this waiver to the Montgomery Township Landscaping Consultant.
 - c. §205-18.A.(3)(a) – Requires that the minimum internal diameter of storm drains be 15 inches. The Applicant is proposing the use of 8 and 12 inch HDPE pipes for the proposed basin and basin outlet pipe. We recommend consideration of this waiver since the system is located on a single lot, will be privately owned and maintained, the proposed pipe size is adequate to handle the required flow and the reduced pipe size provides a more constructible alternative given existing site constraints. Also, the Waiver Request Letter should be revised such that the 8 inch pipe is included in this waiver request.
 - d. §205 Appendix B.B. – Requires that the minimum water quality criterion for the Little Neshaminy Creek Watershed is as follows: "The post-development runoff volume generated from the one-year, twenty-four-hour design storm shall be controlled so that it is released over a minimum of 24 hours." The Applicant is requesting relief from this requirement. We recommend consideration of this waiver based on the minimal size of the drainage shed, the use of the 4-inch orifice, and the inadequacies of infiltration.
 - e. §205 Appendix B.C.(2) – Requires the use of the "Cover Complex" method to analyze the potential increase in total runoff and peak flow rate resulting from a proposed site development and to ultimately determine stormwater management facility size. The Applicant is requesting the use of the Modified Rational method in place of the "Cover Complex" method. We recommend consideration of this waiver based on the minimal size of the drainage shed. Also, the Waiver Request Letter should be revised such that this waiver request is separated from the previous waiver request.
2. §205-15.B – All corners of the proposed stormwater easement shall be marked with an iron pin.
3. §205-22.E – A note shall be added to the plans which state that the existing driveway apron shall be field verified for ADA compliancy. The apron shall be reconstructed if not meeting ADA standards. Also, if the existing driveway apron does meet ADA standards, then the Township shall inspect the apron at the completion of the project to ensure that it remains in good condition following its use as a construction entrance or reconstructed if required.

4. §205-29.B.(1) – A detail of the temporary topsoil stockpile area should be added to the Detail Sheet – Erosion Control, sheet 9 of 9.
5. §205-32.F – At the time the Applicant applies for a building permit, a review of the plan shall be conducted by the Township Engineer to verify conformance with the approved plans.
6. §205-78.B.(1) – The location, names, and widths of streets, alleys, including existing streets; the location and names of railroads, location of property lines and names of owners; and the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided shall be shown on the plans. The plan must show the location and size of all watercourses and the boundaries of the floodplain areas utilizing base flood level and regulatory flood elevation data available from federal, states and other sources. We would support a waiver from this requirement since the Applicant has included a Photo Overlay Plan, sheet 7 of 9, depicting this area.
7. §205-78.B.(1) – The size of the existing storm sewer, which the proposed storm sewer system connects, should be added to the plans.
8. §205-79.B.(2)(d) – Legal descriptions shall be provided for all proposed lots.

B. Stormwater Management

Based on our review, the following items do not appear to comply with the Subdivision and Land Development Ordinance (SALDO) Sections 205-18, including Appendix B (Ord. No. 97-72-S), and 205-18.1. Upon further development of the plans, additional items may become apparent.

1. §205-18.D.(4)(b) – The ownership and responsibility for maintenance of the entire proposed stormwater management system should appear on the deed for Lot 1.
2. §205-18.1.C.(1) & §205-29 – The Pennsylvania Department of Environmental Protection (DEP) has regulations that require an erosion and sediment control plan for any earth disturbance activity of 5,000 square feet or more. Since the project consists of 0.96 acres of disturbance, the Applicant should obtain an approval letter from the Montgomery County Conservation District (MCCD) for the site. A copy of the letter should be provided to both the Township and our office. Also, we recommend that the Demolition Plan be included as part of the E&S Plan Submission to the MCCD due to the erosion controls proposed on the plan.
3. §205-18.1.D.(1)(e) – The Applicant should enter into a maintenance agreement with the Township pertaining to the long-term operations and maintenance of any proposed BMPs.
4. The location of the two (2) test pits performed by Penn's Trail Environmental, LLC, as illustrated in the *Stormwater Infiltration Study & Report*, should be added to the Existing Features Plan, sheet 2 of 9.
5. Based on the results of the soils evaluation conducted by Penn's Trail Environmental, LLC and contained in the *Stormwater Infiltration Study & Report*, it appears that the area proposed for the underground detention basin is not susceptible to infiltration. Also, the restricted drainage and bedrock elevations appear to be less than the minimum requirement of twenty-four (24") inches from the bottom of the detention basin. Therefore, the underground detention basin shall be designed as a closed basin in order to prevent groundwater intrusion into the system and/or runoff contaminants from entering the groundwater table. We recommend one of the following options: 1) install an impermeable liner around the entire basin, or 2) design the basin utilizing solid pipe for storage in place of stone.

6. The proposed Lot 1 water service should be added to the 'Storm Sewer Profile' on the Construction Improvement Plan, sheet 3 of 9.
7. The depth of the 'Underground Detention Area' as labeled on the Construction Improvement Plan, sheet 3 of 9, should be revised from 2.5' to 3.5'.
8. The size of the storm pipe entering the existing inlet should be revised from 12" to 8" in the label for the 'Existing Inlet' in both the 'Storm Sewer Profile' on the Construction Improvement Plan, sheet 3 of 9, and the 'Detention Basin Detail' on the Detail Sheet, sheet 8 of 9.
9. The 'Storage Volume' in the 'Stone Detention Bed Dimensions' chart in the 'Detention Basin Detail' on the Detail Sheet, sheet 8 of 9, appears incorrect.

C. General

1. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (i.e., MCPC, MCD, Montgomery Township Municipal Sewer Authority, North Wales Water Authority, MCDH, DRBC, Fire Marshal, Landscaping Consultant, etc.). Copies of these approvals and permits should be submitted to the Township and our office with the final application.
2. A copy of the letter confirming available sewer capacity should be provided.

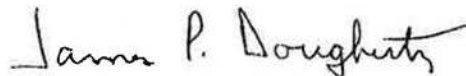
In order to help expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

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/dcr

cc: Lawrence J. Gegan, Manager – Montgomery Township
Marita A. Stoerrle, Development Coordinator – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Barry Jefferies, Senior Planner – Montgomery County Planning Commission
Thomas F. Zarko, P.E., Sewer Authority Engineer – CKS Engineers, Inc.
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Anthony Chieffo, Jr. – Applicant
Jason T. Smeland, P.E. – Lenape Valley Engineering
Douglas C. Rossino, P.E. – Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 15, 2013

File No. 13-06043

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

Reference: The Goodwin Tract – LD/S #667
Stevens Mill Road
Tax Parcel #46-00-01003-00-4
Tax Block #17E; Tax Unit #41

Dear Bruce:

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

I. SUBMISSION

- A. Subdivision Plans, as prepared by Lenape Valley Engineering, eight (8) sheets, dated May 31, 2013.
- B. Stormwater Management Report, as prepared by Lenape Valley Engineering, dated May 30, 2013.
- C. Erosion & Sedimentation Control Narrative, as prepared by Lenape Valley Engineering, dated May 30, 2013.
- D. Application for Subdivision & Land Development, dated June 5, 2013.
- E. Subdivision & Land Development Checklist.

II. GENERAL

The subject property (Tax Parcel #46-00-01003-00-4, Block 17E, Unit 41), owned by Edwin J. Goodwin, Jr., is located at 131 Stevens Mill Road and was part of the Montgomery Hollow Subdivision. The site contains an existing dwelling with garage and macadam drive with access onto Stevens Mill Road. The site falls within the Residential (R-2) Zoning District and the intended use is single-family detached dwelling. The total tract area is 73,657 S.F. The project proposes to remove the existing dwelling with garage and macadam drive and construct 3 single-family dwellings. Each proposed dwelling will take access from Stevens Mill Road. Also proposed with this application is the construction of stormwater management features. The site will be served by public water and sewer.

III. REVIEW COMMENTS

A. Zoning Ordinance

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

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1. §230-33 – The 'Zoning Data' chart on the Plan of Subdivision should be revised to include a column for 'Existing' conditions and the 'Proposed' column should be broken into three (3) columns, one for each proposed lot.
2. §230-33.B to D – The footprint of the proposed dwellings should be added to the Plan of Subdivision and the proposed yard distances added to the plan view, which should match the information in the revised 'Zoning Data'.
3. §230-33.H.(1) – 'Impervious Coverage Summary' information for each proposed lot should be added to the Plan of Subdivision in order to verify that the impervious surface ratio is less than 30% on each lot.

B. Subdivision and Land Development Ordinance

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

1. §205-15.B – All corners of the proposed lots must be marked with an iron pin. Proposed iron pins should be shown on the Plan of Subdivision and added to the 'Legend'.
2. §205-17.A – The 'Detail of Paving Improvements – Proposed Driveways' on the Detail Sheet, sheet 8 of 8, should be revised from ID2 material to Superpave material. Also, the driveway paving specification indicated in the 'Single Driveway Curb Depression Apron' detail should be revised to match the information mentioned in the detail above.
3. §205-17.D & Appendix A – The 'Single Driveway Curb Depression Apron' detail should be revised to include a cross section through the depressed curb which includes the information contained in Appendix A of this Ordinance. Also in accordance with Appendix A, a note should also be added to this detail stating that Aquaron 2000 Sealing and Curing or approved equal must be applied to concrete curbing immediately upon the removal of the formwork.
4. §205-19.A.(3) – All cleanouts should be labeled in the plan view.
5. §205-22.B – Concrete should be 4,000 pounds per square inch (psi) for sidewalks. The 'Single Driveway Curb Depression Apron' detail should be revised accordingly.
6. §205-22.D – A note should be added to the 'Single Driveway Curb Depression Apron' detail stating that Aquaron 2000 Sealing and Curing or approved equal must be applied to the driveway apron and reinforced concrete sidewalk.
7. §205-22.E – All driveway aprons should be ADA compliant.
8. §205-28.A – No person shall commence or perform any grading, excavation, fill, topsoil removal or removal of vegetative cover without first having obtained a grading permit from the Township Zoning Officer upon the recommendation of the Township Engineer. The applicant will need to apply for a grading permit prior to construction.
9. §205-28.D.(1) – A note should be added to the plans which states: "There shall be no release of excess topsoil permitted until each lot shall be graded with a minimum of eight inches of topsoil after examination by the Township Engineer."

10. §205-29.B.(3) – The proposed tree protection fence (TPF) should be shown on the Erosion and Sedimentation Control Plan and included in the 'E&S Legend'. Also, refer to the Montgomery Township Landscaping Consultant's letter dated June 26, 2013 for additional comments.
11. §205-29.B.(4) – The limit of disturbance should encompass all disturbed areas. A portion of the driveway apron on Lot 3 and the water service connection on Lot 1 does not appear to be included in the limit of disturbance.
12. §205-29.B.(5) – The type of soil located on-site should be added to the Erosion and Sedimentation Control Plan. Also, a chart containing the information related to the soil type, including limitations and resolutions, should be added to the plans.
13. §205-29.B.(9) – Based on the existing site grades, slope length of the runoff to the limit of disturbance, and maximum slope length of each type of filter fabric fence, the proposed 18" filter fabric fence appears unsuitable. The proposed filter fabric fence should be revised to a more suitable fence based on the information provided in DEP's *Erosion and Sediment Pollution Control Program Manual*.
14. §205-29.B.(9) – Silt sacks or similar inlet protection should be installed within the existing inlet and within each proposed yard drain immediately following installation. A detail of the inlet protection device should be added to the plans.
15. §205-29.C.(1) – All lots should be graded to provide proper drainage away from buildings. A spot grade should be added along the rear wall of each proposed dwelling in order to illustrate that runoff will drain away from the dwellings. Also, a spot grade should be added at the high point between the swales at the rear of Lot 2.
16. §205-32.F – At the time the Applicant applies for a building permit, a review of the plan shall be conducted by the Township Engineer to verify conformance with the approved plans.
17. §205-51 – We defer the review of the Landscape Plan to the Montgomery Township Landscaping Consultant.
18. §205-78.B.(1) – The location, names, and widths of streets, alleys, including existing streets; the location and names of railroads, location of property lines and names of owners; and the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided. The plan must show the location and size of all watercourses and the boundaries of the floodplain areas utilizing base flood level and regulatory flood elevation data available from federal, states and other sources. The Applicant has included a Photo Overlay Plan, sheet 7 of 8, depicting this area.
19. §205-78.B.(1) – The size of the existing sanitary sewer, water main, and storm sewer should be added to the plans.
20. §205-78.B.(4) – The location of tree masses should be shown on the plans. It appears that a grove of trees along the southwesterly property line are missing from the plans.
21. §205-78.C.(1).(a) – The title block appears to have the wrong township.
22. §205-79.B.(2)(d) – Legal descriptions should be provided for all proposed lots.
23. §205-79.B.(3) – The Montgomery Township Planning Commission signature block should be replaced with a signature block for the Montgomery Township Engineer.

C. Stormwater Management

Based on our review, the following items do not appear to comply with the Subdivision and Land Development Ordinance (SALDO) Sections 205-18, including Appendix B (Ord. No. 97-72-S), and 205-18.1. Upon further development of the plans, additional items may become apparent.

1. §205-18.A.(3)(a) – The minimum internal diameter of storm drains should be 15 inches. The Applicant is proposing an 8 inch pipe from the yard drain to the existing inlet. This pipe should be increased to a 15 inch with the 6 inch orifice plate over the pipe end at the yard drain. Also, the Applicant is proposing 12 inch pipes. We would support a waiver from this requirement for the 12 inch pipes since the system is located on a single lot and minimum pipe size used is adequate.
2. §205-18.A.(3)(a) – The minimum grade of storm drains should be $\frac{1}{2}$ of 1%. The Applicant is proposing a 0% slope on the storm pipe within the detention basin. We would support a waiver from this requirement conditioned upon the detention basin being designed as an infiltration basin.
3. §205-18.A.(8) – Roof drain locations should be identified on the plans in order to ensure that the roof drains meet the requirements contained in this section of the Ordinance.
4. §205-18.A.(9) – Sump pump discharge drains should be added to the plans based on the requirements in this section of the Ordinance.
5. §205-18.D.(4)(b) – Detention basins may be located to serve multiple lots. In this case, the ownership, maintenance and responsibility of the basin may, in the discretion of the Board of Supervisors, be either that of a homeowners' association, lot owner's association or of Montgomery Township. The responsibility for maintenance of any such basin should be clearly noted on the subdivision plans and should appear on any deed conveying said lot from the developer to another party. Since the proposed detention basin receives runoff from both Lots 1 and 2 and the system discharges into the existing storm sewer system within Stevers Mill Road, the Applicant should discuss with the Township Solicitor what entity should assume responsibility for the detention basin. A lot owner's association could be established or the Applicant could request a change to the Homeowner's Association Agreement, if one exists for the original development. Once a responsible party has been determined, 'Maintenance and Operation Procedures' for the proposed detention basin should be added to the plans along with the responsible party information. We recommend that separate detention basins be proposed on both Lots 1 and 2 in order to alleviate this issue.
6. §205-18.1.C.(1) & §205-29 – The Pennsylvania Department of Environmental Protection (DEP) has regulations that require an erosion and sediment control plan for any earth disturbance activity of 5,000 square feet or more. Since the project consists of 0.97 acres of disturbance, the Applicant should obtain an approval letter from the Montgomery County Conservation District (MCCD) for the site. A copy of the letter should be provided to both the Township and our office. Also, we recommend that the Demolition Plan be included as part of the E&S Plan Submission to the MCCD due to the erosion controls proposed on the plan.
7. §205-18.1.D.(1)(d)[2] – Since the proposed yard drains are within the vicinity of trees, it is recommended that water quality BMPs, such as a leaf catcher, be installed in the yard drains in order to assist in filtering out leaves and debris to prevent clogging of the system as well as reducing maintenance to the proposed basin. A detail of the proposed device should be added to the plans.
8. §205-18.1.D.(1)(e) – The Applicant should enter into a maintenance agreement with the Township pertaining to the long-term operations and maintenance of any proposed BMPs.

9. §205 Appendix B.B -- The minimum water quality criterion for the Little Neshaminy Creek Watershed is as follows: "The postdevelopment runoff volume generated from the one-year, twenty-four-hour design storm shall be controlled so that it is released over a minimum of 24 hours." Calculations demonstrating compliance with this section of the Ordinance should be added to the Stormwater Management Report.
10. §205 Appendix B.C.(2) – To analyze the potential increase in total runoff and peak flow rate resulting from a proposed site development and to ultimately determine stormwater management facility size, the "Cover Complex" method should be used. The stormwater calculations should be revised using the SCS Method.
11. Post-construction stormwater impacts shall be mitigated to replicate pre-construction filtration and runoff conditions. The Township should require the Applicant to conduct testing in the location of any proposed BMPs. A soils evaluation should be conducted in these areas to ensure that there is a minimum soil depth of twenty-four (24") inches between the bottom of the detention basin and the top of bedrock or seasonally high water table. All testing should be witnessed by a representative of Montgomery Township.
12. If the Applicant chooses not to perform infiltration testing and utilizes the proposed detention basin strictly for rate control, then the 6 inches of stone below the proposed pipe should not be taken into account as part of basin volume since the runoff may not infiltrate and this stone could always be full of water.
13. A storm profile should be added to the plans for the pipe runs from yard drain to yard drain and yard drain to existing inlet. All utility crossings and existing and proposed grading should be shown on the profiles.
14. The proposed yard drains should each be numbered in order for the contractor to distinguish the difference in the field during installation.
15. The proposed 8-inch pipe entering the existing inlet in Stevers Mill Road should match crowns with the existing pipe.

D. General

1. Demolition Notes #5 on the Demolition Plan, sheet 6 of 8, should refer to the correct sheet.
2. The hatch shown on the Demolition Plan, sheet 6 of 8, in the area of the existing dwelling and drive should be included in the 'Legend'.
3. The 'Sanitary Sewer Lateral Connection Detail' on the Detail Sheet, sheet 8 of 8, appears to have information missing in the notes and overlapping text.
4. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (i.e., MCPC, MCCD, Montgomery Township Municipal Sewer Authority, North Wales Water Authority, MCDH, DRBC, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office with the final application.
5. A copy of the letter confirming available sewer capacity should be provided.

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

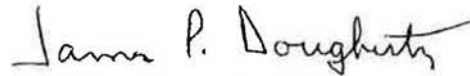
In order to help expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

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

Sincerely,



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



James P. Dougherty, P.E.
Gilmore & Associates, Inc.
Township Engineers

RSD/jpd/dcr

cc: Lawrence J. Gregan, Manager – Montgomery Township
Marita A. Stoerrle, Development Coordinator - Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Matthew Schelly, Senior Planner – Montgomery County Planning Commission
Thomas F. Zarko, P.E., Sewer Authority Engineer – CKS Engineers, Inc.
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Anthony Chieffo, Jr.
Jason T. Smeland, P.E. – Lenape Valley Engineering
Douglas C. Rossino, P.E. – Gilmore & Associates, Inc.



Boucher & James, Inc.
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INNOVATIVE ENGINEERING

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Morgantown, PA 15433
610-913-1212
Fax 215-345-9401

www.bjengineers.com

September 17, 2013

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

**SUBJECT: GOODWIN TRACT SUBDIVISION
PRELIMINARY SUBDIVISION PLANS
TOWNSHIP LD/S NO. 667
PROJECT NO. 1355267R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Goodwin Tract Subdivision Preliminary Subdivision Plans prepared by Lenape Valley Engineering, dated May 31, 2013 and last revised August 23, 2013. The site fronts on Stevers Mill Road, between Nottingham Way and Goodwin Lane, and is located within the R-2 Residential District.

The plans propose the subdivision of the existing residential parcel into three residential lots, and propose the demolition of the existing dwelling, drive and garage. Three new dwellings, driveways, and one underground detention area are proposed to be constructed. Public water and sewer are proposed.

We offer the following comments for your consideration.

1. General Requirements

- A. SLDO Section 205-49.C requires that all landscape plans be prepared by a landscape architect registered by the Commonwealth of Pennsylvania. The plans must be signed and sealed by a landscape architect registered within the Commonwealth of Pennsylvania. A waiver has been requested.
- B. SLDO Section 205-49.E requires that all plant material shall meet the standards of the American Standard for Nursery Stock by the American Nursery and Landscape Association (2004), or most recent edition, and the height, spread and/or caliper for trees and shrubs listed in Section 205-56, Recommended Plant List. A note shall be added to the landscape plan stating this. The plans should be revised to include the note to demonstrate compliance with the ordinance requirement or a waiver would be required.
- C. SLDO Section 205-49.H requires that the developer shall 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 guaranty will be extended until 30 days after receipt of the request letter following May 1. Should the end of the guaranty period occur after November 15, the guaranty period shall be extended to May 15. The plans should be revised to include a note to demonstrate compliance with the ordinance requirement.

2. Landscape Plan Requirements

SLDO Section 205-51.A(19) requires that a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. This estimate shall show the value of all proposed landscaping. Unit costs for plant material shall include costs for materials, labor and guaranty and shall be so stated on the estimate provided.

3. Planting Requirements

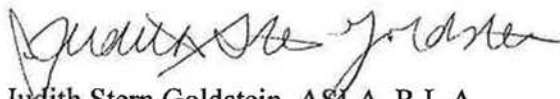
SLDO Section 205-52.G references Table 1 for individual lot landscaping requirements. Table 1 indicates that within the R-2 District, three (3) shade trees are required to be provided per lot in order to meet the individual lot landscaping requirements. A waiver has been requested.

4. General Comments

- A. SLDO Section 205-55.A requires that no building permit shall be issued unless a performance bond or other surety approved by the Township solicitor has been filed with the Township. Such surety shall be in an amount equal to the cost of purchasing, planting, maintaining, and replacing all vegetative materials for a period of 18 months after written acceptance of the landscape installation by the Township.
- B. SLDO Section 205-56.A requires that shade trees be installed at a minimum size of three inches in caliper. The planting schedule currently specifies a size for the proposed *Quercus rubra* of 2.5 inches in caliper. The plans should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.
- C. Tree protection fencing should be provided around the 5" Oak to remain within the softening buffer along the northeastern property line. A note should be provided with the plans indicating that if the tree is disturbed or inadequately protected during construction so that it is required to be removed, an additional shade tree meeting the requirements of SLDO Section 205-56.A will be required to be installed within the northeastern softening buffer section in order to demonstrate compliance with the softening buffer requirements outlined in SLDO Section 205-52.B.
- D. The Planting Schedule indicates that twelve (12) *Acer rubrum* are to be planted on the site. However, five (5) are shown on the plans. The plans should be revised to correct this discrepancy.

- E. The Planting Schedule indicates that forty (40) *Quercus coccinea* are to be planted on the site. However, eight (8) are shown on the plans. The plans should be revised to correct this discrepancy.
- F. The Planting Schedule indicates that seventy-two (72) *Ilex glabra* are to be planted on the site. However, twenty-eight (28) are shown on the plans. The plans should be revised to correct this discrepancy.
- G. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



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



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

JSG/vll/kam

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Frank R. Bartle, Esq., Dischell Bartle & Dooley, PC
Karyn Hyland, P.E., Gilmore & Associates, Inc.
James P. Dougherty, P.E., Gilmore & Associates, Inc.
Russell S. Dunlevy, P.E., Gilmore & Associates, Inc.
Kevin Johnson, P.E., Traffic Planning & Design
Ken Amey, AICP
Jason T. Smeland, P.E., Lenape Valley Engineering
Anthony Chieffo, Jr.



Boucher & James, Inc.
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www.bjengineers.com

INNOVATIVE ENGINEERING

June 26, 2013

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

**SUBJECT: GOODWIN TRACT SUBDIVISION
PRELIMINARY SUBDIVISION PLANS
TOWNSHIP LD/S NO. 667
PROJECT NO. 1355267R**

Dear Mr. Gegan:

Please be advised that we have reviewed the Goodwin Tract Subdivision Preliminary Subdivision Plans prepared by Lenape Valley Engineering, dated May 31, 2013. The site fronts on Stevers Mill Road, between Nottingham Way and Goodwin Lane, and is located within the R-2 Residential District.

The plans propose the subdivision of the existing residential parcel into three residential lots, and propose the demolition of the existing dwelling, drive and garage. Three new dwellings, driveways, and one underground detention area are proposed to be constructed. Public water and sewer are proposed.

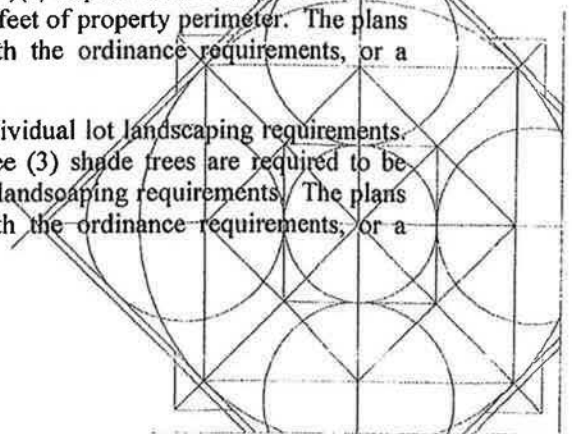
We offer the following comments for your consideration.

1. General Requirements

SLDO Section 205-49.C requires that all landscape plans be prepared by a landscape architect registered by the Commonwealth of Pennsylvania. The plans must be signed and sealed by a landscape architect registered within the Commonwealth of Pennsylvania.

2. Planting Requirements

- A. SLDO Section 205-52.A(2)(d) permits that where trees exist along a roadway, the existing shade trees over four inches in caliper within 10 feet of the legal or ultimate right-of-way, whichever is greater, may be utilized to meet the street tree requirement. The plans propose the use of four existing Ash trees between 9 and 10" in caliper, one existing 36" caliper Maple, and one existing 18" caliper Oak tree to count for the street tree requirement. These trees appear to be acceptable to meet the street tree requirement.
- B. SLDO Section 205-52.B(2)(a) states that softening buffers are required in all Zoning Districts and for all uses. SLDO Section 205-52.B(4)(a) requires that four (4) shade trees and eight (8) shrubs shall be provided for each 100 feet of property perimeter. The plans should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.
- C. SLDO Section 205-52.G references Table 1 for individual lot landscaping requirements. Table 1 indicates that within the R-2 District, three (3) shade trees are required to be provided per lot in order to meet the individual lot landscaping requirements. The plans should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.



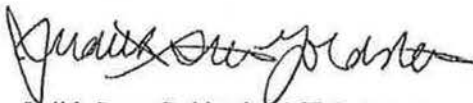
3. Preservation, Protection and Replacement of Trees

- A. SLDO Section 205-53.B(1) and (2) permits that the root area within the drip line of any tree or group of trees may be encroached upon to a maximum of $\frac{1}{4}$ of the total root area. Existing trees whose root area (drip line) has been encroached upon by more than $\frac{1}{4}$ of the total area will not be considered to be preserved and must be replaced.
- The Landscape Plan shows a number of trees that are to be preserved on the site. However, proposed grading within close proximity of the trunks and within the canopy of a number of these trees indicates that more than $\frac{1}{4}$ of the root area of these trees is to be disturbed.
- The plans should be revised to accurately show which trees are to be preserved based on the $\frac{1}{4}$ root area disturbance requirement, and to recalculate the tree preservation requirements. If more than $\frac{1}{4}$ of the root area is to be disturbed, the tree cannot be counted as preserved, and must be counted as removed when calculating the tree replacement requirements.
- B. SLDO Section 205-53.C(1) requires that on all parts of the site, except for those within the legal or ultimate right-of-way, whichever is greater, of existing streets, all trees shall be protected in according with the following requirements: trees 8 to 23 inches in caliper shall have a 60% protection ratio, trees over 23 to 48 inches in caliper shall have a 60% protection ratio, and trees over 48 inches in caliper shall have a 100% protection ratio. Trees within each of these categories are shown on the Existing Features Plan and the Landscaping Plan. However, based on a visit to the site, a number of other trees meeting these requirements are also located on the site, in addition to what is shown on the plans. The plans should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.
- C. SLDO Section 205-53.C(1) requires a preservation rate of 60% for trees of over 23 to 48 caliper inches. However, this is based on the total caliper inches of trees on site, in accordance with the note provided within this ordinance section: "The preservation percentage for all trees over 23 inches to 48 inches and over 48 inches shall be calculated based upon the total caliper inches of trees in the size range." The preservation requirement within the submitted plan set has been calculated based on the number of trees within this size range within the site, and is not based on the total number of caliper inches on the site. The plans should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.
- D. SLDO Section 205-53.C(1) requires a preservation rate of 100% for trees of over 48 caliper inches. One Sycamore tree shown on the plan set is measured at 56". However, approximately $\frac{1}{4}$ of the root area of this tree will be disturbed during construction, meaning that the tree cannot be considered to be preserved. The plans should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.
- E. SLDO Section 205-53.B(3) states that at the direction of the Township Engineer, Township Shade Tree Commission or Township Landscape Architect, existing trees which have not been adequately protected are to be removed and replaced. The plans should be revised to provide a note demonstrating compliance with this ordinance requirement.

4. General Comments

- A. The tree protection fencing details should be revised to state that tree protection fencing shall be located a minimum of 15' from the trunk of the tree or at the dripline, whichever is farther from the tree.
- B. It does not appear that the proposed tree protection fencing shown around the trees to the rear of the site has been located so as to adequately protect trees from construction activity. Tree protection fencing should be located so as to sufficiently surround trees to protect them from parked construction vehicles, stacking of work materials, and any other disturbance.
- C. It appears in some areas that the proposed location of tree protection fencing conflicts with the limit of disturbance shown on the Erosion and Sedimentation Control Plan. In all cases, tree protection fencing should be located outside of the limit of disturbance.
- D. One (1) 12" Oak adjacent to the brick wall in front of the existing dwelling is marked as to be preserved. However, it appears that close to half of the tree canopy will be disturbed by grading, and the limit of disturbance crosses almost halfway through the tree. It does not appear that this tree will be preserved. The plans should be revised to accurately indicate which trees will be preserved and which trees will be removed.
- E. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



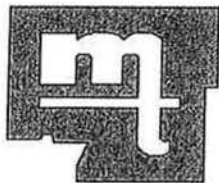
Judith Stern Goldstein, ASLA, R.L.A.
Managing Director



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

JSG/vll/bpa

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Frank R. Bartle, Esq., Dischell Bartle & Dooley, PC
Karyn Hyland, P.E., Gilmore & Associates, Inc.
James P. Dougherty, P.E., Gilmore & Associates, Inc.
Russell S. Dunlevy, P.E., Gilmore & Associates, Inc.
Kevin Johnson, P.E., Traffic Planning & Design
Ken Amey, AICP
Jason T. Smeland, P.E., Lenape Valley Engineering
Anthony Chieffo, Jr.



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jonathan Trump, Chairman

DATE: October 3, 2013

RE: Goodwin Subdivision
Stevens Mill Road

The Planning Commission has reviewed the subdivision plan for the Goodwin Tract and would like to recommend to the Board of Supervisors that the land development plan be approved and the requested wavier granted.

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
JOSHUA D. SHAPIRO, CHAIR
LESLIE S. RICHARDS, VICE CHAIR
BRUCE L. CASTOR, JR., COMMISSIONER



MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG/PLANNING

JODY HOLTON, AICP
EXECUTIVE DIRECTOR

July 8, 2013

RECEIVED

JUL 17 2013

MONTGOMERY TOWNSHIP

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

Re: MCPC# 13-0121-001
Plan Name: Goodwin Tract
(3 lots/ 3 D.U's comprising 1. acres)
Situate: Stevers Mill Road (W)/ South of
Goodwin Lane

Applicant's Name and Address

Anthony Chieffo, Jr.
3562 Hedrick Road
Harleysville, PA 19438

Montgomery Township

Contact: Jason T. Smeland, P.E.
Phone: 215-622-1414

Dear Mr. Gregan:

We have reviewed the above-referenced subdivision and land development application in accordance with Section 502 of Act 247, "the Pennsylvania Municipalities Planning Code", as requested by the township in a letter received in this office on June 14, 2013. We forward this letter as a report of our review and recommendations.

Background

The application is a new proposal seeking preliminary and final approval for the subdivision of a 1.69 acre parcel (73,657 sq. ft.) into three new lots and the development of three new residences. The development tract is Tax Parcel #46-00-01003-00-4; N/L Edwin J. Goodwin, Jr., which is located in the R-2 Residential Zoning District. The tract takes public access from Stevers Mill Road. The plan shows an existing brick ranch residential structure on the site which will be demolished.

Comment & Recommendation

We have not identified any significant land use, transportation, design, or other issues that should be addressed in this plan. Therefore, we have no substantive comments. Nevertheless, the municipal staff should ensure that the plan meets all appropriate municipal land use regulations and other codes prior to granting plan approval.

We recommend approval of this proposal provided the proposed plan complies with your municipal land use regulations and all other appropriate regulations.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for 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.

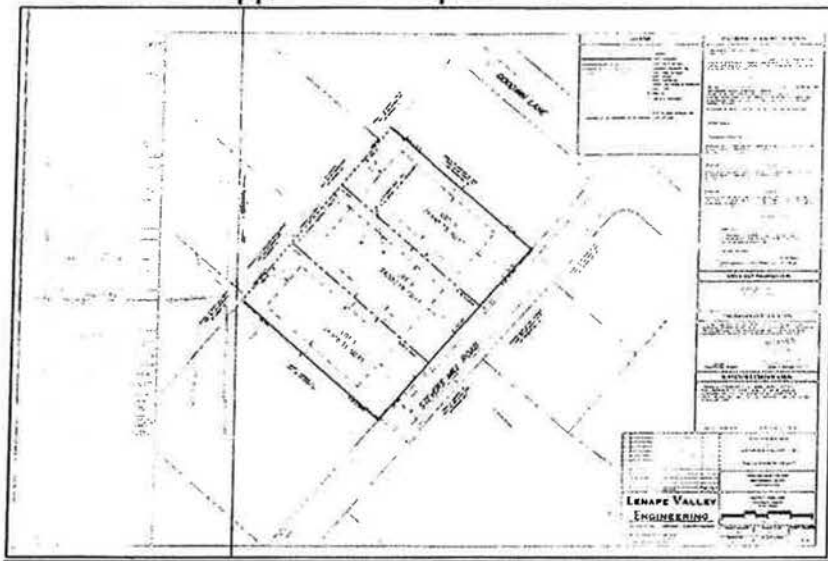
Sincerely,



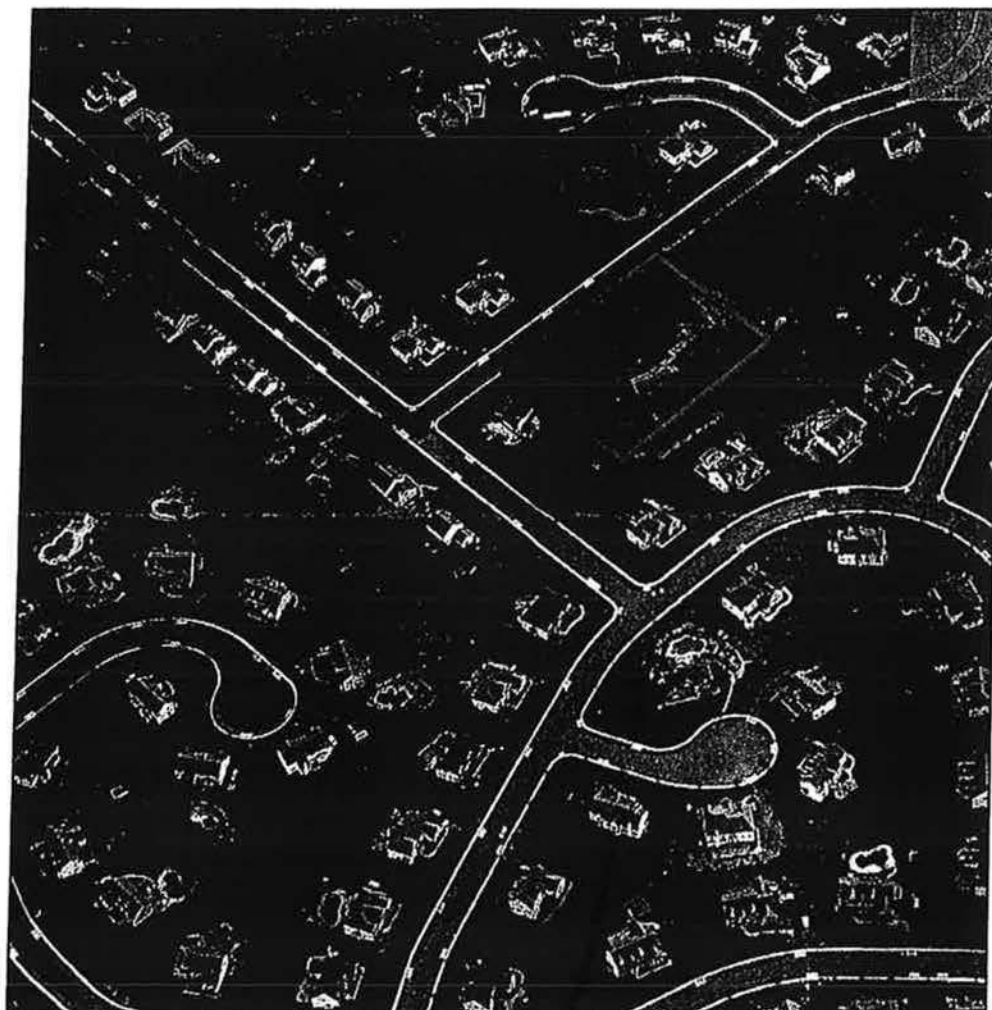
Barry W. Jeffries, Senior Design Planner
610-278-3444 – bjeffrie@montcopa.org

c: Anthony Chieffo, Jr., Applicant
Lenape Valley Engineering, Applicant's Engineer
Marita Stoerrle, Township Development Coordinator
Jonathan Trump, Chr. Township Planning Commission
Bruce Shoupe, Township Zoning Officer
Frank A. Bartle, Township Solicitor
Kenneth Amey, AICP, Township Planning Consultant

Reduction of Applicant's Proposed Plan



Aerial view of applicant's development tract (2008 view to the southeast)





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

September 16, 2013

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

Re: Goodwin Tract
Montgomery Township LD/S# 667
TPD# MOTO-A-00077

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed subdivision and land development plans for the above referenced project prepared by Lenape Valley Engineering and dated May 31, 2013 and last revised August 23, 2013.

Based on this review, all outstanding Traffic Engineering and Street lighting comments from TPD's July 15, 2013 review letter have been adequately addressed.

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

Sincerely,

Kevin L. Johnson, P.E.
President

cc: Larry Gegan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Jason Smeland, P.E., Applicant's Engineer
Joseph Platt, P.E., TPD



TRAFFIC PLANNING AND DESIGN, INC.

2500 EAST HIGH STREET, STE 650
POTTSTOWN, PA 19464

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TPD@TRAFFICPD.COM
WWW.TRAFFICPD.COM

July 15, 2013.

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

Re: Goodwin Tract
Montgomery Township LD/S# 667
TPD# MOTO-A-00077

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed subdivision and land development plans for the above referenced project prepared by Lenape Valley Engineering and dated May 31, 2013.

Based on this review, we offer the following comments:

Traffic Engineering Comments

1. The Applicant proposes to subdivide an existing residential lot into 3 residential lots, with each lot having separate access to Stevers Mill Road. During a field view of the site, no obstructions to the clear sight lines were observed for each proposed driveway access.
2. The detail of paving improvements for the proposed driveways should be consistent with the detail single driveway curb depression apron. Additionally, the Applicant's engineer should verify these details are consistent with §92-3A, relating to construction standards for residential units.

Street Lighting Comments

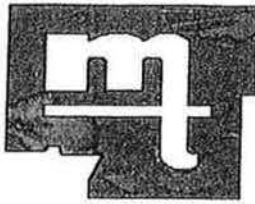
3. Street lighting was previously installed along Stevers Mill Road by a previous development. The Applicant does not propose any additional lighting. At the time of our field view on the evening of June 25, 2013, all street lights were observed as operational and in good working condition.

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

Sincerely,

Kevin L. Johnson, P.E.
President

cc: Larry Gegan, Township Manager
Marita Stoerle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Jason Smeland, P.E., Applicant's Engineer
Joseph Platt, P.E., TPD



**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: 7-16-13

DEVELOPMENT NAME: Goodwin Tract Subdivision

LD/S#: 667

LOCATION: Stevers Mill Road **PLANS DATE:** 5-31-13

REVISION DATE: N/A **#OF LOTS:** 3

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 Township Ordinance(s).

SUBDIVISION AND LAND DEVELOPMENT

1. Using the 2009 International Fire Code as guidance, Section 503.1.1 states, "Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility". The fire code official is authorized to increase the dimension of 150 feet where:
 - a. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
 - b. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
 - c. There are not more than two Group R-3 or Group U occupancies.

GENERAL BUILDING CONSTRUCTION

2. All buildings of truss construction SHALL comply with the Montgomery Township Ordinance #72-5.B.(2). Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted in regards to placement of truss placard.
3. All buildings that are 5,000 square feet or more shall be fully sprinklered and the Fire Department Connection shall be shown to indicate exact location.

4. ALL revisions of the above named plan SHALL be reviewed by the Fire Marshal's Office for approval.

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 **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,

A handwritten signature in black ink, appearing to read "Richard Lesniak", written in a cursive style.

Richard Lesniak, Chief Fire Marshal

Reviewed by: John Scheiter
Captain/Assistant Fire Marshal

Cc:TO FILE



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

J. Scott Bendig
Chief of Police

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

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

From: Scott Bendig, Chief of Police *JSB*

Date: August 28, 2013

Re: LD/S #: 667
Goodwin Tract Subdivision
Stevens Mill Road
Date of Plan: August 23, 2013 (Revised)

A review of the above referenced subdivision/land development has been conducted on this date. There are no major areas of concern to the police department at this time.

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



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

J. Scott Bendig
Chief of Police

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

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

From: Scott Bendig, Chief of Police *JSB*

Date: June 19, 2013

Re: LD/S #: 667
Goodwin Tract Subdivision
Stevens Mill Road
Date of Plan: May 31, 2013

A review of the above referenced subdivision/land development has been conducted on this date. There are no major areas of concern to the police department at this time.

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

ZONING ORDINANCE PLAN REVIEW

DATE: September 9, 2013

PLAN REVIEW – Goodwin 3-Lot Subdivision/Land Development
LD/S # 667

DEVELOPMENT NAME: Goodwin 3-Lot Subdivision

LOCATION: Stevers Mill Road

LOT NUMBER & SUBDIVISION: 3

ZONING DISTRICT: R2

PROPOSED USE: 3 new Single Family homes

ZONING HEARING BOARD APPROVAL REQUIRED? NO

CONDITIONAL USE APPROVAL REQUIRED? NO

	APPROVED	NOT APPROVED	NOT APPLICABLE
USE	X		
HEIGHT	X		
LOT SIZE	X		
SETBACKS: FRONT	X		
SIDE	X		
BACK	X		
BUILDING COVERAGE	X		
IMPERVIOUS / GREEN SPACE	X		
VARIANCE / SPECIAL EXCEPTION			X
NONCONFORMITY			X
OTHER:			

COMMENTS

The applicant shall provide proof of Equitable Ownership, deed and/or agreement of sale (you may delete sale price). Final approved plans can only be recorded in the name of the actual property owner.


ZONING OFFICER

9.16.13
DATE

KENNETH AMEY, AICP
professional land planner

September 18, 2013

(via e-mail)

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

Re: Goodwin Tract
Stevens Mill Road / South of Goodwin Lane
Township File #LD/S-667

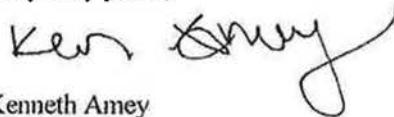
Dear Mr. Gegan:

I have completed my second review of the subdivision plans for the above referenced project, consisting of 9 sheets, prepared by Lenape Valley Engineering, dated May 31, 2013, and last revised August 23, 2013. The property is zoned R-2 Residential and currently consists of a single family dwelling with attached garage and residential driveway. The proposal is to demolish the existing home and construct three new homes on the property.

The new submittal adequately addresses all comments contained in my July 17, 2013 review letter.

Please let me know if there are any questions.

Very truly yours,



Kenneth Amey

cc: Bruce S. Shoupe, Township Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Russell Dunlevy, PE, Township Engineer
Frank Bartle, Esq., Township Solicitor
Judy Stern Goldstein, RLA, Township Landscape Architect
Kevin Johnson, PE, Township Traffic Engineer
Jason Smeland, PE, Applicant's Engineer

1122 Old Bethlehem Pike
Lower Gwynedd, PA 19002



phone: 215.283.9619
fax: 215.646.3458
kenamey@aol.com

KENNETH AMEY, AICP
professional land planner

July 17, 2013

(via e-mail)

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

Re: Goodwin Tract
Stevens Mill Road / South of Goodwin Lane
Township File #LD/S-667

Dear Mr. Gegan:

I have completed my review of the subdivision plans for the above referenced project, consisting of 8 sheets, prepared by Lenape Valley Engineering, dated May 31, 2013, with no revisions noted. The property is zoned R-2 Residential and currently consists of a single family dwelling with attached garage and residential driveway. The proposal is to demolish the existing home and construct three new homes on the property. My comments follow:

1. The zoning data shown on sheet 1 of 8 seems to confuse the requirements for front yards and side yards. The applicant's engineer should review and correct this information.
2. The title block on all eight sheets refers to Upper Gwynedd Township. The plans should be corrected to reference Montgomery Township.

In all other respects, the plans appear to conform to the requirements of the R-2 zoning district and general planning objectives of Montgomery Township.

Please let me know if there are any questions.

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 Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Russell Dunlevy, PE, Township Engineer
Frank Bartle, Esq., Township Solicitor
Jason Smeland, PE, Applicant's Engineer

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

November 19, 2013

SUBJECT: Consider Application for 2013 Tree City USA Recertification

MEETING DATE: November 25, 2013

ITEM NUMBER 4/3

MEETING/AGENDA:

ACTION

NONE

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

INITIATED BY: Bruce Shoupe
Director of Planning & Zoning

BOARD LIAISON: Michael J. Fox
Board Liaison

BACKGROUND:

The Tree City USA® program, sponsored by the Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters gives national recognition for urban and community forestry programs in towns and cities that meet the following four standards: A Tree Board or department, a Tree Care Ordinance, a Community Forestry Program with an annual budget of at least \$2 per capita, and an Arbor Day Observance and Proclamation.

The application process is to be completed online at Arborday.org. Attached are the application checklist and 2013 STC Annual Work Plan. Montgomery Township has received this recognition for the last sixteen years.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None

RECOMMENDATION:

Approve application for submittal as done in previous years.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the application for Montgomery Township to receive the 2013 Tree City USA Recertification.

MOTION: _____ SECOND: _____

ROLL CALL:

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

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

To qualify as a Tree City USA community, a town or city must meet four standards established by The Arbor Day Foundation and the National Association of State Foresters.

These standards were established to ensure that every qualifying community would have a viable tree management plan and program.

Before beginning the online application here is a checklist of information that is needed to complete the application. If all items are not available at this time there is the option to sign back in and complete.

1. General Information

- Names, Addresses, Phone Numbers and Email addresses for Mayor or Equivalent and City Forestry Contact
- City website

2. A Tree Board or Department

- Names and contact information
- Frequency of meetings (how many times during the year did you hold meetings?)

3. A Tree Care Ordinance

- Date Ordinance was established or modified
- Copy of Ordinance (if first year community or if ordinance was modified)

4. A Community Forestry Program With an Annual Budget of at Least \$2 Per Capita

- Population
- Budget breakdown
- Trees Planted, Pruned, Removed
- Supporting Documents

5. An Arbor Day Observance and Proclamation

- Date Arbor Day Observance was held
- Proclamation
- Supporting documents such as: photos, news clippings

MONTGOMERY TOWNSHIP SHADE TREE COMMISSION

2013 ANNUAL WORK PLAN

Spring 2013

Arbor Day / Earth Day 2013 – This year, the Annual Arbor Day Tree Give-Away was held on Saturday morning, April 27th, 2013, from 9:00 AM to 12:00 PM. The event took place at the Gazebo Park behind the Township Building. The day's events included the reading of the Arbor Day Proclamation, the distribution of 300 free native shade and ornamental trees to residents, and the presentation of the 2012 Tree City USA Certification and Growth Award to Montgomery Township. This was the sixteenth year that Montgomery Township has received this Tree City recognition. The Township staff, landscape architect, and several volunteers were on hand to provide tree selection, care, and maintenance advice to our residents.

Attended Meadow Workshop – In April, members of the Shade Tree Commission, Township staff, and the Township Landscape Architect attended a Meadow Management Workshop held by the Regional Director of Land Stewardship of the Natural Lands Trust (NLT). The training session reviewed the attributes of a meadow, the best practices in creating and maintaining a meadow, and the identification of specific grasses and invasives.

Fall 2013

Forestry Management Plan / Emerald Ash Borer Management Plan – The Commission has focused much time and effort into researching the development of a Forestry Management Plan and proactively managing the Emerald Ash Borer infestation. The Township has met with a Private Forester in regards to developing the plan and hopes to move forward in 2014.

Other Projects / Achievements

Montgomery Township received recertification for Tree City USA for the 16th year for our commitment and dedication to providing a sound community forestry program.

Basin Naturalization Program – Seven basins were selected to be entered into the program in 2013. Assessments and inspections were completed on the selected basins in November of this year. These basins currently being maintained by the Township are scheduled to be “naturalized” and have been designated as a “no mow” area. As of this date, 38 of the 61 Township owned basins have been “Naturalized”.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

November 19, 2013

SUBJECT: Consider Authorization for Shade Tree Commission to obtain Proposal for Development of a Forestry Management Plan

MEETING DATE: November 25, 2013

ITEM NUMBER

#14

MEETING/AGENDA:

ACTION

NONE

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

INITIATED BY: Bruce Shoupe

Director of Planning & Zoning

BOARD LIAISON: Michael J. Fox

Board Liaison

BACKGROUND:

Over the past year, the Shade Tree Commission has researched the impact and alternatives in addressing the Emerald Ash Borer (EAB) infestation and its devastation of the Ash Tree population across the Northeastern United States. Through this process, the Commission recognized that developing an overall Forestry Management Plan with the management of the EAB as a component was the best option.

The Commission contacted the Pennsylvania Bureau of Forestry seeking qualified Foresters to provide this professional service. Mr. Curtis Eshleman of Timberlink Consulting in Doylestown, PA was contacted and presented information to the Shade Tree Commission in regards to developing the above plan for the Township in 2014. The funding for this project is in the Shade Tree Commission's 2014 budget request and the Commission would then seek the Board of Supervisor's consideration of approval of the proposal in early 2014.

The development of the plan would take approximately six months to complete. Mr. Eshelman believes that public education is key to a successful plan and is available to attend a Board of Supervisors meeting to address any questions or concerns that the Board or public may have. The goals discussed for the forestry management plan include the following:

1. Overall Management
2. Emerald Ash Borer Management
3. Identify and locate tree types in Open Space
4. Management of Invasives
5. Liability Concerns
6. Watershed / Stormwater Management

The Commission also discussed developing the plan in three phases:

Phase I – Windlestrae Park, Zehr, and Horvath Tract
Phase II – Spring Valley Park
Phase III – Natural Area and Fellowship Park

Attached is a resume provided by Mr. Eshleman.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

\$30,000 has been budgeted for 2014

RECOMMENDATION:

Authorize Shade Tree Commission to obtain requested proposal.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the Shade Tree Commission to obtain a proposal from Timberlink Consulting for the development of a Forestry Management Plan.

MOTION: _____ SECOND: _____

ROLL CALL:

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

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

CURTIS R. ESHLEMAN

EDUCATION

WEST VIRGINIA UNIVERSITY, Morgantown, WV

Bachelor of Science Degree, August 1989

Major: Forestry, GPA 3.4

PAUL SMITH'S COLLEGE, Paul Smiths, NY

Associate of Applied Science Degree, May 1984

Major: Pre-Professional Forestry, GPA 3.4

EXPERIENCE

JANUARY 2004-PRESENT

TIMBERLINK CONSULTING, LLC, DOYLESTOWN, PA

Forestry Consulting: expert witness on forestry issues including land use, development, and township ordinances, Erosion & Sedimentation Control Plan preparation, custom timber marking and harvest layout and inspection, local timber harvest permit preparation and job site compliance. Timber sale administration, timber trespass evaluation, Forestland appraisal

Forest Management Planning: Forest Management Plan preparation for Act 319 "Clean and Green" Law, approved Pennsylvania Forest Stewardship Plan writer.

Log Merchandising: extensive knowledge of forest product markets including veneer, saw-log, low-grade, pulpwood, and raw wood fiber, to generate maximum return from our valuable and precious natural resources.

APRIL 2002- JANUARY 2004

WAGNER LUMBER COMPANY, OWEGO, NY

Standing timber and saw-log procurement and logging supervision

AUGUST 1996-APRIL 2002

COASTAL LUMBER COMPANY, NEW BERLIN, NY

Standing timber, saw-log procurement and logging supervision

JULY 1987-AUGUST 1996

COASTAL LUMBER COMPANY, HOPWOOD, PA

Standing timber procurement and logging supervision

MAY 1986-JULY 1987

COASTAL LUMBER COMPANY, SMITHBURG, WV

Standing timber procurement

ACCOMPLISHMENTS

Expert in timber harvesting ordinances
Purchased average of 3MM Bd Ft standing timber per year over
procurement career
Expert at landowner relations
Supervised Helicopter Logging Project
Veneer Log Selection and Marketing

CERTIFICATIONS

Society of American Foresters – member since 1999
SAF Certified Forester
American Tree Farm System Inspector

REFERENCES

Available upon request

TIMBERLINK

CONSULTING, LLC

A Professional Forestry Consulting Company

FEE SCHEDULE

Field work \$50.00/hour*

Includes:

- **Property line location, maintenance, painting and blazing**
- **Timber cruising/inventory, marking, harvest supervision (paint additional cost at current price)**

Office Work \$30.00/hour*

Includes:

- **Cruise preparation, timber sale prep**
- **Research (Township, courthouse, DOT etc.)**

Variable Pricing – price based on individual job characteristics

- **Timber Stand Improvement (TSI)**
- **Forest Management Plans**
- **Erosion & Sedimentation Control Plans (E&S Plans)**
- **Township Ordinance Permits/Plans**
- **Forest Product Marketing**

***hourly rate includes travel time to and from office**



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Construction Escrow Release #4 - Keystone Homebrew LDS#657

MEETING DATE: November 25, 2013

ITEM NUMBER: #15

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: Joseph P. Walsh
 Chairman

BACKGROUND:

Attached is a construction escrow release for Keystone Homebrew, as recommended by the Township Engineer. The original amount of the escrow was \$534,362.95, held as a Letter of Credit. This is the fourth escrow release for this project. The current release is in the amount of \$139,610.05. The new balance would be \$ 49,910.60.

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

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

RELEASE OF ESCROW FORM

Russell S. Dunlevy, P.E.
Executive Vice President
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 11/15/2013

Development Name: Keystone Homebrew Parking Expansion LD/S#657

G&A Project #: 2013-05010

Release #: 4

Dear Mr. Dunlevy:

This is an escrow release request in the amount of \$ 139,610.05. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 11/20/2013

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$ 139,610.05 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 by the developer.

 For RSD

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

Resolution # _____

WHEREAS, a request for release of escrow was received from Eugene T. Parzych, Inc. for Keystone Homebrew Supply, Inc., in the amount of \$ 139,610.05, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$ 139,610.05; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$ 139,610.05; 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 Letter of Credit with Montgomery Township in total sum of \$ 534,362.95 pursuant to a signed Land Development Agreement and that \$ 344,842.30 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$ 49,910.60 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

November 20, 2013

File No. 2013-05010

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

Reference: Financial Security Release 4
Keystone Homebrew Parking Expansion LD/S#657

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$139,610.05 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please 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 by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

James P. Dougherty, P.E.
Gilmore & Associates, Inc.
Township Engineers

JPD/atw

Enclosures: As Referenced

cc: Bruce S. Shoupe, Director of Planning and Zoning
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.
Jason Harris, Keystone Homebrew Supply, Inc.
Eugene T. Parzych, Eugene T. Parzych, Inc.

BUILDING ON A FOUNDATION OF EXCELLENCE

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



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Keystone Homebrew - LD/S#657	TOTAL CONSTRUCTION:	\$ 485,784.50	ORIGINAL ESCROW AMOUNT:	\$ 534,362.95
PROJECT NO.:	2013-05010	TOTAL CONSTRUCTION CONTINGENCY:	\$ 48,578.45		
PROJECT OWNER:	Keystone Homebrew Supply, Inc.	TOTAL ESCROW POSTED:	\$ 534,362.95	AMOUNT OF THIS RELEASE:	\$139,610.05
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL:	\$ 30,000.00	PRIOR ESCROW RELEASED:	\$ 344,842.30
ESCROW AGENT:				TOTAL ESCROW RELEASED TO DATE:	\$ 484,452.35
TYPE OF SECURITY:	Letter of Credit	MAINTENANCE BOND AMOUNT FOR THIS PROJECT:	\$ 72,867.68		
AGREEMENT DATE:				BALANCE AFTER CURRENT RELEASE:	\$ 49,910.60
		RELEASE NO.:	4		
		RELEASE DATE:	11/20/13		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 1
					TOTAL		TOTAL		TOTAL		
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
I. EROSION CONTROL											
1. Stone Construction Entrance	EA	1	\$ 1,250.00	\$ 1,250.00	1.00	\$ 1,250.00	1.00	\$ 1,250.00	\$	-	
2. 18" Silt Fence	LF	100	\$ 1.80	\$ 180.00	100.00	\$ 180.00	100.00	\$ 180.00	\$	-	
3. Super Silt Fence	LF	180	\$ 8.50	\$ 1,530.00		\$ -	180.00	\$ 1,530.00	\$	-	
4. Inlet Filters	EA	4	\$ 115.00	\$ 460.00	4.00	\$ 460.00	4.00	\$ 460.00	\$	-	
5. Stone Filters	EA	1	\$ 154.00	\$ 154.00	1.00	\$ 154.00	1.00	\$ 154.00	\$	-	
6. Temporary Seeding - Stockpile Only	LS	1	\$ 775.00	\$ 775.00		\$ -	1.00	\$ 775.00	\$	-	
II. DEMOLITION											
1. Rail Road Tie Removal	LS	1	\$ 13,740.00	\$ 13,740.00	\$	-	1.00	\$ 13,740.00	\$	-	
2. Existing Storm Sewer Removal	LF	145	\$ 6.00	\$ 870.00	\$	-	145.00	\$ 870.00	\$	-	
3. Tree Removal	LS	1	\$ 2,950.00	\$ 2,950.00	\$	-	1.00	\$ 2,950.00	\$	-	
4. Existing Pavement Removal	SY	2,100	\$ 2.65	\$ 5,565.00	\$	-	2100.00	\$ 5,565.00	\$	-	
5. Remove Existing Septic System	LS	1	\$ 1,075.00	\$ 1,075.00	\$	-	1.00	\$ 1,075.00	\$	-	
6. Utility Pole Removal	EA	3	\$ 425.00	\$ 1,275.00	\$	-	3.00	\$ 1,275.00	\$	-	
III. ROUGH GRADE SITE											
1. Strip Topsoil	CY	520	\$ 2.80	\$ 1,456.00	\$	-	520.00	\$ 1,456.00	\$	-	
2. Site Cut / Fill	CY	602	\$ 4.50	\$ 2,709.00	\$	-	602.00	\$ 2,709.00	\$	-	
3. Cut to Excess	CY	930	\$ 4.25	\$ 3,952.50	\$	-	930.00	\$ 3,952.50	\$	-	
4. Dispose of Excess	CY	930	\$ 15.00	\$ 13,950.00	\$	-	930.00	\$ 13,950.00	\$	-	
IV. STORM SEWER (INTERIOR)											
1. RCP 15" CI 3 M/J	LF	144	\$ 45.00	\$ 6,480.00	\$	-	144.00	\$ 6,480.00	\$	-	
2. RCP 18" CI M/J	LF	42	\$ 47.00	\$ 1,974.00	\$	-	42.00	\$ 1,974.00	\$	-	
3. RCP 18" (Combo Drain)	LF	190	\$ 52.00	\$ 9,880.00	190.00	\$ 9,880.00	190.00	\$ 9,880.00	\$	-	
4. 4' Type C Inlet	EA	1	\$ 2,360.00	\$ 2,360.00	\$	-	1.00	\$ 2,360.00	\$	-	
5. 4' Type M Inlet	EA	5	\$ 1,975.00	\$ 9,875.00	\$	-	5.00	\$ 9,875.00	\$	-	
6. 4' Type C Inlet (PennDOT)	EA	2	\$ 1,875.00	\$ 3,750.00	\$	-	2.00	\$ 3,750.00	\$	-	
7. Outlet Structure	EA	1	\$ 5,600.00	\$ 5,600.00	\$	-	1.00	\$ 5,600.00	\$	-	
8. Inlet Protection	EA	1	\$ 115.00	\$ 115.00	\$	-	1.00	\$ 115.00	\$	-	
9. Dispose of Excess Exc. Material	CY	240	\$ 15.00	\$ 3,600.00	\$	-	240.00	\$ 3,600.00	\$	-	



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT											
PROJECT NAME: Keystone Homebrew - LD/S#657				TOTAL CONSTRUCTION: \$ 485,784.50				ORIGINAL ESCROW AMOUNT: \$ 534,362.95			
PROJECT NO.: 2013-05010				TOTAL CONSTRUCTION CONTINGENCY: \$ 48,578.45							
PROJECT OWNER: Keystone Homebrew Supply, Inc.				TOTAL ESCROW POSTED: \$ 534,362.95				AMOUNT OF THIS RELEASE: \$139,610.05			
MUNICIPALITY: Montgomery Township				TOTAL ENG/INSP/LEGAL: \$ 30,000.00				PRIOR ESCROW RELEASED: \$ 344,842.30			
ESCROW AGENT:								TOTAL ESCROW RELEASED TO DATE: \$ 484,452.35			
TYPE OF SECURITY: Letter of Credit				MAINTENANCE BOND AMOUNT FOR THIS PROJECT: \$ 72,867.68							
AGREEMENT DATE:				RELEASE NO.: 4				BALANCE AFTER CURRENT RELEASE: \$ 49,910.60			
				RELEASE DATE: 11/20/13							
ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 1
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
VI. UNDERGROUND STORAGE BASIN											
1. Underground Storage Basin	LS	1	\$ 111,010.00	\$ 111,010.00		\$ -	1.00	\$ 111,010.00		\$ -	
VII. ROAD WIDENING											
1. Boxout Excavation	LS	1	\$ 750.00	\$ 750.00	1.00	\$ 750.00	1.00	\$ 750.00		\$ -	
2. Saw Cut	LF	185	\$ 3.00	\$ 555.00	185.00	\$ 555.00	185.00	\$ 555.00		\$ -	
3. Fine Grade	SY	72	\$ 5.00	\$ 360.00	72.00	\$ 360.00	72.00	\$ 360.00		\$ -	
4. 18" Concrete Curb	LF	180	\$ 15.00	\$ 2,700.00	180.00	\$ 2,700.00	180.00	\$ 2,700.00		\$ -	
5. 6" 2A Modified Stone Base	SY	72	\$ 10.50	\$ 756.00	72.00	\$ 756.00	72.00	\$ 756.00		\$ -	
6. 6" 25mm Superpave Base	SY	72	\$ 34.00	\$ 2,448.00	72.00	\$ 2,448.00	72.00	\$ 2,448.00		\$ -	
7. 2" 19mm Superpave Blinder	SY	72	\$ 16.00	\$ 1,152.00	72.00	\$ 1,152.00	72.00	\$ 1,152.00		\$ -	
8. 12" Cutback	LF	185	\$ 2.00	\$ 370.00	185.00	\$ 370.00	185.00	\$ 370.00		\$ -	
9. 1.5" 9.5mm Superpave Wearing	SY	94	\$ 12.00	\$ 1,128.00	94.00	\$ 1,128.00	94.00	\$ 1,128.00		\$ -	
10. Seal Pavement Joint	LF	370	\$ 1.25	\$ 462.50	370.00	\$ 462.50	370.00	\$ 462.50		\$ -	
11. Traffic Control	LS	1	\$ 1,925.00	\$ 1,925.00	1.00	\$ 1,925.00	1.00	\$ 1,925.00		\$ -	
VIII. ONSITE PAVING											
1. Fine Grade	SY	2964	\$ 1.15	\$ 3,408.60		\$ -	2964.00	\$ 3,408.60		\$ -	
2. 4" 2A Modified Stone Base	SY	2964	\$ 4.80	\$ 14,227.20		\$ -	2964.00	\$ 14,227.20		\$ -	
3. 5" BCBC Base Course	SY	2964	\$ 23.00	\$ 68,172.00		\$ -	2964.00	\$ 68,172.00		\$ -	
4. Sweep & Tack Coat	SY	2964	\$ 2.25	\$ 6,669.00		\$ -		\$ -	2964.00	\$ 6,669.00	
5. 1.5" ID-2 Wearing Course	SY	2964	\$ 8.15	\$ 24,156.60		\$ -		\$ -	2964.00	\$ 24,156.60	
6. Pavement Line Striping	LS	1	\$ 1,620.00	\$ 1,620.00		\$ -		\$ -	1.00	\$ 1,620.00	
7. Traffic Signage	EA	10	\$ 132.50	\$ 1,325.00	10.00	\$ 1,325.00	10.00	\$ 1,325.00		\$ -	
8. Parking Bumpers	EA	5	\$ 58.00	\$ 290.00		\$ -		\$ -	5.00	\$ 290.00	
9. Bollards	EA	10	\$ 710.00	\$ 7,100.00		\$ -		\$ -	10.00	\$ 7,100.00	
IX. CONCRETE WORK											
1. 18" Concrete Curb	LF	1170	\$ 14.35	\$ 16,789.50		\$ -	1170.00	\$ 16,789.50		\$ -	
2. 4" Concrete Sidewalk	SF	2030	\$ 5.25	\$ 10,657.50		\$ -	2030.00	\$ 10,657.50		\$ -	



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT											
PROJECT NAME: Keystone Homebrew - LD/S#657				TOTAL CONSTRUCTION: \$ 485,784.50				ORIGINAL ESCROW AMOUNT: \$ 534,362.95			
PROJECT NO.: 2013-05010				TOTAL CONSTRUCTION CONTINGENCY: \$ 48,578.45							
PROJECT OWNER: Keystone Homebrew Supply, Inc.				TOTAL ESCROW POSTED: \$ 534,362.95				AMOUNT OF THIS RELEASE: \$139,610.05			
MUNICIPALITY: Montgomery Township				TOTAL ENG/INSP/LEGAL: \$ 30,000.00				PRIOR ESCROW RELEASED: \$ 344,842.30			
ESCROW AGENT:								TOTAL ESCROW RELEASED TO DATE: \$ 484,452.35			
TYPE OF SECURITY: Letter of Credit				MAINTENANCE BOND AMOUNT FOR THIS PROJECT: \$ 72,867.68				BALANCE AFTER CURRENT RELEASE: \$ 49,910.60			
AGREEMENT DATE:				RELEASE NO.: 4							
				RELEASE DATE: 11/20/13							
ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ #1
					TOTAL		TOTAL		TOTAL		
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
X. LANDSCAPING											
1. Maple Red Sunset 3" Cal.	EA	7	\$ 625.00	\$ 4,375.00		\$ -		\$ -	7.00	\$ 4,375.00	
2. Rebud 2.5" Cal.	EA	1	\$ 425.00	\$ 425.00	1.00	\$ 425.00	1.00	\$ 425.00		\$ -	
3. Tulip Trees 3" Cal.	EA	3	\$ 650.00	\$ 1,950.00	1.00	\$ 650.00	1.00	\$ 650.00	2.00	\$ 1,300.00	
4. Zelkova 3" Cal.	EA	5	\$ 650.00	\$ 3,250.00	1.00	\$ 650.00	1.00	\$ 650.00	4.00	\$ 2,600.00	
5. Maple Hedge 3"	EA	3	\$ 600.00	\$ 1,800.00		\$ -		\$ -	3.00	\$ 1,800.00	
6. White Pine 5'-6"	EA	3	\$ 490.00	\$ 1,470.00	3.00	\$ 1,470.00	3.00	\$ 1,470.00		\$ -	
7. Arborvitae Emerald Green 8'-9"	EA	25	\$ 300.00	\$ 7,500.00	25.00	\$ 7,500.00	25.00	\$ 7,500.00		\$ -	
8. Holly Nellie Stevens 8'-9"	EA	4	\$ 600.00	\$ 2,400.00	4.00	\$ 2,400.00	4.00	\$ 2,400.00		\$ -	
9. Blueberry 30"	EA	63	\$ 65.00	\$ 4,095.00	63.00	\$ 4,095.00	63.00	\$ 4,095.00		\$ -	
10. Enkianthus Redvein 30"	EA	9	\$ 108.00	\$ 972.00	9.00	\$ 972.00	9.00	\$ 972.00		\$ -	
11. Deutzia Slender 30"	EA	13	\$ 65.00	\$ 845.00	13.00	\$ 845.00	13.00	\$ 845.00		\$ -	
12. Spiraea Little Princess 30"	EA	38	\$ 65.00	\$ 2,470.00	38.00	\$ 2,470.00	38.00	\$ 2,470.00		\$ -	
13. Azalea Hershey Red 18"	EA	16	\$ 65.00	\$ 1,040.00	16.00	\$ 1,040.00	16.00	\$ 1,040.00		\$ -	
14. Holly Heller Japanese 24"	EA	8	\$ 87.00	\$ 696.00	8.00	\$ 696.00	8.00	\$ 696.00		\$ -	
15. Laurel Cherry Otto Luyken 24"	EA	13	\$ 110.00	\$ 1,430.00	13.00	\$ 1,430.00	13.00	\$ 1,430.00		\$ -	
16. Yew Dense Spreading 24"	EA	83	\$ 82.00	\$ 6,806.00	83.00	\$ 6,806.00	83.00	\$ 6,806.00		\$ -	
17. Viburnum Leatherleaf 36"	EA	8	\$ 108.00	\$ 864.00	8.00	\$ 864.00	8.00	\$ 864.00		\$ -	
18. Winterberry Winter Red 36"	EA	15	\$ 90.00	\$ 1,350.00	15.00	\$ 1,350.00	15.00	\$ 1,350.00		\$ -	
19. Juniper Youngstown Andorra 24"	EA	20	\$ 65.00	\$ 1,300.00	20.00	\$ 1,300.00	20.00	\$ 1,300.00		\$ -	
20. Mulch Dbl Ground Shredded Bark	SF	9800	\$ 0.65	\$ 6,370.00	9800.00	\$ 6,370.00	9800.00	\$ 6,370.00		\$ -	
XI. LAWN RESTORATION											
1. Respread Topsoil	CY	250	\$ 5.75	\$ 1,437.50	50.00	\$ 287.50	250.00	\$ 1,437.50		\$ -	
2. Rake & Seed	SF	10000	\$ 0.12	\$ 1,200.00	10000.00	\$ 1,200.00	10000.00	\$ 1,200.00		\$ -	
3. Erosion Control Matting	SF	10000	\$ 0.20	\$ 2,000.00	10000.00	\$ 2,000.00	10000.00	\$ 2,000.00		\$ -	
XII. MISCELLANEOUS											
1. Site Layout	LS	1	\$ 10,878.00	\$ 10,878.00		\$ -	1.00	\$ 10,878.00		\$ -	
2. As-Built Drawings	LS	1	\$ 4,275.60	\$ 4,275.60	1.00	\$ 4,275.60	1.00	\$ 4,275.60		\$ -	
3. Modular Block Retaining Wall	LS	1	\$ 16,080.00	\$ 16,080.00	1.00	\$ 16,080.00	1.00	\$ 16,080.00		\$ -	
4. Concrete Patio 4" with Stone	SF	640	\$ 5.70	\$ 3,648.00		\$ -	640.00	\$ 3,648.00		\$ -	
5. Site Lighting	LS	1	\$ 21,300.00	\$ 21,300.00		\$ -	1.00	\$ 21,300.00		\$ -	
XIII. CONTINGENCY											
		1	48578.45	\$48,578.45	1.00	\$ 48,578.45	1.00	\$ 48,578.45		\$ -	



Boucher & James, Inc.
CONSULTING ENGINEERS

INNOVATIVE ENGINEERING

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

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

P.O. Box 799
Morgantown, PA 19543
610-913-1212
Fax 215-345-9401

www.bjengineers.com

November 19, 2013

Mr. James P. Dougherty, P.E.
Gilmore & Associates, Inc.
65 E. Butler Ave. Suite 100
New Britain, PA 18901

**SUBJECT: KEYSTONE HOMEBREW SUPPLY, INC.
ESCROW RELEASE INSPECTION 001
TOWNSHIP LD/S NO. 657
PROJECT NO. 1055256R**

Dear Mr. Dougherty:

Please be advised that on November 18, 2013, I conducted an inspection of the plant material installed at Keystone Homebrew Supply, Inc. in response to an escrow release request received on November 15, 2013 via your office. The inspection was conducted in accordance with the approved Landscape Plans prepared by STA Engineering, Inc., dated June 17, 2010, and last revised due to approved field changes on October 22, 2013. The plant material has been inspected for size, species, and location conformity to plan requirements, and whether the plants are alive.

We offer the following comments for your consideration:

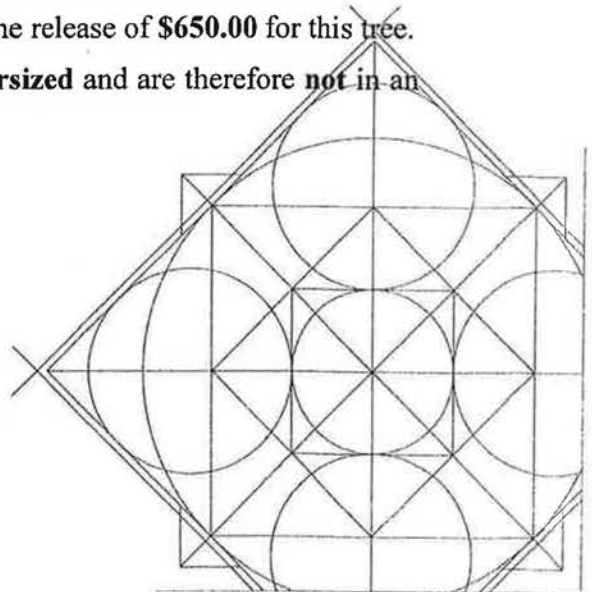
A. Shade Trees

The following shade trees have been found to be of **acceptable** size and condition to release the associated escrow:

1. One (1) Red Sunset Maple. We recommend the release of **\$650.00** for this tree.
2. One (1) Green Vase Zelkova. We recommend the release of **\$650.00** for this tree.

The following shade trees have been found to be **undersized** and are therefore **not in an acceptable condition** to release the associated escrow:

1. Seven (7) Red Sunset Maples
2. Two (2) Tulip Trees
3. Four (4) Green Vase Zelkovas
4. Three (3) Hedge Maples



B. Ornamental/Flowering Trees

The following ornamental/flowering trees have been found to be of **acceptable** size and condition to release the associated escrow:

1. One (1) Eastern Redbud. We recommend the release of **\$425.00** for this tree.

C. Evergreen Trees

The following evergreen trees have been found to be of **acceptable** size and condition to release the associated escrow:

1. Four (4) Nellie Stevens Hollies. We recommend the release of **\$2,400.00** for these trees.
2. Three (3) White Pines. We recommend the release of **\$1,470.00** for these trees.
3. Twenty-five (25) Emerald Green Arborvitae. We recommend the release of **\$7,500.00** for these trees.

D. Evergreen Shrubs

The following evergreen shrubs have been found to be of **acceptable** size and condition to release the associated escrow:

1. Sixteen (16) Hershey Red Azaleas. We recommend the release of **\$1,040.00** for these shrubs.
2. Eight (8) Japanese Heller Hollies. We recommend the release of **\$696.00** for these shrubs.
3. Thirteen (13) Otto Luyken Cherry Laurels. We recommend the release of **\$1,430.00** for these shrubs.
4. Eighty-three (83) Dense Spreading Yews. We recommend the release of **\$6,806.00** for these shrubs.
5. Eight (8) Leatherleaf Viburnum. We recommend the release of **\$864.00** for these shrubs.
6. Twenty (20) Youngstown Andorra Juniper. We recommend the release of **\$1,300.00** for these shrubs.

E. Deciduous Shrubs

The following deciduous shrubs have been found to be of **acceptable** size and condition to release the associated escrow:

1. Sixty-three (63) Blueberries. We recommend the release of **\$4,095.00** for these shrubs.
2. Nine (9) Red Vein Enkianthus. We recommend the release of **\$972.00** for these shrubs.
3. Thirteen (13) Slender Deutzia. We recommend the release of **\$845** for these shrubs.

Mr. James P. Dougherty, P.E.
Keystone Homebrew Supply, Inc.
November 19, 2013
Page 3

4. Thirty-eight (38) Little Princess Spiraea. We recommend the release of **\$2,470** for these shrubs.
5. Fifteen (15) Winter Red Winterberry. We recommend the release of **\$1,350** for these shrubs.

Based on our review of this escrow release request, we recommend an escrow release amount of **Thirty Four Thousand Nine Hundred Sixty Three Dollars and No Cents (\$34,963.00)**. Please find attached an updated escrow tabulation for your reference, and diagrams detailing my inspection findings.

Please note, authorization of this release should not be construed as Final Approval or Acceptance of the improvements installed to date.

Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,



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

VLL/kam

Enclosure(s)

cc: Board of Supervisors
Lawrence Gregan, Township Manager
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Russ Dunlevy, Gilmore & Associates, Inc.
Jason Harris, Keystone Homebrew Supply, Inc.

**KEYSTONE HOMEBREW
MONTGOMERY TOWNSHIP (12/21/10 REVISED 11/19/13)**

PROJECT #10 55 256R LD/S # 657

ITEM DESCRIPTION	SIZE	UNIT PRICE	QTY.	TOTAL	PREVIOUS ESCROW RELEASED		CURRENT ESCROW RECOMMENDED FOR RELEASE		REMAINING ESCROW TO BE RELEASED	
					QTY.	AMOUNT	QTY.	AMOUNT	QTY.	AMOUNT
1.0 <u>Shade Trees</u>										
Red Sunset Maple	3" cal.	\$ 625.00	7	\$ 4,375.00	0	\$ -	0	\$ -	7	\$ 4,375.00
Tulip Tree	3" cal.	\$ 650.00	3	\$ 1,950.00	0	\$ -	1	\$ 650.00	2	\$ 1,300.00
Zelkova s. Green Vase	3" cal.	\$ 650.00	5	\$ 3,250.00	0	\$ -	1	\$ 650.00	4	\$ 2,600.00
Hedge Maple	3" cal.	\$ 600.00	3	\$ 1,800.00	0	\$ -	0	\$ -	3	\$ 1,800.00
SUBTOTAL			18	\$ 11,375.00	0	\$ -	2	\$ 1,300.00	16	\$ 10,075.00
2.0 <u>Ornamental Trees</u>										
Eastern Redbud	2.5" cal.	\$ 425.00	1	\$ 425.00	0	\$ -	1	\$ 425.00	0	\$ -
SUBTOTAL			1	\$ 425.00	0	\$ -	1	\$ 425.00	0	\$ -
3.0 <u>Evergreen Trees</u>										
White Pine	8-9'	\$ 490.00	3	\$ 1,470.00	0	\$ -	3	\$ 1,470.00	0	\$ -
Emerald Green Arborvitae	8-9'	\$ 300.00	25	\$ 7,500.00	0	\$ -	25	\$ 7,500.00	0	\$ -
Nellie Stevens Holly	8-9'	\$ 600.00	4	\$ 2,400.00	0	\$ -	4	\$ 2,400.00	0	\$ -
SUBTOTAL			32	\$ 11,370.00	0	\$ -	32	\$ 11,370.00	0	\$ -
4.0 <u>Evergreen Shrubs</u>										
Hershey Red Azalea	24-30" height	\$ 65.00	16	\$ 1,040.00	0	\$ -	16	\$ 1,040.00	0	\$ -
Japanese Heller Holly	24-30" height	\$ 87.00	8	\$ 696.00	0	\$ -	8	\$ 696.00	0	\$ -
Otto Luyken Cherry Laurel	24-30" height	\$ 110.00	13	\$ 1,430.00	0	\$ -	13	\$ 1,430.00	0	\$ -
Dense Spreading Yew	24-30" height	\$ 82.00	83	\$ 6,806.00	0	\$ -	83	\$ 6,806.00	0	\$ -
Leatherleaf Viburnum	30-36" height	\$ 108.00	8	\$ 864.00	0	\$ -	8	\$ 864.00	0	\$ -
Youngstown Andorra Juniper	24-30" height	\$ 65.00	20	\$ 1,300.00	0	\$ -	20	\$ 1,300.00	0	\$ -
SUBTOTAL			148	\$ 12,136.00	0	\$ -	148	\$ 12,136.00	0	\$ -
5.0 <u>Deciduous Shrubs</u>										
Blueberry	30-36" height	\$ 65.00	63	\$ 4,095.00	0	\$ -	63	\$ 4,095.00	0	\$ -
Red Vein Enkianthus	30-36" height	\$ 108.00	9	\$ 972.00	0	\$ -	9	\$ 972.00	0	\$ -
Slender Deutzia	30-36" height	\$ 65.00	13	\$ 845.00	0	\$ -	13	\$ 845.00	0	\$ -
Little Princess Spiraea	30-36" height	\$ 65.00	38	\$ 2,470.00	0	\$ -	38	\$ 2,470.00	0	\$ -
Winter Red Winterberry	30-36" height	\$ 90.00	15	\$ 1,350.00	0	\$ -	15	\$ 1,350.00	0	\$ -
SUBTOTAL			138	\$ 9,732.00	0	\$ -	138	\$ 9,732.00	0	\$ -
6.0 <u>TOTAL OF ALL PLANTINGS</u>				\$ 45,038.00	\$ -	\$ -	\$ 34,963.00		\$ 10,075.00	

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Construction Escrow Release #1 – Montgomery Chase - LDS#616A

MEETING DATE: November 25, 2013

ITEM NUMBER: #16

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: Joseph P. Walsh
Chairman

BACKGROUND:

Attached is a construction escrow release for Montgomery Chase, as recommended by the Township Engineer. The original amount of the escrow was \$77,457.05, held as a Letter of Credit. This is the first escrow release for this project. The current release is in the amount of \$47,728.00. The new balance would be \$ 29,729.05.

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

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

RELEASE OF ESCROW FORM

Russell S. Dunlevy, P.E.
Executive Vice President
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 11/5/2013

Development Name: Montgomery Chase - LD/S#616A

G&A Project #: 2012-04051

Release #: 1

Dear Mr. Dunlevy:

This is an escrow release request in the amount of \$ 47,728.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 11/20/2013

Dear Mr. Gegan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$ 47,728.00 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 by the developer.

 For RSD

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

Resolution # _____

WHEREAS, a request for release of escrow was received from Arthur Herling, III for Montgomery Chase, in the amount of \$ 47,728.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$ 47,728.00; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$ 47,728.00; 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 Letter of Credit with Montgomery Township in total sum of \$ 77,457.05 pursuant to a signed Land Development Agreement and that \$ 0.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$ 29,729.05 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

November 20, 2013

File No. 2012-04051

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

Reference: Financial Security Release 1
Montgomery Chase LD/S#616A

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$47,728.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please 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 by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

James P. Dougherty, P.E.
Gilmore & Associates, Inc.
Township Engineers

JPD/atw/sl

Enclosures: As Referenced

cc: Bruce S. Shoupe, Director of Planning and Zoning
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.
Arthur Herling, III

BUILDING ON A FOUNDATION OF EXCELLENCE

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

ESCROW STATUS REPORT



Gilmore & Associates, Inc.
Engineering and Consulting Services

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Montgomery Chase	TOTAL CONSTRUCTION:	\$70,415.50	ORIGINAL CONSTRUCTION AMOUNT:	\$77,457.05
PROJECT NO.:	2012-04051	TOTAL CONSTRUCTION CONTINGENCY:	\$7,041.55		
PROJECT OWNER:	Arthur Herling, III	TOTAL CONSTRUCTION ESCROW POSTED:	\$77,457.05	AMOUNT OF THIS RELEASE:	\$47,728.00
MUNICIPALITY:	Montgomery Township			PRIOR CONSTRUCTION RELEASED:	\$ -
ESCROW AGENT:		TOTAL ENG/INSP/LEGAL:	\$5,000.00	TOTAL CONSTRUCTION RELEASED TO DATE:	\$47,728.00
TYPE OF SECURITY:				BALANCE AFTER CURRENT RELEASE:	\$29,729.05
AGREEMENT DATE:					
		RELEASE NO.:	1		
		RELEASE DATE:	November 20, 2013		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 1	
CONSTRUCTION ITEMS		UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY

ESCROW STATUS REPORT



Gilmore & Associates, Inc.
Engineering and Consulting Services

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Montgomery Chase	TOTAL CONSTRUCTION:	\$70,415.50	ORIGINAL CONSTRUCTION AMOUNT:	\$77,457.05
PROJECT NO.:	2012-04051	TOTAL CONSTRUCTION CONTINGENCY:	\$7,041.55		
PROJECT OWNER:	Arthur Herling, III	TOTAL CONSTRUCTION ESCROW POSTED:	\$77,457.05	AMOUNT OF THIS RELEASE:	\$47,728.00
MUNICIPALITY:	Montgomery Township			PRIOR CONSTRUCTION RELEASED: \$	-
ESCROW AGENT:		TOTAL ENG/INSP/LEGAL:	\$5,000.00	TOTAL CONSTRUCTION RELEASED TO DATE:	\$47,728.00
TYPE OF SECURITY:				BALANCE AFTER CURRENT RELEASE:	\$29,729.05
AGREEMENT DATE:					
		RELEASE NO.:	1		
		RELEASE DATE:	November 20, 2013		

ESCROW TABULATION					CURRENT RELEASE	RELEASED TO DATE	AVAILABLE FOR RELEASE	RELEASE REQ # 1	
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
<u>Softening Buffer Trees</u>									
1. Red Maple	EA	4	\$415.00	\$1,660.00			4.00	\$1,660.00	
2. Ash	EA	3	\$415.00	\$1,245.00			3.00	\$1,245.00	
3. Sweetgum	EA	3	\$415.00	\$1,245.00			3.00	\$1,245.00	
4. London Plane	EA	1	\$415.00	\$415.00			1.00	\$415.00	
<u>Softening Buffer Shrubs</u>									
1. Shasta Viburnum	EA	9	\$70.00	\$630.00			9.00	\$630.00	
2. Bayberry	EA	12	\$70.00	\$840.00			12.00	\$840.00	
3. Arrowwood Viburnum	EA	15	\$70.00	\$1,050.00			15.00	\$1,050.00	
4. Winterberry Holly	EA	24	\$70.00	\$1,680.00			24.00	\$1,680.00	
5. Itea	EA	9	\$70.00	\$630.00			9.00	\$630.00	
<u>Rosen Property Buffer</u>									
1. White Pines	EA	5	\$350.00	\$1,750.00			5.00	\$1,750.00	
VI MISCELLANEOUS									
1. Traffic Control	LS	1	\$750.00	\$750.00	1.00	\$750.00	1.00	\$750.00	
2. Construction Stakeout	LS	1	\$1,250.00	\$1,250.00	1.00	\$1,250.00	1.00	\$1,250.00	
3. As-built Drawings	LS	1	\$1,000.00	\$1,000.00			1.00	\$1,000.00	
4. Pins & Monumentation	LS	1	\$2,000.00	\$2,000.00			1.00	\$2,000.00	

SECOND

ROLL CALL:

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

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

Resolution #

WHEREAS, a request for final release of escrow was received from the Montgomery Square United Methodist Church, in the amount of \$34,029.60 (established as a Tri-Party Agreement), 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, Landscape Architect and Street Lighting Engineer, who recommend the termination of the Tri- Party Agreement, as all public improvements have been satisfactorily completed at the end of the Maintenance period.

NOW, THEREFORE, BE IT RESOLVED BY the Board of Supervisors of Montgomery Township that we do hereby authorize the above noted release in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of these funds.

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

The action of the Board in releasing these funds will close this escrow account.

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: Applicant, J. Hanna, B. Shoupe, Finance Department, M. Stoerrle, Minute Book, Resolution File, File

Bruce S. Shoupe, Director of
Planning and Zoning



Boucher & James, Inc.
CONSULTING ENGINEERS

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

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

P.O. Box 799
Morgantown, PA 19543
610-913-1212
Fax 215-345-9401

www.bjengineers.com

INNOVATIVE ENGINEERING

November 14, 2013

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

**SUBJECT: MONTGOMERY SQUARE UNITED METHODIST CHURCH
END OF MAINTENANCE PERIOD INSPECTION 003
TOWNSHIP LD/S NO. 638
PROJECT NO. 0755237R**

Dear Mr. Hanna:

Please be advised that on Thursday, November 14, 2013, I conducted an End of Maintenance Period Inspection of the landscaping at Montgomery Square United Methodist Church in accordance with the approved landscape plan prepared by Schlosser & Clauss, Inc., dated May 25, 2007, last revised July 25, 2008, and in accordance with the landscape reductions approved by the Board of Supervisors on October 26, 2009.

All plant material on the site has been found to be in an acceptable condition to end the maintenance period. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Valerie L. Liggett

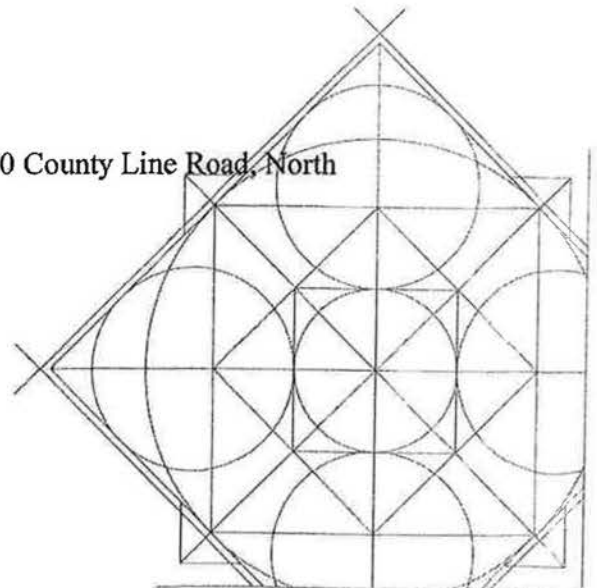
Valerie L. Liggett, ASLA, R.L.A.
Planner/Landscape Architect

VLL/kam

cc: Montgomery Square United Methodist Church, 1900 County Line Road, North
Wales, PA 19454

ec: Board of Supervisors
Lawrence Gegan, Township Manager
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer

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Chambers Associates, Inc.
Civil Engineers & Surveyors
2962 Skippack Pike
P.O. Box 678
Worcester, PA 19490
484-991-8187
staff@chambersassoc.com

February 20, 2013

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

***Subject: Montgomery Square United Methodist Church
End of Maintenance Period Observation
Job # 105-601***

Dear Larry:

On Tuesday, February 19, 2013, I completed an End of Maintenance Period Observation at the above referenced site.

As of the above date, there are no outstanding issues with the completed site work.

Upon receipt of Boucher & James' observation stating that there are no issues with landscaping, we can recommend release of the maintenance bond.

If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Very truly yours,

Edward Slaw

/jvr

C via e-mail: Bruce Shoupe, Montgomery Township
Marita Stoerrle, Montgomery Township
Ed Moser, The Moser Group



TRAFFIC PLANNING AND DESIGN, INC.

Est. 1989 2500 EAST HIGH STREET, STE 650
POTTSTOWN, PA 19464

PHONE: 610.326.3100
FAX: 610.326.9410

TPD@TRAFFICPD.COM
WWW.TRAFFICPD.COM

December 4, 2012

PA Society of Professional Engineers
Professional Development Award Winner

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

#1 Best Civil Engineering Firm
To Work For In The US

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Philadelphia 100
Hall of Fame Firm

Inc. 5000
Fastest Growing Firm

Re: Montgomery Square United Methodist Church
Final Inspection – Lighting
Montgomery Township LD/S #638
Montgomery Township, Montgomery County
TPD# MOTO.A.00049

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has completed a visual lighting observation of the Montgomery Square United Methodist Church at Montgomery Township's request. Based on our observations, there are no items to be addressed.

If you have any questions, please call me at your earliest convenience.

Sincerely,

Kevin L. Johnson, P.E.
President

Cc: Larry Gregan, Township Manager
Kevin Costello, Township Public Works Director
Marita Stoerrle, Township Development Coordinator
John O. Chambers, P.E., Township Engineer
Dan Altman, TPD