

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consideration - Preliminary/Final Land Development Plan – Commerce Group - 744
Bethlehem Pike - LDS #663

MEETING DATE: December 16, 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:

This property is located at 744 Bethlehem Pike, at Vilsmeier Road. The site has an existing right-in and right-out access driveway on the east side to Bethlehem Pike. The site is within the C-Commercial Zoning District. The site is approximately 1.49 acres. The intended use is a multi-tenant retail store. The applicant proposes to demolish the existing building and construct a one-story, 11,900 square foot building. Parking areas and a full-access driveway onto Vilsmeier Road are proposed.

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

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

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

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

The Board could deny this plan based on the deficiencies noted below or approve 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 LAND DEVELOPMENT FOR THE COMMERCE GROUP, 744 BETHLEHEM PIKE – LDS#663

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 Commerce Group, 744 Bethlehem Pike**, as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant prior to the recording of the final plan:

1. Fulfilling all obligations and requirements of the **Gilmore & Associates, Inc.** letters dated November 5, 2013, November 4, 2013 (Accessibility Review), March 12, 2013, November 13, 2012; **Boucher & James, Inc.** letters dated November 7, 2013, October 29, 2013, November 9, 2012; **Montgomery Township Planning Commission** comments dated November 21, 2013; **Montgomery County Planning Commission** comments dated March 12, 2012; **Traffic Planning and Design, Inc.** letters dated October 31, 2013, March 12, 2013, November 7, 2012; **Montgomery Township Fire Marshal's Office** comments dated March 7, 2013, November 20, 2012; **Montgomery Township Police Department** comments dated February 18, 2013, November 6, 2012; **Montgomery Township Zoning Review** dated November 12, 2012; and **Kenneth Amey's** letters dated March 18, 2013, November 19, 2012.
2. The Township is not requiring dedication of the area between the legal and ultimate right-of way as noted in Waiver item # 1 below, therefore the Applicant will terminate Civil Action No. 97-23341, discharging the Board of View, marking that action settled discontinued and ended and executing a release and pay all outstanding balance on project account #M-04-07 with Montgomery Township in the amount of \$10,379.96.
3. The Applicant shall remove the four (4) monument signs noted on the record plan; whereas they are not part of the land development application and are subject to an independent review under the Township's zoning code.
4. 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.
5. 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.
6. The Applicant shall be responsible for payment of all Township Consultant fees related to this project.
7. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.

8. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.
9. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
10. The Applicant must comply with the Decision and Order of the Zoning Hearing Board dated November 13, 2013. The relief granted by the Zoning Hearing Board must be listed on the record plan.
11. The Applicant acknowledges that Section 205-116 of the SALDO provides for the payment of a fee in lieu of the dedication of parkland for park and recreation purposes. The Applicant hereby agrees to accept the provisions of Section 205-116(A) (2) of the SALDO providing for the payment of \$.50 per square foot for nonresidential development or use up to 10,000 square feet and \$.25 per square foot over 10,000 square feet. This fee must be paid prior to the submission of an application for a building permit.
12. The Applicant shall execute the required Storm water Management Facilities Maintenance and Monitoring Agreement and Landscaping Declaration of Covenants and Restriction for its benefit and its successors and assigns.

BE IT FURTHER RESOLVED that the following waivers are granted to the extent that they concur with the recommendation of the consultants. The items # 4, 15 and 17 noted in red below, the Consultants are not supporting the waiver request:

1. Section 205-10.D.(4)(b) and (c) – A waiver is requested from the requirement that additional right-of-way widths, paving widths and curbing may be required by the Township for parking in commercial areas. *(The Applicant has indicated that the project has been designed in accordance with the PennDOT project to improve the 5-point intersection. The consultants have no objection to this waiver.)*
2. Section 205-10.H. (6) – A waiver is requested from the requirement regarding off-street loading areas. *(The Applicant has indicated that "the site is not proposed to be accessed by a semi-tractor trailer".)*
3. Section 205-10.H. (7) (b) – A waiver is requested from the requirement that off-street parking spaces for the physically handicapped be a minimum of 12 feet wide. *(The Applicant is requesting this waiver based on the ADA Standards for Accessible Design which requires a minimum of 96 inches wide. The consultants have no objection to this waiver conditioned upon the plans meeting all other ADA requirements for off-street parking spaces.)*

4. Section 205.18 - A partial waiver is requested from this section regarding storm and surface drainage. The applicant shall reduce the post-development flow to less than the pre-development flow in lieu. **(The consultants do not support this waiver.)**
5. Section 205-18.A. (3) (a) - A waiver is requested from the requirement that the minimum internal diameter of all storm drains should be 15 inches. The proposed discharge pipes for the underground detention system have an internal diameter of 6 inches. *(The consultants have no objection to this waiver conditioned upon the discharge pipes from the proposed outlet structure being designed to handle the entire 100-year inflow to the underground detention system.)*
6. Section 205-52.A. - A waiver is requested from the requirement that street trees be required for any subdivision or land development where suitable street trees do not exist. *(The consultants have no objection to this waiver, but recommend a fee in lieu of the missing 3 street trees. **3 Street Trees @ \$350 = \$1,050**)*
7. Section 205-52.B (3) (a) - A waiver is requested from the requirement for softening buffers being located within 20 feet of the property line. The applicant has shown some buffers as being more than 20 feet from the property line. *(This may be waived at the discretion of the Board of Supervisors. The consultants have no objection to this waiver.)*
8. Section 205-52.B (4) (a) - A waiver is requested from the requirement that softening buffers be required in all zoning districts and for all uses. *(The consultants have no objection to this waiver, but recommend a fee in lieu of the missing 17 shade trees. **17 Shade Trees @ \$350 = \$5,950**)*
9. Section 205-52.C.(2)(b) - A waiver is requested from the requirement that all truck loading, outside storage areas, mechanical equipment and trash receptacles be screened from view from streets and abutting residential areas in accordance with the standards for screen buffer size and type. *(The applicant proposes to screen the dumpster area with cedar fencing. The consultants have no objection to this waiver.)*
10. Section 205.52.C.3 (b) - A waiver is requested from the requirement that screen buffers shall be located within 20 feet of the property lines or within 20 feet of the legal or ultimate right-of-way lines, whichever is farther from the street center line. *(The applicant requests a waiver regarding the planting of the softening buffer within 20 feet of the property line. All plant material will be within 25 feet of the property line. The consultants have no objection to this waiver.)*
11. Section 205-52.D. - A waiver is requested from the requirement regarding parking area landscaping. *(The consultants have no objection to this waiver, but recommend a fee in lieu of the missing 6 shade trees. **6 Shade Trees @ \$350 = \$2,100**)*
12. Section 205-52.D(1)(d) - A waiver is requested from the requirement that raised continuous concrete curbing be provided around all planter islands in order to permit a fire truck turning radius through the parking lot. *(The consultants have no objection to this waiver.)*

13. Section 205-52.D (1) (f) – A waiver is requested from providing hedge plantings for 9 parking spaces along Vilsmeier Road. *(The consultants have no objection to this waiver. Twenty-seven shrubs are missing from the required hedge plantings along Vilsmeier Road, however, 30 additional shrubs have been provided in other locations on the site.)*
14. Section 205-52.G. – A waiver is requested from the requirement regarding individual lot landscaping. *(The consultants have no objection to this waiver, but recommend a fee in lieu of the missing 3 shade trees. **3 Shade Trees @ \$350 = \$1,050**)*
15. Section 205-52.B(1) and (2) – A waiver is requested from the requirement restricting tree root disturbance to less than ¼ of the total root area. ***(The consultants do not support this waiver, as it does not appear that a waiver is required. The planting of landscape material within the dripline of an existing tree is not considered to be tree root disturbance.)***
16. Section 205-53.C – A waiver is requested from the tree preservation requirements. *(The consultants have no objection to this waiver. A fee in lieu of the missing 8 replacement trees should be provided. **8 Replacement Trees @ \$275 = \$2,200**)*
17. Section 205-56 – A waiver is requested from the Recommended Plant List requirements. ***(The consultants do not support this waiver. The Board of Supervisors may permit planting types other than those listed if they are hardy to the area, not subject to blight or disease, and are of the same general character and growth habit as those listed in the Plant List)***
18. Section 205-78.B.1 - A waiver is requested from showing the location, names and widths of streets and alleys, including existing streets; the location and names of railroads; the 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. *(An aerial photograph has been provided in lieu of showing the existing features within 400 feet of the land to be developed. The consultants have no objection to this waiver conditioned upon the applicant agreeing to provide any information that is determined to be necessary by the Township Consultants.)*
19. Section 205-100 to 102. – A waiver is requested from the requirement that a traffic management study be required for all major subdivisions, land developments and rezoning requests as described in §205-102. *(The Applicant proposes to provide a partial Traffic Management Study and requests only a partial waiver from these sections. The consultants have no objection to this waiver as they have provided a study that meets the needed objectives.)*
20. Z.O. Section 230.78.A – A waiver is requested from the requirement for a planting area 25 feet in width be provided along all street frontages and along all side and rear boundary lines. *(This may be waived or reduced at the discretion of the Board of Supervisors. The consultants have no objection to this waiver.)*

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

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 16th day of December, 2013.

MOTION BY:

SECOND BY:

VOTE:

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

Applicant Signature

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

EXHIBIT "A"

PLANS-STUDIES

<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED DATE</u>
1. Plan of Land Development	11/29/01	10/18/13
2. Existing Features Plan	11/29/01	10/18/13
3. Grading and Drainage Plan	11/29/01	10/18/13
4. Utilities and Fire Protection Plan	11/29/01	10/18/13
5. Erosion & Sedimentation Control Plan	11/29/01	10/18/13
6. Erosion & Sedimentation Control Details	11/29/01	10/18/13
7. Landscape Plan	11/29/01	10/18/13
8. Lighting Plan	11/29/01	10/18/13
9. Landscape & Construction Detail Plan	11/29/01	10/18/13
10. Interim Striping Detail Plan	11/29/01	10/18/13

November 20, 2013

Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18976

Attn: Bruce Shoupe, Director of Planning and Zoning

Re: **Commerce Tract – Waiver Requests**
Montgomery Township, Montgomery County, PA
hec #303

Dear Board of Supervisors,

The following is a list of waivers requested by the applicant, Commerce Limited Partnership No. 9231, for the Land Development Application for the above referenced parcel.

SUBDIVISION AND LAND DEVELOPMENT

1. *Sec. 205.10.D.4.b Additional right-of-way widths, paving widths and curbing may be required by the Township for parking in commercial or multiple-family residential areas.*
The applicant requests a waiver in light of the PennDOT project to improve the 5-point intersection. The project herewith has been designed in accordance with such PennDOT plans.
2. *Sec. 205.10.H.6 Off-street loading areas. In addition to off-street parking areas, off-street loading areas shall be provided for all retail business and wholesale and industrial uses requiring the regular delivering or shipping of goods, merchandise or equipment to the site by semitrailer truck. All loading space shall be located on the same lot as the principal use(s) it serves.*
The site is not proposed to be accessed by a semi-tractor trailer therefore the applicant requests a waiver from this section. Truck turning exhibits have been provided with this application.
3. *Sec. 205.10.H.7.b Required off-street parking spaces for the physically handicapped shall be a minimum of 12 feet wide by 20 feet long and shall be paved with an impervious gravel-free surface. Side-by-side spaces shall be marked as 1 1/2 times the standard width.*
An 8' ADA stall width meets the applicable federal standards and therefore the applicant requests a wavier from this section.
4. *Sec. 205.100 to 205.102 A traffic management study shall be required for all major subdivisions, land developments and rezoning requests as described in § 205-102.*
The applicant proposes to provide a partial Traffic Management Study and therefore requests a partial waiver from these sections.

5. *Sec. 205.78.B.1 The location, names and widths of streets and alleys, including existing streets; the location and names of railroads; the 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. Within 400 feet of any part of the land being subdivided or developed, a plan shall show the location and size of all watercourses and the boundaries of floodplain areas (not limited to the established flood level and regulatory flood elevation, where applicable) utilizing base flood elevation data available from federal, state and other sources. An aerial photograph has been provided in lieu of showing the existing features within 400 feet of the land to be developed.*

6. *Sec. 205.18 Storm and surface drainage...*
A partial waiver is requested from this section. The applicant shall reduce the post-development flow to less than the pre-development flow in lieu.

Landscape Waivers:

7. *Sec. 205.52.A Street trees shall be required for any subdivision or land development where suitable street trees do not exist.*
This land development code guideline recommends 3 street trees along Bethlehem Pike, a partial waiver is requested of the 3 trees along the commercial Bethlehem Pike only. This same ordinance requires 6 trees along residential Vilsmeier Road. The applicant shall provide all 6.
Sec. 205.52.B.3.a&4.a Softening buffers are required in all zoning districts and for all uses.
1. This land development code guideline recommends 12 shade trees along Vilsmeier Road whereby the applicant proposes 7, a waiver of 5 shade trees is requested. The guideline also recommends 23 shrubs whereas the applicant shall provide all 23 shrubs along Vilsmeier Road.
2. This land development code guideline recommends 5 shade trees be provided along commercial Bethlehem Pike whereas the applicant requests a waiver of same.
3. This land development code guideline recommends 12 shade trees be provided along the north boundary. The applicant requests to utilize the 7 existing trees and request a waiver of five. It also recommends 24 shrubs. The applicant proposes to provide 30. Please recall this planting area is only 10 feet wide and a shrub is more conducive in this area than a shade tree.
4. Lastly, the applicant requests a partial waiver regarding the planting of the softening buffer within 20 feet of the property line; all plant material will be within 25 feet of the property line.
Sec. 205.52.C.2.b All truck loading, outside storage areas, mechanical equipment and trash receptacles shall be screened from view from streets and abutting residential areas in accordance with the standards for screen buffer size and type.
A waiver is requested from this land development ordinance which requires plant material to screen the trash receptacle. The applicant has located the trash enclosure adjacent to and behind the rear of the building on a concrete pad. A cedar fence is proposed in lieu of.
Sec. 205.52.C.3.b Screen buffers shall be located within 20 feet of the property lines or within 20 feet of the legal or ultimate right-of-way lines, whichever is farther from the street center line.
The applicant requests a waiver regarding the planting of the softening buffer within 20 feet of the property line. All plant material will be within 25 feet of the property line.

Sec. 205.52.D Parking area landscaping.

1. This land development guideline recommends 7 shade trees be provided for 66 parking spaces. The applicant proposes to provide 3 and hereby requests a partial waiver of 4. This guideline also recommends 2 shade trees for the reserve parking spaces. The applicant requests a waiver of the 2 trees as there is no space left to plant them.

2. This guideline also recommends 93 shrubs be placed along the perimeter of the parking area. The applicant proposes 106 shrubs thereby providing 13 additional shrubs.

3. This land development ordinance guideline recommends raised curb islands at the end of each row of parking spaces. The applicant requests a waiver from this guideline so as to allow the fire marshal's truck turning radius through this area.

4. This land development ordinance guideline recommends a continuous low hedge around the outside perimeter of the parking facility. The applicant requests a partial waiver from such requirement for 9 parking spaces as these parking spaces currently exist. Please note a variety of trees and shrubs are proposed to soften and buffer these 9 parking spaces as part of other ordinance requirements. An earthen berm also shields it from view.

Sec. 205.52.G Individual lot landscaping.

This land development ordinance guideline recommends 3 shade trees be provided as part of the lot landscaping. The applicant requests a waiver of these 3 trees as there is no space left to plant them.

Sec. 205.53.B.1&2 1. The root area within the dripline of any tree or group of trees may be encroached upon to a maximum of 1/4 of the total root area. 2. Existing trees whose root area (dripline) has been encroached upon by more than 1/4 of the total area will not be considered to be preserved and must be replaced.

A waiver is requested from this land development ordinance which restricts tree root disturbance. Care shall be used when planting the new shrubs near the existing tree roots.

Sec. 205.53.C Tree preservation requirements...

A waiver is requested from this land development ordinance regarding preservation requirements. Care shall be used when planting the new plant material.

Sec. 205.56 The following is the recommended list of trees, shrubs and ground cover for use in Montgomery Township...

A waiver is requested from this land development ordinance which requires a certain species of plant material.

Hibbeln Engineering Company, LLC believes this to be a complete list of the waivers requested by the applicant to date. If you have any questions or concerns regarding this list, please let me know.

Most Cooperatively,

A handwritten signature in black ink, reading "Anthony J. Hibbeln, P.E.", with a stylized, cursive script.

Anthony John Hibbeln, PE

cc: Bill Ring
Joe McGrory, Esq.

BOUCHER & JAMES WAIVER COMMENTS

ZO Section 230-78.A: A variance has been requested for the Vilsmeier Road Planting setback. A reduction in the required 25' planting area adjacent to Starbucks may be waived at the discretion of the Board of Supervisors. We have no objection to the request.

ZO Section 230-127.A(8)(a): landscaped area for signs. We have no objection.

205-52.A: Street Trees. A waiver has been requested for three (3) required street trees along Bethlehem Pike.

We have no objection to this waiver request. The Board may wish to consider a fee-in-lieu of the required plant material.

The plan is missing a total of three (3) street trees.

SLDO Section 205-52.B(3)(a): Softening Buffers. A waiver has been requested to permit the planting of softening buffer landscape material within 25' of the property boundary.

Softening Buffer plant material may be sited at any location on the property at the discretion of the Board of Supervisors

We have no objection to this waiver request.

205-52.B(4)(a): Softening Buffers. A waiver has been requested for the following required softening buffer shade trees: five (5) along Vilsmeier Road, five (5) along Bethlehem Pike, and five (5) along the northern property line.

We have no objection to this waiver request. The Board may wish to consider a fee-in-lieu of the required plant material.

The applicant has requested that seven (7) existing trees along the northern property boundary be counted toward the softening buffer requirements. Seven (7) acceptable softening buffer trees are in this location, two (2) of which are proposed to be removed. Therefore, only five (5) existing trees may be used to meet this requirement. The northern property boundary softening buffer is missing seven (7) shade trees.

The softening buffers are missing a total of seventeen (17) shade trees.

205-52.C(2)(b): Outside Storage Areas, Screen Buffering for Trash Receptacles. A waiver has been requested to permit the screening of the proposed dumpster area with fencing only.

We have no objection to this waiver request

205-52.C(3)(b): Screen Buffers. A waiver has been requested to permit the planting of screen buffer landscape material within 25' of the property line.

We have no objection to this waiver request.

205-52.D: Parking Lot Landscaping. A waiver has been requested for six (6) required parking lot landscaping shade trees.

We have no objection to this waiver request. The Board may wish to consider a fee-in-lieu of the required plant material.

The parking lot landscaping is missing six (6) shade trees.

205-52.D(1)(d): Continuous curbing around landscape islands. A waiver has been requested from the requirement that raised continuous concrete curbing be provided around all planter islands in order to permit a fire truck turning radius through the parking lot.

We have no objection to this waiver request.

205-52.D(1)(f): Parking Lot Perimeter Hedge. A waiver has been requested from providing hedge plantings for nine (9) parking spaces along Vilsmeier Road. This section does not permit the use of softening buffer shrubs to meet this requirement.

We have no objection to this waiver request. Twenty-seven (27) shrubs are missing from the required hedge plantings along Vilsmeier Road. Thirty(30) additional shrubs have been provided in other locations on the site.

205-52.G: Individual Lot Landscaping. A waiver has been requested from providing three (3) required shade trees.

We have no objection to this waiver request. The Board may wish to consider a fee-in-lieu of the required plant material.

The on-lot-landscaping is missing three (3) shade trees.

205-53.B(1) and (2): Preservation and Protection of Existing Trees. A waiver has been requested from the ordinance restricting tree root disturbance to less than ¼ of the total root area.

We do not support this waiver request, as it does not appear that a waiver is required. The planting of landscape material within the dripline of an existing tree is not considered to be tree root disturbance.

205-53.C: Tree Preservation Requirements. A waiver has been requested from the tree preservation requirements.

We have no objection to this waiver request. The Board may wish to consider a fee-in-lieu of the required plant material.

Thirty-three (33) trees between eight (8) and twenty-three (23) inches in caliper as measured at four and one-half feet (DBH) above natural grade were found on the site as of November 26, 2013. Sixty percent (60%) of these trees (or twenty 20 trees) are required to be preserved. The remaining thirteen (13) trees are permitted to be disturbed. The plans propose to remove a total of twenty-one trees. Therefore, eight (8) trees are required to be replaced.

~~The plan is missing eight (8) replacement trees.~~

205-56: Recommended Plant List. A waiver has been requested from the Recommended Plant List requirements.

We do not support this waiver request. The Board of Supervisors may permit planting types other than those listed if they are hardy to the area, not subject to blight or disease, and are of the same general character and growth habit as those listed in the Plant List. We do not support waivers of plant size, location, or other requirements provided in the Recommended Plant List.

Total Missing Plant Material:

Twenty-nine (29) shade trees - $\$350 = \$10,150$

Eight (8) replacement trees - $\$275 = \$2,200$

Total = $\$12,350$

Marita A. Stoerrle

From: Johnson, Kevin [kjohnson@trafficpd.com]
Sent: Wednesday, December 04, 2013 1:09 PM
To: Marita A. Stoerrle
Subject: FW: Draft RESOLUTION for Commerce Group

Marita,

Two of the waiver requests apply to us and we support as presented by Joe Platt below.

Kevin

From: Platt, Joe
Sent: Wednesday, December 04, 2013 12:26 PM
To: Johnson, Kevin
Subject: RE: Draft RESOLUTION for Commerce Group

Section 205-10.D.(4)(b) – A waiver is requested from the requirement that additional right-of-way widths, paving widths and curbing may be required by the Township for parking in commercial areas. *(The Applicant has indicated that the project has been designed in accordance with the PennDOT project to improve the 5-point intersection.)*

Support as they have accommodated the PennDOT project.

Section 205-100. to 102. – A waiver is requested from the requirement that a traffic management study be required for all major subdivisions, land developments and rezoning requests as described in §205-102. *(The Applicant proposes to provide a partial Traffic Management Study and requests only a partial waiver from these sections.)*

Support as they provided a study that met the needed objectives

From: Johnson, Kevin
Sent: Tuesday, December 03, 2013 11:33 AM
To: Platt, Joe
Subject: Fwd: Draft RESOLUTION for Commerce Group

Please review the Waiver requests and the Review Letter dates to see if anything else is needed.

Sent from my iPhone

Begin forwarded message:

From: "Marita A. Stoerrle" <mstoerrle@montgomerytp.org>
Date: December 3, 2013 at 9:40:26 AM EST
To: "Johnson, Kevin" <kjohnson@trafficpd.com>
Cc: "Bruce S. Shoupe" <bshoupe@montgomerytp.org>
Subject: Draft RESOLUTION for Commerce Group

Hi Kevin –

Attached is a draft of the resolution for the Commerce Group.

Would you please check the waiver request section and provide any recommendations for those waivers regarding traffic issues.

Marita A. Stoerrle

From: Jim Dougherty [JDOUGHERTY@gilmore-assoc.com]
Sent: Wednesday, December 04, 2013 10:41 AM
To: Marita A. Stoerrle
Cc: Russ Dunlevy; Bruce S. Shoupe; Larry Gregan
Subject: FW: Commerce Group Waiver Requests
Attachments: 3rd Review.pdf

Marita,

The most recent plan set we have is dated revised 10/18/2013. Our review comments are presented in our 11/5/2013 letter. Since the developer has not provided revised plans to address comments in our letter we compared the 11/20/2013 waiver request letter to the waivers noted in our 11/5/2013 review letter. We note the following:

1 The developer omitted the request for waiver from §205-10.H(4) regarding parking space dimensions. Without revised plans we do not know if this requirement is now satisfied or if the waiver is still required. We supported this waiver with the conditions noted in our review letter.

The developer is requesting a partial waiver from §205-18 regarding pre- vs. post-development runoff. In our review letter we referenced §§205-18.D.(3)(a) & (b). We did not support the design of storm water system as shown on the 10/18/2013 plans. We cannot support this waiver request at this time. This is the main storm water issue we have been in discussion with the design engineer.

2 The developer omitted the request for waiver from §205-18.A(3)(a) regarding minimum pipe diameter and slope. Without revised plans we do not know if this requirement is now satisfied or if the waiver is still required. We supported this waiver with the conditions noted in our review letter.

We note there appear to be several new waiver requests related to landscaping. These should be reviewed by Boucher & James if they have not seen them yet.

Thanks,
Jim

From: Marita A. Stoerrle [<mailto:mstoerrle@montgomerytwp.org>]
Sent: Friday, November 22, 2013 2:11 PM
To: Jim Dougherty
Subject: Commerce Group Waiver Requests

Hi Jim –

Attached is a list of waiver requests from the Commerce Group which was presented to the Planning Commission last night. I am not sure if you have seen this revised list. Please check and let me know if there are any comments you may have.

This plan is scheduled for the Board of Supervisors meeting of December 16th.

Thanks for your help,
Marita

Marita Stoerrle



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 5, 2013

File No. 12-10063

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

Reference: Commerce Tract – LD/S # 663
Vilsmeier Road and Bethlehem Pike
Parcel Number #46-00-00388-00-7

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the preliminary/final land development plans for the above-referenced project received on October 23, 2013 and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

- A. Preliminary/Final Land Development Plans, as prepared by Hibbeln Engineering Company, LLC, ten (10) sheets, dated November 29, 2001 and last revised October 18, 2013.
- B. Stormwater Management Report, as prepared by Hibbeln Engineering Company, LLC, dated November 2001 and last revised October 2013.
- C. Erosion & Sedimentation Control Report, as prepared by Hibbeln Engineering Company, LLC, dated October 2002 and last revised October 2013.

II. GENERAL

The subject property (Parcel Number #46-00-00388-00-7) is located at Vilsmeier Road (T-400) and Bethlehem Pike (S.R. 0202 & S.R. 0309). The site has an existing right-in and right-out access driveway on the east side to Bethlehem Pike (S.R. 0202 & S.R. 0309). The site is within the Commercial (C) Zoning District. The site is approximately 1.4455 acres. The intended use is a multi-tenant retail store. The project proposes to demolish an existing building and construct a proposed 1-story 11,900 sf (footprint) building. Also proposed with this application is the construction of other related appurtenances, such as parking areas and a full-access driveway onto Vilsmeier Road (T-400). The site will continue to be served by public water and sewer. An alternate water service connection is proposed in Vilsmeier Road (T-400).

III. REVIEW COMMENTS

A. Zoning Ordinance

The Applicant has identified the following variance requests from the Zoning Ordinance either on the plan or in the amended Zoning Application. A variance requests or granted list should be added to the Plan of Land Development.

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

1. §230-78.A. – A variance is requested from the requirement that a planting area no less than 25 feet in width of grass, lawns, shrubbery, evergreens and trees be planted in accordance with a landscaping and screening plan and continuously maintained along all street frontages of property, exclusive of driveway and access areas, and along all sides and rear boundary lines. The Applicant is requesting to allow a planting area of 14 feet in width along Vilsmeier Road (T-400). We note that if the side or rear boundary lines abut commercial uses, the required planting areas may be waived or reduced if deemed appropriate by the Board of Supervisors. The planting area along the north property line is only 11 feet in width and abuts a Shopping Center District.
2. §230-134.D. – A variance is requested from the requirement that commercial uses located in the C District which undergoes a redevelopment, addition or change of use or an action which shall require the submission of a land development plan comply with the requirements governing parking, landscaping, sidewalks and pedestrian walkways, lighting, trash enclosures, noise attenuation, and all other applicable regulations contained herein and the Montgomery Township Subdivision and Land Development Ordinance. We note that the requested variance should not waive the requirement that parking and circulation for these uses be modified to comply with current standards on the basis of not less than the number of parking spaces and support aisles and drives calculated by ordinance to support the redevelopment, addition or change of use.
3. §230-138. – A variance is requested from the requirement that all use groups provide a parking space of 10 feet in width by 20 feet in length. The Applicant is requesting to allow a parking space of 9 feet in width by 18 feet in length. We note that the Zoning Ordinance allows the length of a parking space to be reduced to 18 feet under the following circumstance: The forward curbed edge of a parking space shall overhang a landscaped area having a width of not less than five feet. The thirteen (13) spaces adjacent to the proposed building do not meet this circumstance.
4. §230-138.1. – A variance is requested to allow reserved parking. We note that the total number of spaces which must be paved initially may be reduced by up to 25% by the Township Supervisors. The Applicant is requesting to allow reserved parking of 20% of the total number required.
5. §230-155. – A variance is requested from the requirement that all landscaping and screening requirements pursuant to the provisions of this chapter be in conformance with the landscaping and screening requirements of Article VI of Chapter 205, the Montgomery Township Subdivision Ordinance, No. 18, as it may be amended from time to time.

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.

1. §230-75. – The intended use of the building should be more specific than retail, multi-tenant. Retail is defined as the selling of goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. The applicant should discuss the intended use with the Board of Supervisors.
2. §230-125. – The Plan of Land Development shows four (4) proposed freestanding signs. We note that signage is not reviewed as part of the land development application. Signage will be reviewed separately by the Montgomery Township Zoning Officer.
3. §230-138.1.B. – The following note should be added to the Plan of Land Development, sheet 1 of 10: "A reevaluation of parking capacity shall be required upon a change in status (use, building addition or number of employees) to determine whether additional parking is needed. Whenever a parking capacity problem is identified, the Supervisors, at their sole discretion, may require part or all of the reserve green area to be converted to parking area to serve needs of the businesses."

4. §230-138.1.C. – A financial guaranty must be provided by the Applicant to cover the cost of installation of the reserved parking spaces, for a period of one year after 90% of the building floor area on the site is occupied. The type and dollar value of the guaranty must be approved by the Township Supervisors.
5. §230-138.1.D. – The applicant should provide evidence supporting reduced parking needs to the Township Planning Commission and Engineer for their review and recommendation to the Township Supervisors, who ultimately approve the use of reserved parking.

B. Subdivision and Land Development Ordinance

The Applicant has listed the following waiver requests from the Subdivision and Land Development Ordinance (SALDO) on the plan.

1. §205-10.D.(4)(b) – A waiver is requested from the requirement that additional right-of-way widths, paving widths and curbing may be required by the Township for parking in commercial areas. The Applicant stated in the previous Waiver Request Letter that the project has been designed in accordance with the PennDOT project to improve the 5-point intersection. We defer recommendation of this waiver to the Montgomery Township Traffic Engineer.
2. §205-10.H.(4) – A waiver is requested from the requirement that parking lot dimensions be no less than 10 feet in width and 20 feet in depth for parking stalls. We recommend consideration of this waiver conditioned upon the waiver only be granted to those areas meeting the requirements of the Zoning Ordinance, as previously stated.
3. §205-10.H.(6) – A waiver is requested from the requirement regarding off-street loading areas. The Applicant stated in the previous Waiver Request Letter that "the site is not proposed to be accessed by a semi-tractor trailer".
4. §205-10.H.(7)(b) – A waiver is requested from the requirement that off-street parking spaces for the physically handicapped be a minimum of 12 feet wide. The Applicant is requesting this waiver based on the *ADA Standards for Accessible Design* which requires a minimum of 96 inches wide. We recommend consideration of this waiver conditioned upon the plans meeting all other ADA requirements for off-street parking spaces.
5. §205-52.A. – A waiver is requested from the requirement that street trees be required for any subdivision or land development where suitable street trees do not exist. We defer recommendation of this waiver to the Montgomery Township Landscape Architect.
6. §205-52.B. – A waiver is requested from the requirement that softening buffers be required in all zoning districts and for all uses. We defer recommendation of this waiver to the Montgomery Township Landscape Architect.
7. §205-52.C.(2)(b) – A waiver is requested from the requirement that all truck loading, outside storage areas, mechanical equipment and trash receptacles be screened from view from streets and abutting residential areas in accordance with the standards for screen buffer size and type. We defer recommendation of this waiver to the Montgomery Township Landscape Architect.
8. §205-52.D. – A waiver is requested from the requirement regarding parking area landscaping. We defer recommendation of this waiver to the Montgomery Township Landscape Architect.
9. §205-52.G. – A waiver is requested from the requirement regarding individual lot landscaping. We defer recommendation of this waiver to the Montgomery Township Landscape Architect.

10. §205-100. to 102. – A waiver is requested from the requirement that a traffic management study be required for all major subdivisions, land developments and rezoning requests as described in §205-102. The Applicant proposes to provide a partial Traffic Management Study and requests only a partial waiver from these sections. We defer comment on this waiver request to the Montgomery Township Traffic Engineer.

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. §205-10.G.(2) – Driveways should be located in a manner which will not cause interference to the traveling public on such roadways. The existing site configuration only contains a driveway on Bethlehem Pike, while the proposed site configuration contains a driveway on both Bethlehem Pike and Vilsmeier Road. The truck turning templates submitted previously illustrated that delivery vehicle traffic will be utilizing the Vilsmeier Road entrance. The Township Supervisors with the recommendation of the Montgomery Township Traffic Engineer should decide if it would be beneficial to restrict access to the proposed driveway on Vilsmeier Road from delivery vehicle traffic. We defer this comment to the Montgomery Township Traffic Engineer.
2. §205-10.H.(7)(c) – Ramps should be provided for convenient access from parking spaces to accessible entrances and to sidewalks. Curb ramp designs should be provided for all proposed curb ramps, including along Bethlehem Pike and Vilsmeier Road. The ramp designs should include spot grades, slopes, distances, etc. and should follow all current ADA standards.
3. §205-17.D. – Additional details should be added to the plans for the flush/depressed curbing and curb taper.
4. §205-18.1.C. & §205-29. – An Erosion and Sedimentation Control Plan has been submitted to the Montgomery County Conservation District (MCCD). No permit shall be approved until an Adequacy Letter from the MCCD as been provided to the Township and our office.
5. §205-18.1.C. – The 'Soils Data' information included on the Erosion & Sedimentation Control Details, sheet 6 of 10, should be updated to include the most current soil types based on the Natural Resources Conservation Service's (USDA) National Cooperative Soil Survey.
6. §205-19. – The plans have been submitted for review by the Montgomery Township Sewer Authority. A copy of the Approval Letter should be submitted to the Township and our office.
7. §205-20. – The Applicant has requested a letter from the North Wales Water Authority stating that the proposed development can be served. A copy of the 'Will Serve' Letter should be submitted to the Township and our office.
8. §205-21. – The Township Fire Marshal should review the plans to verify access and circulation are maintained, including review of the fire truck turning templates provided with the previous resubmission package. Also, there appears to be a conflict between the designated "Loading Area" and "No Parking Fire Lane". This conflict should be reviewed by the Fire Marshal to determine if this conflict is acceptable. A copy of the Fire Marshal Approval Letter should be submitted to the Township and our office.
9. §205-22.A. – We note that the existing sidewalk along Vilsmeier Road (T-400) abruptly ends at the gabion mat. We recommend that proper signage warning pedestrians of the end of the sidewalk be proposed.

10. §205-22.B. – The minimum specification for sidewalks should be concrete at a minimum of four (4) feet in width. The prior set of plans dated February 4, 2013 illustrated a sidewalk along the south side of the building. The current set of plans no longer illustrates this sidewalk. We recommend that a sidewalk be installed along this side of the building to provide for pedestrian access to/from the rear parking lot or a rear entrance be proposed for the building. If a sidewalk is proposed, then the minimum width should be 4 feet.
11. §205-22.D. – Sidewalk details meeting the standards of this section of the Ordinance should be added to the plans.
12. §205-78.B.(1) – The location, names and widths of streets and alleys, including existing streets; the location and names of railroads; the 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 developed. The existing storm sewer system within Bethlehem Pike should be shown on the plans.

C. Stormwater Management

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. The project's stormwater management design currently consists of a pre- vs. post-development analysis of an equal comparison of all storm events from the 2 through 100-year using the SCS Methodology. The pre-development analysis consists of analyzing the actual existing conditions with direct runoff from the site, ignoring the existing 6" CMP which controls the runoff leaving the site from the 'Pre-Development Routing' area. The post-development analysis consists of the installation of an underground detention system with two (2) 6" discharge pipes to a proposed endwall near the location of the existing endwall. The underground detention system captures only the roof drain runoff.
2. §205-18. – The site should be graded to provide adequate drainage of surface water from low points within the site where runoff will be concentrated. A detail of the reserved parking area should be added to the plans illustrating the proposed grading and control of surface runoff.
3. §205-18.A.(3)(a) – The minimum internal diameter of all storm drains should be 15 inches. The proposed discharge pipes for the underground detention system have an internal diameter of 6 inches. We would recommend consideration of a waiver from this section of the Ordinance conditioned upon the discharge pipes from the proposed outlet structure being designed to handle the entire 100-year inflow to the underground detention system.
4. §205-18.A.(3)(a) – The minimum grade of all storm drains should be ½ of 1%. The proposed underground detention system has a slope of 0%. A slope of 0% could be acceptable with a waiver if the system was designed as an infiltration system with perforated pipe and clean stone. However, if infiltration testing produces results unacceptable by DEP standards, then a slope of 0.35% could be acceptable with a waiver for an enclosed system. The Applicant's Engineer should redesign the system based on one of these criteria.
5. §205-18.A.(7) – Manhole and inlet castings, together with their covers and gratings, should conform to Township standards as may be currently in effect. Standard manhole details, including manhole structure, frame and lid, and manhole steps, standard inlet details, including Type 'M' inlet top unit, structural steel bicycle safe grate, and inlet steps, and trench backfill details should be added to the plans.

6. §205-18.D.(3)(a) & (b) – These sections of the Ordinance require that the detention facility be designed such that the 10 and 50-year post-development storms be less than or equal to the 2 and 10-year pre-development storms, respectively. The current design, which includes 100 lf of 30 inch pipe and 120 lf of 24 inch pipe, does not achieve these standards. It is assumed that the applicant is requesting a waiver, in whole or in part, from this requirement. The submitted calculations do not demonstrate scale of relief sought; therefore, a cursory analysis was performed by G&A in order to determine the size of the underground structure required to meet the Ordinance. Based on our calculations, approximately 2,025 cubic feet of storage (equivalent to 900 linear feet of 36-inch pipe) would be required to detain the entire area of the proposed building, as well as, capturing an additional 0.6 acres of impervious runoff. This additional storage and tributary impervious area should produce enough rate control to meet the current standard. A comprehensive chart illustrating the requirements of these sections of the Ordinance should be added to the Stormwater Management Report. We do not support approval of the storm system as currently proposed.
7. §205-18.D.(3)(c) – The emergency spillway should be designed to carry a one-hundred-year storm after development. Emergency spillway calculations should be added to the Stormwater Management Report for the 3' long sharp-crested rectangular weir.
8. §205-18.1.D.(1)(d)[1] – The Applicant should submit original and innovative designs through a combination of BMPs in order to infiltrate the volume of runoff produced by the additional impervious created by the proposed development. We recommend redesigning the underground detention system as an infiltration system with perforated pipe and clean stone encasement. Details of the underground system should be added to the plans. Also, the plans indicate the location of infiltration testing performed on-site. The results of the testing should be submitted to our office for review.
9. §205-18.1.D.(1)(e) – A maintenance agreement should be entered into with the Township upon final plan approval.
10. §205-79.A.(2)(b)[4] – Profiles of the entire storm drain system showing manhole and outlet structure locations should be added to the plans.
11. Upon comparison of the 'Summary for Pond 3P: Ex. Pond' in the Report and the Utilities & Fire Protection Plan, sheet 4 of 10, there appears to be a discrepancy in the size (30" or 36") of the largest storm pipe in the underground detention system. The calculations in the Report should represent the information on the plans.
12. A detail of the Type 'D' concrete endwall should be added to the plans.
13. The proposed section of the gabion mat should not be shaded on the plans in order to represent a proposed device (e.g. it appears to be existing). Also, details of the proposed gabion mat and apron calculations, to ensure sufficient size of the mat, should be added to the plans.

D. General

1. The label for the number of spaces for the parking areas along the north and south property lines in the rear of the building shown on the Interim Striping Detail Plan, sheet 10 of 10, should be revised to represent the number of spaces to be paved initially.
2. Based on the configuration of the trash receptacle enclosure as shown in the detail on the Landscape & Construction Detail Plan, sheet 9 of 10, and in the plan view on the Plan of Land Development, sheet 1 of 10, there appears to be an inconsistency with how the fence will open, either from the side or front. The Applicant should clarify this inconsistency.

3. The width of the parking space in the 'Parking Space Striping Detail' on Grading & Drainage Plan, sheet 3 of 10, does not match the width noted on the Plan of Land Development and should be revised accordingly.
4. A stop bar should be installed at a minimum of four (4) feet from a crosswalk or handicap ramp. The stop bar at both driveways appears to be less than four (4) feet from the handicap ramps and should be revised accordingly. Also, a stop bar detail should be added to the plans.
5. Painted "One-Way" circulation arrows should also be installed in the north and south drive isles within the rear parking area.
6. The scale of the 'Location Map' on both the Plan of Land Development and Existing Features Plan should be consistent.
7. All proposed striping and signage should be shown on the Plan of Land Development.
8. All existing features that are to be removed should be turned off in the plan view on the Plan of Land Development.
9. The following comments pertain to the Erosion & Sedimentation Control Report:
 - a. The 'Receiving Waterway Classification' section appears to be incorrect.
 - b. The site soils should be updated to include the most current soil types based on the Natural Resources Conservation Service's (USDA) National Cooperative Soil Survey.
10. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (i.e., PaDEP, PennDOT, MCPC, MCCD, Montgomery Township Municipal Sewer Authority, NWWA, MCDH, DRBC, HARB, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office with the final application.

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.

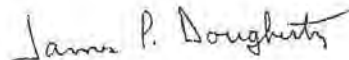
In order to help expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

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

Sincerely,



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



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

RSD/JPD/dcr

cc: Lawrence J. Gregan, Manager - Montgomery Township
Marita A. Stoerrle, Development Coordinator - Montgomery Township
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Ken Amey, AICP
William Ring - Commerce Limited Partnership #9231
Anthony Hibbeln, P.E. – Hibbeln Engineering Company, LLC



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

REVISED November 4, 2013

November 1, 2013

File No. 12-10063

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

Reference: Commerce Tract – LD/S # 663
Vilsmeier Road and Bethlehem Pike
Parcel Number #46-00-00388-00-7

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the preliminary/final land development plans for the above-referenced project received on October 23, 2013 for accessibility. The review was completed for the site only and did not include doors or any interior elements, in accordance with the requirements of the current Uniform Construction Code. We offer the following comments for consideration:

I. SUBMISSION

- A. Preliminary/Final Land Development Plans, as prepared by Hibbeln Engineering Company, LLC, ten (10) sheets, dated November 29, 2001 and last revised October 18, 2013.

II. ACCESSIBILITY REVIEW COMMENTS

Based on our review the following items do not appear to comply with the 2012 International Building Code (IBC) and/or the ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities (UCC) standard:

1. IBC §1104.1 – This section requires that accessible routes within the site shall be provided from public transportation stops; accessible parking; accessible passenger loading zones; and public streets or sidewalks to the accessible building entrances served. Additional accessible routes shall be provided and indicated on the plans.
2. IBC §1104.2 & 5 - These sections require that at least one accessible route connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site and that the accessible routes coincide with or be located in the same area as a general circulation path. The portions of the site that are to be accessible should be clearly identified to confirm this requirement has been met.

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

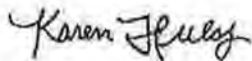
3. IBC §1105.1 - At least one accessible entrance shall be provided to each tenant. In addition, at least 60 percent of all public entrances shall be accessible. The location of all building entrances should be shown on the plans and the proposed accessible entrances clearly identified.
4. IBC §1106.1 – While the number of accessible parking spaces proposed for 64 painted spaces is acceptable, a total of four (4) accessible spaces would be required once the reserved parking spaces are constructed. In this case, we recommend that the proposed future location and grades of the fourth accessible parking space, including a related access aisle, be shown on the fourth accessible parking space installed at the time of the currently proposed accessible parking spaces.
5. IBC §1106.6 - Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. The accessible entrances shall be shown on plan to confirm that the requirements of this section have been met for the proposed Retail, Multitenant Use.
6. IBC §1110.1 – If not all entrances are accessible, accessible entrances shall be identified by the International Symbol of Accessibility and comply with UCC §703. The location of all building entrances should be shown on the plans and the proposed accessible entrances clearly identified as required.
7. IBC §1110.2 – If not all entrances are accessible, directional signage indicating the route to the nearest like accessible entrance shall be provided at inaccessible building entrances. These directional signs shall include the International Symbol of Accessibility and comply with UCC §703.
8. UCC §403.3 – Additional grading information shall be provided to show the walking surface between the accessible parking spaces and accessible building entrances meet the 1:20 maximum running slope and 1:48 maximum cross slope requirements of this section. If ramps and/or curb ramps are required, they shall comply with UCC §§405 and 406, respectively.
9. UCC §404 – We defer the review of Doors and Doorways to the Township's Building Code Official, including confirmation that adequate clear width is maintained along the accessible route(s) between the accessible parking spaces and accessible building entrance(s).
10. UCC §502.4.4 – A detail shall be provided to show the proposed access aisle marking, including information on the proposed color, material, and width of striping.
11. UCC §502.5 – Accessible parking spaces and access aisles shall have surface slopes not steeper than 1:48. The running slope of the accessible parking spaces and access aisle should be revised to comply with this requirement.
12. UCC §502.7 - The accessible sign details (R7-8, R7-8F, R7-8P) on Sheet 4 shall be revised to indicate the proposed mounting height and colors. Additionally, the Van Accessible sign detail should be revised to indicate a size of 12" x 6" in accordance with PennDOT Publication 236 standards.
13. UCC §§504 & 505 – A detail for the stairs and handrail proposed on the east side of the building shall be provided.

14. Detailed grading information should be provided for the proposed curb ramps along the public sidewalk. Since these curb ramps are within the roadway rights-of-way, the detailed grading information shall be in accordance with the most recent version of PennDOT Publication 72, RC-67.

Please note that due to the nature and amount of revisions that will be made to the plans, additional comments may be forthcoming during future plan reviews. Also, in order to help expedite the review process of the plan resubmission, 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,



Karen M. Hulshizer, P.E.
Accessibility Inspector/Plans Examiner, Certification #005027
Gilmore & Associates, Inc.

KMH/sl

cc: Lawrence J. Gegan, Manager - Montgomery Township
Marita A. Stoerrle, Development Coordinator - Montgomery Township
William Ring - Commerce Limited Partnership #9231
Anthony Hibbeln, P.E. - Hibbeln Engineering Company, LLC
Russell S. Dunlevy, P.E., Executive Vice President - Gilmore & Associates, Inc.
James P. Dougherty, P.E., Project Manager - Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 12, 2013

File No. 12-10063

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

Reference: Commerce Tract – LD/S # 663
Vilsmeier Road and Bethlehem Pike
Parcel Number #46-00-00388-00-7

Dear Bruce:

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

I. SUBMISSION

- A. Preliminary/Final Land Development Plans, as prepared by Hibbeln Engineering Company, LLC, ten (10) sheets, dated November 29, 2001 and last revised February 4, 2013.
- B. Stormwater Management Report, as prepared by Hibbeln Engineering Company, LLC, dated November 2001 and last revised February 2013.
- C. Erosion & Sedimentation Control Report, as prepared by Hibbeln Engineering Company, LLC, dated October 2002 and last revised February 2013.
- D. Traffic Management Study, as prepared by F. Tavani and Associates, Inc., dated February 12, 2013.
- E. Response Letter prepared by Hibbeln Engineering Company, LLC, dated February 13, 2013.
- F. Waiver Request Letter prepared by Hibbeln Engineering Company, LLC, dated February 13, 2013.
- G. Truck Turning Templates.
- H. 8½" x 11" Exhibit.

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

II. GENERAL

The subject property (Parcel Number #46-00-00388-00-7) is located at Vilsmeier Road (T-400) and Bethlehem Pike (S.R. 0202 & S.R. 0309). The site has an existing right-in and right-out access driveway on the east side to Bethlehem Pike (S.R. 0202 & S.R. 0309). The site is within the Commercial (C) Zoning District. The site is approximately 1.4455 acres. The intended use is a multi-tenant retail store. The project proposes to demolish an existing building and construct a proposed 1-story 10,800 sf (footprint) building. Also proposed with this application is the construction of other related appurtenances, such as parking areas and a full-access driveway onto Vilsmeier Road (T-400). The site will continue to be served by public water and sewer. An alternate water service connection is proposed in Vilsmeier Road (T-400).

Please note that we have deferred previous Landscaping, Lighting, and Traffic comments relating to Zoning Ordinance Sections 230-78.A, 230-78.B, 230-78.C, 230-127.A.(8), and 230-155 and SALDO Sections 205-10.G, 205-24.A, and 205-49 to 205-56 to the Montgomery Township Landscape Architect, Lighting Consultant, and Traffic Engineer. These previous comments shall still be addressed and reviewed by the respective consultant.

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.

1. §230-75. – The intended use of the building should be more specific than retail, multi-tenant. Retail is defined as the selling of goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. The applicant should discuss the intended use with the Board of Supervisors.
2. §230-78.F.(1) – Based on the configuration of the trash receptacle enclosure as shown in the detail on the Landscape & Construction Detail Plan, sheet 9 of 10, and in the plan view on the Plan of Land Development, sheet 1 of 10, there appears to be an inconsistency with how the fence will open, either from the side or front. The Applicant should clarify this inconsistency.
3. §230-125. – The Plan of Land Development shows four (4) proposed freestanding signs and these signs should be in accordance with this section. We defer this comment to the Montgomery Township Zoning Officer.
4. §230-134.C.(1) – The 'Parking Tabulation' on the Plan of Land Development, sheet 1 of 10, should be revised so that the "Parking Provided" for both the "Painted" and "Reserved" spaces represents the number of spaces shown on the Interim Striping Detail Plan, sheet 10 of 10. Also, the note referring to the Interim Striping Detail Plan should have the sheet numbers revised to represent the actual plan.
5. §230-138.1.B. – The following note should be added to the Plan of Land Development, sheet 1 of 10: "A reevaluation of parking capacity shall be required upon a change in status (use, building addition or number of employees) to determine whether additional parking is needed. Whenever a parking capacity problem is identified, the Supervisors, at their sole discretion, may require part or all of the reserve green area to be converted to parking area to serve needs of the businesses."

6. §230-138.1.C. – A financial guaranty must be provided by the Applicant to cover the cost of installation of the reserved parking spaces, for a period of one year after 90% of the building floor area on the site is occupied. The type and dollar value of the guaranty must be approved by the Township Supervisors.
7. §230-138.1.D. – The applicant should provide evidence supporting reduced parking needs to the Township Planning Commission and Engineer for their review and recommendation to the Township Supervisors, who ultimately approve the use of reserved parking.

B. Subdivision and Land Development Ordinance

The Applicant has listed the following waiver requests from the Subdivision and Land Development Ordinance (SALDO) on the plan and included a waiver request letter.

1. §205-10.D.(4)(b) – A waiver is requested from the requirement that additional right-of-way widths, paving widths and curbing may be required by the Township for parking in commercial areas. The Applicant stated in the Waiver Request Letter that the project has been designed in accordance with the PennDOT project to improve the 5-point intersection. We defer recommendation of this waiver to the Montgomery Township Traffic Engineer.
2. §205-10.H.(4) – A waiver is requested from the requirement that parking lot dimensions be no less than 20 feet in depth for parking stalls. The Applicant is requesting this waiver based on §230-138 of the Zoning Ordinance which allows "the length of a parking space to be reduced to 18 feet under the following circumstance: The forward curbed edge of a parking space shall overhang a landscaped area having a width of not less than five feet." We recommend consideration of this waiver conditioned upon the waiver only be granted to those areas meeting the requirements of the Zoning Ordinance, as previously stated.
3. §205-10.H.(6) – A waiver is requested from the requirement regarding off-street loading areas. The Applicant stated in the Waiver Request Letter that "the site is not proposed to be accessed by a semi-tractor trailer".
4. §205-10.H.(7)(b) – A waiver is requested from the requirement that off-street parking spaces for the physically handicapped be a minimum of 12 feet wide. The Applicant is requesting this waiver based on the *ADA Standards for Accessible Design* which requires a minimum of 96 inches wide. We recommend consideration of this waiver conditioned upon the plans meeting all other ADA requirements for off-street parking spaces.
5. §205-52.A. – A waiver is requested from the requirement that street trees be required for any subdivision or land development where suitable street trees do not exist. We defer recommendation of this waiver to the Montgomery Township Landscape Architect.
6. §205-52.B. – A waiver is requested from the requirement that softening buffers be required in all zoning districts and for all uses. We defer recommendation of this waiver to the Montgomery Township Landscape Architect.
7. §205-52.C.(2)(b) – A waiver is requested from the requirement that all truck loading, outside storage areas, mechanical equipment and trash receptacles be screened from view from streets and abutting residential areas in accordance with the standards for screen buffer size and type. We defer recommendation of this waiver to the Montgomery Township Landscape Architect.

8. §205-52.D. – A waiver is requested from the requirement regarding parking area landscaping. We defer recommendation of this waiver to the Montgomery Township Landscape Architect.
9. §205-52.G. – A waiver is requested from the requirement regarding individual lot landscaping. We defer recommendation of this waiver to the Montgomery Township Landscape Architect.
10. §205-100. to 102. – A waiver is requested from the requirement that a traffic management study be required for all major subdivisions, land developments and rezoning requests as described in §205-102. The Applicant proposes to provide a partial Traffic Management Study and requests only a partial waiver from these sections. We defer comment on this waiver request to the Montgomery Township Traffic Engineer.

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. §205-10.G.(2) – Driveways should be located in a manner which will not cause interference to the traveling public on such roadways. The existing site configuration only contains a driveway on Bethlehem Pike, while the proposed site configuration contains a driveway on both Bethlehem Pike and Vilsmeier Road. The truck turning templates included in this submission illustrate that delivery vehicle traffic will be utilizing the Vilsmeier Road entrance. The Township Supervisors with the recommendation of the Montgomery Township Traffic Engineer should decide if it would be beneficial to restrict access to the proposed driveway on Vilsmeier Road from delivery vehicle traffic. We defer this comment to the Montgomery Township Traffic Engineer.
2. §205-10.H.(6)(b) – Truck turning templates have been provided for the largest delivery vehicle accessing the site. We defer the final approval of the truck turning analysis to the Montgomery Township Traffic Engineer.
3. §205-10.H.(7)(c) – Ramps should be provided for convenient access from parking spaces to accessible entrances and to sidewalks. Curb ramp designs should be provided for all proposed curb ramps, including along Bethlehem Pike and Vilsmeier Road. The ramp designs should include spot grades, slopes, distances, etc. and should follow all of the current ADA standards.
4. §205-17.D. – Additional details should be added to the plans for the flush/depressed curbing and curb taper.
5. §205-18.1.C. & §205-29. – An Erosion and Sedimentation Control Plan has been submitted to the Montgomery County Conservation District (MCCD). No permit shall be approved until an Adequacy Letter from the MCCD as been provided to the Township and our office.
6. §205-18.1.C. – The 'Soils Data' information included on the Erosion & Sedimentation Control Details, sheet 6 of 10, should be updated to include the most current soil types based on the Natural Resources Conservation Service's (USDA) National Cooperative Soil Survey.
7. §205-19. – The plans have been submitted for review by the Montgomery Township Sewer Authority. A copy of the Approval Letter should be submitted to the Township and our office.

8. §205-20. – The Applicant has requested a letter from the North Wales Water Authority stating that the proposed development can be served. A copy of the 'Will Serve' Letter should be submitted to the Township and our office.
9. §205-21. – The Township Fire Marshal should review the plans to verify access and circulation are maintained, including review of the fire truck turning templates provided with this resubmission package. Also, there appears to be a conflict between the designated "Loading Area" and "No Parking Fire Lane". This conflict should be reviewed by the Fire Marshal to determine if this conflict is acceptable. A copy of the Fire Marshal Approval Letter should be submitted to the Township and our office.
10. §205-22.B. – The minimum specification for sidewalks should be concrete at a minimum of four (4) feet in width. The sidewalk along the south side of the building, which is provided for pedestrian access to/from the rear parking lot, should be increased from 3 to 4 feet wide.
11. §205-22.D. – Sidewalk details meeting the standards of this section of the Ordinance should be added to the plans.
12. §205-78.B.(1) – The location, names and widths of streets and alleys, including existing streets; the location and names of railroads; the 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 developed. The existing storm sewer system within Bethlehem Pike should be shown on the plans.

C. Stormwater Management

Upon review of the stormwater management system, it appears that the system was designed in order to capture the roof drain runoff from the proposed building in an attempt to satisfy the rate control requirement of the Ordinance. However, the proposed system does not have an outlet device to allow the captured runoff to leave the site. This design does not meet the intent of the Ordinance, and therefore, we suggest that the Applicant contact us to schedule a meeting prior to revising the stormwater management system. We still, though, offer the following items which 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. §205-18. – The site should be graded to provide adequate drainage of surface water from low points within the site where runoff will be concentrated. The northwest and southwest corners of the rear parking area appear to be low points where runoff is concentrated. It is our understanding that this is a pre-existing condition. We recommend installing depressed curb in these locations to allow runoff to discharge into the grass area in the northwest corner and headwall in the southwest corner. Also, a riprap apron should be installed at both locations in order to dissipate the energy. Calculations for these aprons should be included in the Stormwater Management Report and a detail added to the plans.
2. §205-18. – The Applicant should consider connecting the proposed on-site storm sewer system with the existing storm sewer system within Bethlehem Pike. There appears to be an existing inlet at the southwest corner of Vilsmeier Road and Bethlehem Pike.
3. §205-18.A.(3)(a) – The minimum grade of all storm drains should be ½ of 1%. The proposed underground detention system has a slope of 0%. A slope of 0% could be acceptable with a waiver if the system was designed as an infiltration system with perforated pipe and clean stone. The Applicant's Engineer should reanalyze the system based on this criteria.

4. §205-18.A.(7) – Inlet castings, together with their covers and gratings, should conform to Township standards as may be currently in effect. Standard inlet details, including inlet box, Type 'C' and 'M' inlet top units, structural steel bicycle safe grate, inlet steps, trench backfill, etc., should be added to the plans.
5. §205-18.D.(3) – The entire stormwater management system should be designed to carry the one-hundred-year storm after development.
6. §205-18.D.(3)(a) & (b) – A comprehensive chart illustrating the requirements of these sections of the Ordinance should be added to the Stormwater Management Report.
7. §205-18.D.(3)(c) – It appears that the emergency spillway for the underground detention system is the grate at inlet A-1. Once inlet A-1 overflows, the runoff will continue along the curb line into the southwest corner of the parking area. This design could cause flooding within the parking stalls between the inlet and corner of the parking area. In order to eliminate this condition, either inlet A-1 should be relocated to the southwest corner of the parking area or an additional inlet added to this location and made the emergency spillway.
8. §205-18.1.D.(1)(d)[1] - The Applicant should submit original and innovative designs through a combination of BMPs in order to infiltrate the volume of runoff produced by the additional impervious created by the proposed development. We recommend redesigning the underground detention system as an infiltration system with perforated pipe and clean stone encasement. Under the current design, all runoff contained within the system will remain in the system after the first storm, and therefore, each additional storm thereafter will not enter the system since it will be at full capacity. The section of pipe from inlet A-1 to A-21 should be included in the infiltration system and the outlet structure should be moved to inlet A-1. Details of the underground system should be added to the plans. Also, infiltration testing should be performed and the results submitted to our office for review.
9. §205-18.1.D.(1)(d)[2] - The Applicant should submit original and innovative designs through a combination of BMPs in order to filter out pollutants from the runoff produced by the proposed development. We recommend installing a catch basin filter insert such as a *Flo-Gard +Plus* device in each of the proposed inlets in order to filter out pollutants prior to entering the system.
10. §205-18.1.D.(1)(e) - A maintenance agreement should be entered into with the Township upon final plan approval.
11. The Applicant's Engineer stated in their Response Letter that "the Township has advised the Applicant that infiltration will not be successful on this site". Thus, the Applicant has not performed a detailed soils evaluation of the project site in order to determine the suitability of recharge facilities.

D. General

1. Concrete bumper blocks should be installed within all the parking stalls along the proposed building in order to prevent overhang into the sidewalk.
2. A stop bar should be installed at a minimum of four (4) feet from a crosswalk or handicap ramp. The stop bar at both driveways appears to be less than four (4) feet from the handicap ramps and should be revised accordingly. Also, a stop bar detail should be added to the plans.

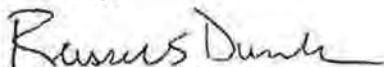
3. Painted "One-Way" circulation arrows should also be installed in the north and south drive isles within the rear parking area.
4. The scale of the 'Location Map' on both the Plan of Land Development and Existing Features Plan should be consistent.
5. All proposed striping and signage should be shown on the Plan of Land Development.
6. All existing features that are to be removed should be turned off in the plan view on the Plan of Land Development.
7. The following comments pertain to the Erosion & Sedimentation Control Report:
 - a. The 'Receiving Waterway Classification' section appears to be incorrect.
 - b. The Applicant appears to have missed the project start date.
 - c. The inside dimension (I.D.) of the commercial building appears to be incorrect.
 - d. The site soils should be updated to include the most current soil types based on the Natural Resources Conservation Service's (USDA) National Cooperative Soil Survey.
8. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (i.e., PaDEP, PennDOT, MCPC, Montgomery County Conservation District, Montgomery Township Municipal Sewer Authority, North Wales Water Authority, MCDH, DRBC, HARB, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office with the final application.

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.

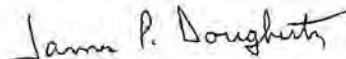
In order to help expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

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

Sincerely,



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



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

RSD/JPD/dcr

cc: Lawrence J. Gregan, Manager - Montgomery Township
Marita A. Stoerrle, Development Coordinator - Montgomery Township
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Ken Amey, AICP
William Ring - Commerce Limited Partnership #9231
Anthony Hibbeln, P.E. – Hibbeln Engineering Company, LLC



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 13, 2012

File No. 12-10063

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

Reference: Commerce Tract – LD/S # 663
Vilsmeier Road and Bethlehem Pike
Parcel Number #46-00-00388-00-7

Dear Bruce:

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

I. SUBMISSION

- A. Preliminary/Final Land Development Plans, as prepared by Hibbeln Engineering Company, LLC, eight (8) sheets, dated November 29, 2001 and last revised September 19, 2012.
- B. Stormwater Management Report, as prepared by Hibbeln Engineering Company, LLC, dated November 2001 and last revised September 2012.
- C. Erosion & Sedimentation Control Report, as prepared by Hibbeln Engineering Company, LLC, dated October 2002 and last revised September 2012.
- D. Deed for the subject property.

II. GENERAL

The subject property (Parcel Number #46-00-00388-00-7) is located at Vilsmeier Road (T-400) and Bethlehem Pike (S.R. 0202 & S.R. 0309). The site has an existing right-in and right-out access driveway on the east to Bethlehem Pike (S.R. 0202 & S.R. 0309). The site is within the Commercial (C) Zoning District. The site is approximately 1.4455 acres. The intended use is a multi-tenant retail store. The project proposes to demolish an existing building and construct a proposed 11,200 sf (footprint) building. Also proposed with this application is the construction of other related appurtenances, such as parking areas and a full-access driveway onto Vilsmeier Road. The site will continue to be served by public water and sewer. An alternate water service connection is proposed in Vilsmeier Road.

BUILDING ON A FOUNDATION OF EXCELLENCE

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.

1. §230-75. – The intended use of the building should be more specific than retail, multi-tenant. Retail is defined as the selling of goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. The applicant should discuss the intended use with the Board of Supervisors.
2. §230-76.A. – The building height should be noted on the Plan of Land Development.
3. §230-78.A. – The plan does not meet the requirements of this section for planting areas. The Board of Supervisors should discuss if the planting areas are allowed to be waived or reduced for the side yard along the northern property line and the street frontage along Vilsmeier Road. We defer this comment to the Montgomery Township Landscape Architect.
4. §230-78.B. – The locations of entranceways shall be subject to the approval of the Board of Supervisors. The proposed driveway does not align with the existing driveway across Vilsmeier Road. The Board of Supervisors should discuss the location of the proposed driveway on Vilsmeier Road. Also, entrance and accessways should be designed, constructed and maintained to provide safe and efficient ingress and egress for traffic without undue congestion or interference with the normal traffic flow on the abutting streets. Vilsmeier Road and abutting streets are located in a mainly residential area. We defer to the Montgomery Township Traffic Engineer with respect to the proposed driveway on Vilsmeier Road.
5. §230-78.C. – The Board of Supervisors should discuss if road frontage improvements (eg. acceleration and deceleration lanes, etc.) are necessary per this section. We defer this comment to the Montgomery Township Traffic Engineer.
6. §230-78.F.(1) – The location of trash receptacle enclosure is shown on the plan; however, it is to be placed within a completely fenced-in area. A detail of the fence should be provided.
7. §230-125. – The Plan of Land Development shows four (4) proposed freestanding signs and these signs should be in accordance with this section. We defer this comment to the Montgomery Township Zoning Officer. We note that one of the proposed signs appears to conflict with the sight triangle along Vilsmeier Road.
8. §230-127.A.(8) – Landscaping for freestanding signs should be shown on the plan and be in accordance with this section. We defer this comment to the Montgomery Township Landscape Architect.
9. §230-134.C.(1) – The required parking should be based on the total floor area, which, by definition, is measured to the exterior faces of the walls. Based on the floor area provided, it appears that 73 parking stalls are required. If this requirement can not be met then a variance will be needed from this section.
10. §230-134.D – A waiver is requested from this section regarding redevelopment. Based on the information provided on the plans, it is unclear what specific relief the Applicant is requesting.

We note that §230-138.1 of the Zoning Ordinance gives the Township Board of Supervisors the authority to allow a 25% reduction in the total number of paved parking spaces with the condition that these spaces be provided in reserve. Also, as stated above, the Board of Supervisors has the authority to grant relief from buffer requirements. If additional relief is necessary, that Applicant may be required to obtain a variance.

11. §230-138.1 – A waiver is requested from the requirements regarding reserve parking. The Board of Supervisors should discuss if reserve parking is allowed per this section. The applicant should provide evidence supporting reduced parking needs to the Township.
12. §230-155 – The plan does not meet the requirements of this section for landscaping and screening. The applicant should refer to the requirements in this section and Article VI of Chapter 205, the Montgomery Township Subdivision Ordinance, No. 18. We defer this comment to the Montgomery Township Landscape Architect.

B. Subdivision and Land Development Ordinance

The Applicant has listed several waiver requests on the plan. The requested waivers, as depicted, are not clear as to the scope/scale being sought. We recommend that a letter be provided listing the specific waiver requests, along with justification for each request. The following waivers from the Subdivision and Land Development Ordinance (SALDO) are listed on the plan:

1. §205-10.D.(4)(b) – A waiver is requested from the requirement regarding additional right-of-way widths.
2. §205-10.H.(6) – A waiver is requested from the requirement regarding off-street loading areas. The applicant has indicated that the site is not designed to be accessed by a semi-tractor trailer. Additional comment regarding this request is provided below.
3. §205-18.D. – A waiver is requested from the requirement regarding stormwater retention and detention. The applicant has indicated that the existing “detention basin” shall remain as is. Additional comment regarding this request is provided below.
4. §205-52.A. – A waiver is requested from the requirement regarding street trees.
5. §205-52.B. – A waiver is requested from the requirement regarding softening buffer.
6. §205-52.C.(2)(b) – A waiver is requested from the requirement regarding providing screening per the standards for screen buffer size and type for the trash receptacles area and loading area.
7. §205-52.D. – A waiver is requested from the requirement regarding parking area landscaping.
8. §205-52.G. – A waiver is requested from the requirement regarding individual lot landscaping.

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

9. §205-10.E.(4) – Clear sight triangles have been provided on the plan; however, it appears that there are several existing and proposed obstructions (eg. proposed sign, existing trees, proposed trees, etc.) which are not permitted in this area.
10. §205-10.G. - With regard to Highway Occupancy Permitting, under Pennsylvania Code 67; Chapter 441.6.viii, "A permit shall be valid only as long as the traffic volume of the driveway does not exceed the approved driveway classification as set forth in §441.8(a) of this title (relating to driveway design requirements)" The applicant intends to change the use on a previously developed site. We defer to the Township Traffic Engineer with respect to necessary PennDOT approvals.
11. §205-10.G.(1) – The provided sight distance to the right should be labeled on the plans for Vilsmeier Road.
12. §205-10.H.(4) – Parking stall dimensions should be 20 feet in depth and 10 feet in width. The plan indicates that there are several parking stalls that are 18 feet in depth where the proposed stalls abut curbing. These parking spaces are allowed by the Zoning Ordinance; however, a waiver would be required from this section.
13. §205-10.H.(4) – All parking spaces should be marked with all-weather paint with double parallel lines to be a minimum of six inches apart to separate each space. The plan view and detail should be updated. Additionally, the locations of stop bars should be depicted on the plans at the driveway exits.
14. §205-10.H.(6)(b) – The Applicant has requested a waiver from providing a loading area to accommodate a semi-tractor trailer. We recommend that truck turning templates be provided for the largest vehicle accessing the site to ensure that ingress and egress from the driveways can be accomplished without backing into the roadway and will not interfere with overall circulation within the site.
15. §205-10.H.(7)(c) – Ramps should be provided for convenient access from parking spaces to accessible entrances and to sidewalks. Curb ramp design should be provided for all proposed curb ramps.
16. §205-10.H.(7)(d) – The above ground sign for a handicap parking space should be in accordance with Pennsylvania Department of Transportation (PennDOT) Publication 236M. Sign R7-8F should be used as a supplemental sign to the R7-8 sign as shown on Sheet 3. For spaces that are van accessible, sign R7-8B should be used as a supplemental sign to the R7-8 and R7-8F.
17. §205-17.A. – The pavement detail should be revised to include currently accepted superpave nomenclature and thicknesses.
18. §205-18.1.C. & §205-29. – An Erosion and Sedimentation Control Plan should be submitted to the Montgomery County Conservation District (MCCD). No permit shall be approved unless there has been a plan approved by the MCCD.
19. §205-19. – The plans should be submitted and reviewed by the Montgomery Township Sewer Authority.
20. §205-20. – The Applicant should supply a letter from the water company stating that the proposed development can be served.

21. §205-21. – The Township Fire Marshal should review the plans to verify access and circulation are maintained.
22. §205-22.A. – Walkways should be provided for pedestrian access to/from the rear parking lot. The parking area in the rear of the building should have walkways to the front of the building if rear entrances are not being proposed.
23. §205-22.D. – Sidewalk that does not comply with Township standards should be repaired or replaced. This also includes accessible curb ramps. A note stating this should be included on the plan and applicable design details should be added.
24. §205-24.A. – Street lighting should be installed 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. We defer this to the Township Lighting Engineer.
25. §205-28.A. – The applicant will need to apply for a grading permit prior to construction.
26. §205-28.D.(2) – A note stating the following should be added to the Grading Plan. "After final grading there shall be a minimum of eight inches of topsoil on the entire site other than that portion of the site where there are buildings or other impervious surface coverage. There shall be no release of excess topsoil from the site until examination by the Township Engineer."
27. §205-29.C.(4)(g) – Grading in the side yard appears to divert water onto the adjacent property. Expressed written consent of the affected landowner should be obtained for the proposed grading in the side yard along the proposed building.
28. §205-49. to §205-56. – The Landscape Architect responsible for preparing the plans should sign and seal the Landscape and Landscape Details Plans. We defer the review of the plans with respect to the landscape requirements of the Ordinance to the Montgomery Township Landscape Architect.
29. §205-100. to §205-102. – A Traffic Management Study is required. We defer the requirement for a traffic management study, as well as any issues related to site access, to the Montgomery Township Traffic Engineer.

C. Stormwater Management

As indicated above, the Applicant is requesting a waiver from the requirement to provide additional stormwater management facilities/improvements. Based on the information provided, it appears that the scope and scale of the proposed project triggers the need for stormwater management improvements. 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. We suggest that the Applicant contact us to schedule a meeting to further discuss stormwater management for this site.

1. The proposed construction activities for this project are located within the Wissahickon Creek Watershed. The Wissahickon Creek does not currently have a separate Stormwater Management Ordinance; therefore, the design engineer should follow the Township's SALDO. Based on this information, the design engineer should submit original and innovative

designs through a combination of Best Management Practices (BMPs) in order to meet the intent of this Ordinance, since there is currently no stormwater management design proposed.

2. §205-18.A. - A storm sewer system or other innovative design should be constructed by the Applicant to take surface water from low points within the site where runoff will be concentrated. If the Applicant chooses to utilize a storm sewer system, then the storm sewer design should be consistent with this section of the Ordinance and storm sewer computations should be submitted in order to properly review the design.
3. §205-18.1.D.(1)(d) - The Applicant should submit original and innovative designs through a combination of BMPs in order to infiltration the volume of runoff produced by the additional impervious created by the proposed development, to filter out pollutants from the runoff produced by the proposed development and to meet the rate control requirement as specified in §205-18.D.(3). The Stormwater Management Report illustrates that the current design produces an increase in runoff for all design storms, which does not meet the intent of this Ordinance. The revised design should include pre- and post-development drainage area plans.
4. §205-18.1.D.(1)(e) - Long-term operations and maintenance of any future proposed BMPs should be added to the plans and a maintenance agreement entered into with the Township.
5. Section III of the "Stormwater Management Report", Pre vs. Post Development Analysis, states references for a "Shed Plan" for the pre and post development analysis, and an "Appendix A" for the rainfall intensity. These references were not found with the report. The applicant should submit references for review.
6. A detailed soils evaluation of the project site should be required to determine the suitability of recharge facilities. The Applicant should conduct testing in the locations of any future proposed infiltration BMPs. The testing should consist of at least two (2) test pits with infiltration testing utilizing a double-ring infiltration test performed at the level of the proposed infiltration surface of the basin. The testing should be witnessed by a representative of Gilmore & Associates, Inc. (G&A).
7. Prior to the start of construction, a roof drain design should be submitted to the Township for approval.

D. General

1. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (i.e., PaDEP, PennDOT, MCPC, Montgomery County Conservation District, Montgomery Township Municipal Sewer Authority, North Wales Water Authority, MCDH, DRBC, HARB, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office with the final application.
2. Light levels are not provided to determine the adequacy of proposed lighting. It is recommended that additional information is provided for further review and comment. We defer this to the Township Lighting Engineer.
3. A new tree survey should be performed to determine the actual size of the individual trees since the tree sizes appear not to have been updated since 1994. We defer this comment to the Montgomery Township Landscape Architect.

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
Gilmore & Associates, Inc.



Karyn L. Hyland, P.E.
Project Manager
Gilmore & Associates, Inc.

RSD/JPD/sb

cc: Lawrence J. Gegan, Manager - Montgomery Township
Marita A. Stoerrle, Development Coordinator - Montgomery Township
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Ken Amey, AICP
William Ring - Commerce Limited Partnership #9231
Anthony Hibbeln, P.E. – Hibbeln Engineering Company, LLC



Boucher & James, Inc.
CONSULTING ENGINEERS

INNOVATIVE ENGINEERING

Mountainview Professional Building
1456 Perry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

2738 Rimrock Drive
Stroudsburg, PA 18350
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 8, 2013

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

**SUBJECT: COMMERCE LIMITED PARTNERSHIP #9231
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
TOWNSHIP LD/S NO. 663
PROJECT NO. 1255264R**

Dear Mr. Gregan:

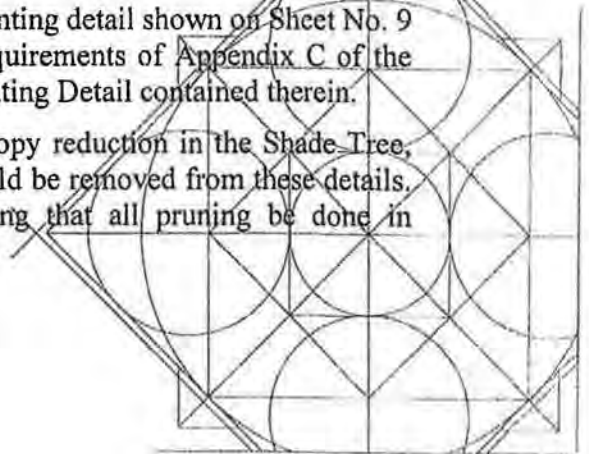
Please be advised that we have reviewed the Land Development Plans for the Commerce Limited Partnership Site, prepared by Hibbeln Engineering Company, LLC, Dated November 29, 2001 and last revised October 18, 2013, and Landscape Plans prepared by Land Concepts dated November 29, 2001 and last revised October 30, 2013. The site is located on the northern corner of the intersection of Route 309 and Vilsmeier Road, within the C Commercial District.

The site currently contains an abandoned garage building and associated parking areas, with one right-in-right-out access from Route 309. The plans propose to demolish the existing building and construct an 11,900 SF multi-tenant retail building with eighty (80) parking spaces, sixteen (16) of which are proposed to be held in reserve. An additional access from Vilsmeier Road is also proposed.

We offer the following comments for your consideration.

1. General Requirements

- A. SLDO Section 205-49.C: the final plans must be signed and sealed by a landscape architect registered within the Commonwealth of Pennsylvania.
- B. SLDO Section 205-49.E: 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. Note No. 20 on sheet 9 of 10 should be revised to correctly reference this standard.
- C. SLDO Section 205-49.F: the Evergreen Tree planting detail shown on Sheet No. 9 of 10 should be revised to comply with the requirements of Appendix C of the Montgomery Township SLDO and the Tree Planting Detail contained therein.
- D. SLDO Section 205-49.F: notes referencing canopy reduction in the Shade Tree, Evergreen Tree, and Shrub planting details should be removed from these details. A note should be added to the plans requiring that all pruning be done in compliance with ANSI A300 standards.



2. Landscape Plan Requirements

- A. SLDO Section 205-51.A(6): the landscape plan shall show the location of all site lighting.
- B. SLDO Section 205-51.A(18): a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement.

3. Planting Requirements

- A. ZO Section 230-78.A: a planting area 25' in width is to be provided along all street frontages and along all side and rear boundary lines. Required planting areas along side or rear boundary lines abutting commercial or industrial uses or zoning districts may be waived or reduced if deemed appropriate by the Board of Supervisors. The required planting area width has been provided, except along the northern property boundary and along 110' of Vilsmeier Road. The reduced area along the northern property boundary is considered to be an existing non-conformity, except for the addition of the proposed turn-around area. The October 31, 2013 Hibblen Engineering response letter states that a partial variance is requested for the Vilsmeier Road planting setback, and that "a hearing regarding such request is pending."
- B. ZO Section 230-127.A(8)(a): where freestanding signs are proposed within the C Commercial District, the applicant shall provide 2 SF of landscaped area for each SF of sign area.
- C. SLDO Section 205-52.A: three (3) street trees are required along Bethlehem Pike, but have not been provided. A waiver has been requested.
- D. SLDO Section 205-52.B(3)(a): softening buffer plant material shall be located within 20' of the property line. Several shrubs are not shown within the required 20' from the property line. However, plant material may be sited on any position of the property at the discretion of the Board of Supervisors.
- E. SLDO Section 205-52.B(4)(a): in all Zoning Districts, 4 shade trees and 8 shrubs shall be included for each 100' of property perimeter. A waiver has been requested.
 - 1. Twelve (12) shade trees and 23 shrubs are required within the softening buffer along Vilsmeier Road. Five (5) shade trees are missing.
 - 2. Five (5) shade trees and 10 shrubs are required within the softening buffer along Bethlehem Pike. Five (5) shade trees are missing.
 - 3. Twelve (12) shade trees and 24 shrubs are required within the softening buffer along the northern property line. Seven (7) existing Pine trees are proposed to be counted toward the buffer requirement. A site visit on November 7, 2013 showed a total of 7 acceptable Pine trees in this area that may be counted toward the softening buffer requirement. Two (2) of these existing Pine trees are proposed to be removed. Therefore, a total of

Five (5) existing Pine trees may be counted toward the softening buffer requirements. Seven (7) shade trees are missing from the softening buffer.

F. SLDO Section 205-52.D outlines the requirements for Parking Lot Landscaping. A waiver has been requested.

1. SLDO Sections 205-52.D(1)(a) Table 1: One (1) shade tree shall be provided per Ten (10) parking spaces within the entire lot. The Landscape Requirements table indicates that Nine (9) parking lot shade trees are required. Three (3) trees have been provided. Six (6) shade trees are missing.

2. SLDO Section 205-52.D(1)(d): raised continuous concrete curbing is required around all planting islands, and raised planter islands shall be placed at the end of each row of parking spaces beginning and/or terminating at an internal circulation drive. Numerous striped areas are shown instead of raised planter islands.

3. SLDO Section 205-52.D(1)(f): when parking areas are located within 100' of a public street, the perimeter of the parking area adjacent to the public street shall be softened by a continuous low hedge around the outside perimeter. Required buffer shrubs may not be used to meet this requirement. Continuous parking lot perimeter shrubs have not been provided along the rear parking lot area along Vilsmeier Road.

G. SLDO Sections 205-52.G: One (1) shade tree is required per 5,000 SF of proposed gross floor area. 11,900 SF of gross floor area are proposed, therefore Three (3) shade trees are required. None of the required shade trees have been proposed. A waiver has been requested.

4. Preservation, Protection and Replacement of Trees

SLDO Section 205-53.C outlines specific preservation requirements and calculations for the preservation of existing trees. The tree replacement calculations have not been performed in accordance with the ordinance requirements. The plans should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.

5. Recommended Plant List and Planting Standards and Guidelines

A. SLDO Section 205-56.A lists *Acer rubrum* and *Acer saccharum* as shallow rooting or large growing trees, and as such they are required to be located a minimum of 6' from any public sidewalk. The plans should be revised to demonstrate compliance with the ordinance requirements.

B. SLDO Section 205-56.A states that *Nyssa sylvatica* is not to be used as a street tree, but is to be used as a shade tree only. The plans should be revised to demonstrate compliance with the ordinance requirements.

6. General Landscape Comments

- A. The Evergreen and Shade Tree planting details should be revised to make it clear that all trees are to be installed on top of undisturbed subgrade.
- B. Three (3) *Acer rubrum* proposed along Vilsmeier Road appear to be intended to count as street trees. However, they are shown in the symbol used for Parking Lot Trees. The plans should be revised to correct this discrepancy.
- C. The Landscape Requirements table indicates that 30 shrubs are proposed to meet the softening buffer requirements along the northern property boundary. However, 41 shrubs are shown in this location. The plans should be revised to correct this discrepancy.
- D. The Landscape Requirements Chart states that 117 perimeter shrubs are proposed for parking lot spaces facing the street (Section D.) However, 106 of these shrubs are shown in this location on the plan. The plan should be revised to correct this discrepancy.
- E. Notes No. 4, 6, 7, 8, 13, 18, and 19 should be removed from the Notes section of Sheet No. 9 of 10 in order to avoid conflict or confusion with the notes required in accordance with Appendix C of the Subdivision and Land Development Ordinance.
- F. Note No. 15 under the Notes Section of Sheet No. 9 of 10 is unclear. This note should be revised for the purposes of clarity.
- G. The Evergreen Tree planting detail on Sheet No. 9 of 10 specifies guy wires that are staked at ground level. This type of staking is a trip hazard. For that reason, all trees should be staked in the same manner as the tree staking shown in SLDO Appendix C.
- H. The Permanent Seeding Schedule shown on Sheet No. 9 of 10 does not match the Permanent Seeding Specifications shown in the Site Stabilization and Seeding Notes on the Erosion and Sedimentation Control Plan, Sheet No. 5 of 10. The plans should be revised to correct this discrepancy.
- I. At maturity, *Abies concolor* and *Picea abies* can reach spreads of 30' in diameter. We recommend that a more appropriate tree species be selected in order to avoid future conflicts with the reserve parking area, adjacent vegetation, and neighboring properties.
- J. It appears that the proposed tree protection fencing as it is shown on the landscape plan will not provide adequate protection for several trees. Due to the limits of construction on this site, all trees proposed to remain on this site or that are located on adjacent sites but have canopies overlapping with this site, and therefore require protection, should be provided with tree protection fencing.
- K. Proposed landscaping for the required screening buffer should be installed at the same time as the landscaping for the rest of the site, and should not be held in

reserve. Perimeter shrubs required to meet landscape requirements for the reserved parking area may be held in reserve, but all other landscaping must be installed at the same time as landscaping for the rest of the site.

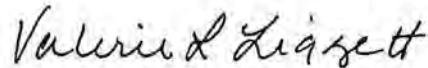
7. General Comments

- A. 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
James P. Dougherty, P.E., Gilmore & Associates, Inc.
Kevin Johnson, P.E., Traffic Planning & Design
Ken Amey, AICP
William Ring, Commerce Limited Partnership #9231
Anthony J. Hibbeln, P.E., Hibbeln Engineering Company, L.L.C.
David S. Cavanaugh, Land Concepts



Boucher & James, Inc.
CONSULTING ENGINEERS

INNOVATIVE ENGINEERING

Fountainville Professional Building
145G 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

October 29, 2013

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

**SUBJECT: COMMERCE LIMITED PARTNERSHIP #9231
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
TOWNSHIP LD/S NO. 663
PROJECT NO. 1255264R**

Dear Mr. Gregan:

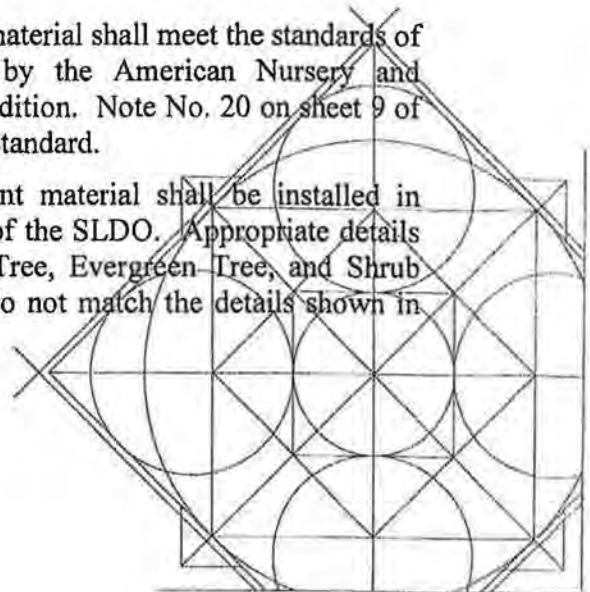
Please be advised that we have reviewed the Land Development Plans for the Commerce Limited Partnership Site, prepared by Hibbeln Engineering Company, LLC, Dated November 29, 2001 and last revised October 18, 2013. The site is located on the northern corner of the intersection of Route 309 and Vilsmeier Road, within the C Commercial District.

The site currently contains an abandoned garage building and associated parking areas, with one right-in-right-out access from Route 309. The plans propose to demolish the existing building and construct an 11,900 SF multi-tenant retail building with eighty (80) parking spaces, sixteen (16) of which are proposed to be held in reserve. An additional access from Vilsmeier Road is also proposed.

We offer the following comments for your consideration.

I. General Requirements

- A. SLDO Section 205-49.C requires all landscape plans to be prepared, signed and sealed by a landscape architect registered by the Commonwealth of Pennsylvania. The plans should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.
- 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. Note No. 20 on sheet 9 of 10 should be revised to correctly reference this standard.
- C. SLDO Section 205-49.F requires that all plant material shall be installed in accordance with the standards in Appendix C of the SLDO. Appropriate details must be included on the plans. The Shade Tree, Evergreen Tree, and Shrub planting details shown on Sheet No. 9 of 10 do not match the details shown in SLDO Appendix C.



- D. SLDO Section 205-49.F requires that all plant material shall be pruned in accordance with ANSI A300 pruning standards. The Shade Tree, Evergreen Tree, and Shrub planting details include notes calling for branch reduction pruning, which is counter to ANSI A300 standards.
2. Landscape Plan Requirements
- A. SLDO Section 205-51.A(6) requires the landscape plan to show the location of all site lighting.
 - B. SLDO Section 205-51.A(18) requires that a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement.
3. Planting Requirements
- A. ZO Section 230-78.A requires that a planting area 25' in width be provided along all street frontages and along all side and rear boundary lines. If the side or rear boundary lines abut commercial or industrial uses or zoning districts, this planting area may be waived or reduced if deemed appropriate by the Board of Supervisors.

The required planting area width has been provided, except for the northern property boundary and the southeastern property boundary along a portion of Vilsmeier Road. The reduced area along the northern property boundary is considered to be an existing non-conformity, except for the addition of a proposed turn-around area. These requirements may be waived if deemed appropriate by the Board of Supervisors.
 - B. ZO Section 230-127.A(8)(a) requires that where freestanding signs are proposed within the C Commercial District, the applicant shall provide two (2) square feet of landscaped area for each square foot of sign area.
 - C. SLDO Section 205-52.A requires the provision of street trees. Six street trees are required along Vilsmeier Road. The plans indicate that 3 new street trees and 3 existing trees are proposed to meet this requirement. However, the 3 existing trees are proposed to be removed, and only 1 proposed tree is shown. Three street trees are required along Bethlehem Pike. The plans indicate that 3 existing trees are proposed to meet this requirement. However, the plan shows these trees as to be removed as well. The plans should be revised to correct these discrepancies. A waiver has been requested.
 - D. SLDO Section 205-52.B(3)(a) requires that plant material used in the softening buffer shall be located within 20 feet of the property line or within 10' of the legal or ultimate right-of-way lines. A number of softening buffer trees and shrubs are shown farther than 20' from the property line. However, plant material may be sited on any position of the property at the discretion of the Board of Supervisors.

- E. SLDO Section 205-52.B(4)(a) requires that in all Zoning Districts, four shade trees and eight shrubs shall be included for each 100 feet of property perimeter. A waiver has been requested.
1. Twelve (12) shade trees and 23 shrubs are required within the softening buffer along Vilsmeier Road. The Landscape Requirements Table indicates that 3 existing trees and 10 proposed trees are to be used to meet these requirements. However, the 3 existing trees in this area are to be removed, and only 8 new softening buffer trees are shown along Vilsmeier Road. The Table indicates that 16 softening buffer shrubs are provided, but only 15 are shown on the landscape plan. The plans should be revised to correct these discrepancies.
 2. Five (5) shade trees and ten (10) shrubs are required along Bethlehem Pike. No landscape material has been provided.
 3. The northern property boundary has 300' LF of property line. Therefore, 12 shade trees and 24 shrubs are required, not including existing vegetation. The plan has double-counted the existing vegetation toward the softening buffer requirement by both subtracting the length of the existing vegetation from the length of the property line, and then also subtracting the total number of trees from the resulting required number of calculated trees. This is not acceptable. Upon completion of the updated tree survey, one method or the other may be utilized, but not both. One (1) proposed shade tree and seven shrubs have been provided to meet the softening buffer requirement.
- F. SLDO Section 205-52.D outlines the requirements for Parking Lot Landscaping. A waiver has been requested.
1. SLDO Sections 205-52.D(1)(a) Table 1 requires that 1 shade tree shall be provided per 10 parking spaces within the entire lot. The Landscape Requirements table indicates that 54 parking spaces and 12 reserve spaces are proposed. However, 64 parking spaces and 16 reserve spaces are shown in the plan set. A total of 8 shade trees are required. The table indicates that no shade trees and 10 shrubs are proposed to meet this requirement, but 1 *Quercus palustris* and 1 *Acer rubrum* are shown on the plans as meeting this requirement. The plans should be revised to correct these discrepancies.
 2. SLDO Sections 205-52.D(1)(a) Table 1 requires that 6 shrubs are to be installed for every 2 spaces around the entire parking lot perimeter. The Landscape Requirements table states that 28 spaces are facing the street/residential areas and 12 reserve spaces face residential areas. However, there are a total of 52 spaces around the entire parking lot perimeter. A total of 156 shrubs are required. Eighty-four shrubs are proposed along Vilsmeier Road and Bethlehem Pike.

3. SLDO Section 205-52(1)(a) Table 1 requires that 1 shade tree be provided for each 290 square feet of planting island. Approximately 2,500 SF of parking lot island area is proposed. Therefore, 9 shade trees are required to meet this requirement.
 4. SLDO Section 205-52.D(1)(d) requires that raised continuous concrete curbing shall be required around all planting islands. In addition, raised planter islands shall be placed at the end of each row of parking spaces beginning and/or terminating at an internal circulation drive. Numerous striped areas are shown instead of raised planter islands.
 5. SLDO Section 205-52.D(1)(f) requires that when parking areas are located within 100 feet of a public street, the perimeter of the parking area that is adjacent to the public street shall be softened by a continuous low hedge around the outside perimeter. Continuous parking lot perimeter shrubs have not been provided along the rear parking lot area along Vilsmeier Road.
- G. SLDO Sections 205-52.G requires the provision of 1 shade tree per 5,000 square SF of gross floor area. 11,900 SF of gross floor area are proposed, therefore 3 shade trees are required. The Landscape Requirements Chart indicates that 5 existing trees along the western property line are proposed to meet this requirement, but plans do not indicate which trees are to be used, and it is unclear whether these trees are in an acceptable condition to meet this requirement. A waiver has been requested.
4. 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. Trees whose drip line has been encroached upon by more than $\frac{1}{4}$ will not be considered to be preserved and must be replaced. It appears that a number of trees on the site will either have more than $\frac{1}{4}$ of their drip line disturbed, or are not adequately protected by tree protection fencing. The plans should be revised to either show the trees as to be removed, or to demonstrate compliance with the tree protection fencing requirements in the ordinance.
 - B. SLDO Section 205-53.C outlines specific preservation requirements and calculations for the preservation of existing trees. The tree replacement calculations have not been performed in accordance with the ordinance requirements. The plans should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.
 5. Recommended Plant List and Planting Standards and Guidelines

SLDO Section 205-56.A lists *Acer rubrum* and *Acer saccharum* as shallow rooting or large growing trees, and as such they are required to be located a minimum of 6' from any public sidewalk.

6. General Landscape Comments

- A. Notes No. 4, 6, 7, 8, 13, 18, and 19 should be removed from the Notes section of Sheet No. 9 of 10 in order to avoid conflict or confusion with the notes required in accordance with Appendix C of the Subdivision and Land Development Ordinance.
- B. Note No. 11 under the Notes Section of Sheet No. 9 of 10 should be revised to state "Planting shall be conducted during seasons which are normal for such work." The remainder of this section should be removed. The Township will not assume responsibility for granting permission to contractors regarding when they should plant landscape material.
- C. Notes No. 14 and 15 under the Notes Section of Sheet No. 9 of 10 appear to be unfinished. The notes should be revised for the purposes of clarity.
- D. The Evergreen Tree planting detail on Sheet No. 9 of 10 specifies guy wires that are staked at ground level. This type of staking is a trip hazard. For that reason, all trees should be staked in the same manner as the tree staking shown in SLDO Appendix C.
- E. The Permanent Seeding Schedule shown on Sheet No. 9 of 10 does not match the Permanent Seeding Specifications shown in the Site Stabilization and Seeding Notes on the Erosion and Sedimentation Control Plan, Sheet No. 5 of 10. The plans should be revised to correct this discrepancy.
- F. A number of existing trees marked as "To Be Removed" have tree protection fencing shown around them. The tree protection fencing should be removed for the purposes of clarity.
- G. At maturity, Abies concolor and Picea abies can reach spreads of 30' in diameter. We recommend that a more appropriate tree species be selected in order to avoid future conflicts with the reserve parking area and neighboring properties.
- H. It appears that the proposed tree protection fencing as it is shown on the landscape plan will not provide adequate protection for a number of trees. Due to the limits of construction on this site, all trees proposed to remain on this site or that are located on adjacent sites but have canopies overlapping with this site, and therefore require protection, should be provided with tree protection fencing.
- I. Proposed landscaping for the reserve parking spaces should be installed at the same time as the landscaping for the rest of the site, and should not be held in reserve. The plans should be revised to indicate that all landscaping is to be installed at the same time.
- J. The planting schedule indicates that one (1) Acer rubrum is proposed. However, three (3) of these trees are shown in the landscape plan. The plan should be revised to correct this discrepancy.

- K. The planting schedule indicates that five (5) *Acer saccharum* are proposed. However, three (3) of these trees are shown in the landscape plan. The plan should be revised to correct this discrepancy.

7. General Comments

- A. 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
Karyn Hyland, Gilmore & Associates
Kevin Johnson, P.E., Traffic Planning & Design
Ken Amey, AICP
William Ring, Commerce Limited Partnership #9231, 1280 West Newport Center Drive,
Deerfield Beach, FL 33442
Matthew L. Williams, P.E., Hibbeln Engineering Company, L.L.C., 593 Skippack Pike,
Suite 300, Blue Bell, PA 19422
David S. Cavanaugh, Land Concepts, 593 Skippack Pike, Suite 300, Blue Bell, PA 10422



Boucher & James, Inc.
CONSULTING ENGINEERS

INNOVATIVE ENGINEERING

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

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

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

www.bjengineers.com



November 9, 2012

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

**SUBJECT: COMMERCE LIMITED PARTNERSHIP #9231
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
TOWNSHIP LD/S NO. 663
PROJECT NO. 1255264R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Land Development Plans for the Commerce Limited Partnership Site, prepared by Hibbeln Engineering Company, LLC, Dated November 29, 2001 and last revised September 19, 2012. The site is located on the northern corner of the intersection of Route 309 and Vilsmeier Road, within the C Commercial District.

The site currently contains an abandoned garage building and associated parking areas, with one right-in-right-out access from Route 309. The plans propose to demolish the existing building and construct an 11,200 sf retail building with seventy-one (71) parking spaces, seventeen (17) of which are proposed to be held in reserve. An additional access from Vilsmeier Road is also proposed.

We offer the following comments for your consideration.

1. General Requirements

- A. SLDO Section 205-49.C requires all landscape plans to be prepared by a landscape architect registered by the Commonwealth of Pennsylvania and familiar with this Landscape Article in order to promote the proper use of and arrangement of plant materials. The plans must be prepared, signed and sealed by a landscape architect registered within the Commonwealth of Pennsylvania.
- B. SLDO Section 205-49.E requires that all plant material shall meet the standards of the American Standards for Nursery Stock by the American Nursery and Landscape Association (2004), or most recent edition, and the height, spread and/or caliper requirements for trees and shrubs listed in SLDO Section 205-56, Recommended Plant List. A note shall be added to the landscape plan stating this. The plans should be revised to demonstrate compliance with the requirements of this ordinance and to provide the required note.
- C. SLDO Section 205-49.G requires that all plant material shall be guaranteed for 18 months from the day of final approval of the landscape installation by the

Township Landscape Architect, Township Shade Tree Commission, or the Township Engineer. Any plant material 25% or more of which is dead shall be considered dead. A tree shall be considered dead when the main leader has died or 25% of the crown is dead. Any dead plant material shall be replaced and installed according to the approved planting practices. The plans should be revised to provide a note demonstrating compliance with the requirements of this ordinance.

- D. 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 demonstrating compliance with the requirements of this ordinance.
- E. SLDO Section 205-49.J requires that street trees shall be a minimum of three inches in caliper and shall be a species suggested in Section 205-56.A, Shade Trees. All main branches shall be pruned to a clearance height of eight (8) feet above the ground. Street trees shall have a single, straight trunk and central leader and shall be free of disease and mechanical damage. A note shall be added to the landscape plan stating this information. The plans should be revised to provide a note demonstrating compliance with the requirements of this ordinance.

2. Landscape Plan Requirements

- A. SLDO Section 205-51.A(6) requires the landscape plan to show the location of sidewalks, berms, fences, walls, freestanding signs and site lighting. Existing street signs are currently shown. However, proposed traffic signs and the proposed freestanding commercial signage has not been shown on the landscape plans. The plans should be revised to demonstrate compliance with the ordinance requirements.
- B. SLDO Section 205-51.A(14) requires that details for the planting, mulching, saucering and staking of trees, the planting of shrubs and any other details which depict other related installations shall be in accordance with the requirements of this Ordinance, including those outlined in Appendix C. Details for the installation of trees and shrubs have been provided in the landscape plans. However, they have not been provided in accordance with the requirements of this Ordinance or with the details shown in Appendix C. The plans should be revised to demonstrate compliance with the requirements of this ordinance.
- C. SLDO Section 205-51.A(18) requires that a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. This estimate shall be provided after the Board of Supervisors has ruled on any requested waivers and shall show the value of all

proposed landscaping, Unit costs for plant material shall include costs for labor, materials, and guaranty, and shall be so stated on the estimate.

3. Planting Requirements

- A. ZO Section 230-78.A requires that a planting area no less than 25 feet in width of grass, lawns, shrubbery, evergreens and trees shall be planted in accordance with a landscaping and screening plan as provided in Article VI of Chapter 205, the Montgomery Township Subdivision Ordinance, No. 18, and continuously maintained in a proper and attractive manner along all street frontages of property, exclusive of driveway and access areas, and along all side and rear boundary lines. If the side or rear boundary lines abut commercial or industrial uses or zoning districts, the required planting areas may be waived or reduced if deemed appropriate by the Board of Supervisors.

The required planting area width has been provided along all property boundaries, except for the northern property boundary. The reduced width of the planting area along the northern property boundary is considered an existing non-conformity. However, the plans as submitted propose to increase this non-conformity through the addition of a parking lot turn-around area. The requirement may be waived if deemed appropriate by the Board of Supervisors.

- B. SLDO Section 205-52.A requires that street trees shall be spaced to permit the healthy growth of each tree, but in no instance shall they be closer than 40 feet on center nor further than 50 feet on center for each side of the street. Based on the calculations provided, six (6) street trees are required to be provided for Vilsmeier Road. The table indicates that three (3) are proposed and three (3) are existing. However, only one (1) proposed tree is shown on the plans. A waiver has been requested. The plans should be revised to correct the discrepancy between the number of trees indicated as being provided on the plans, and the number shown on the plan set, or to provide the required number of trees.
- C. SLDO Section 205-52.B(4)(a) requires that in all Zoning Districts, four shade trees and eight shrubs shall be included for each 100 feet of property perimeter. It does not appear that adequate plantings have been proposed to meet the requirements. A waiver has been requested.
1. The calculations accurately indicate that twelve (12) shade trees and twenty-three (23) shrubs are required along Vilsmeier Road. The Landscape Requirements Table indicates that three (3) existing trees and ten (10) proposed trees are to be used to meet the shade tree buffer requirements in this area. However, the three (3) existing trees in this area have already been used to meet street tree requirements and may not be "double-counted" toward another landscape requirement, and only eight (8) of the ten (10) proposed shade trees indicated in the table have been shown in the landscape plan along Vilsmeier Road. Therefore, only eight (8) softening buffer shade trees have been provided to meet this

requirement. Additionally, the Landscape Requirements Table indicates that sixteen (16) of the required twenty-three (23) shrubs have been provided. However, only fifteen (15) shrubs have been shown on the landscape plan. The three (3) existing trees should be removed from the table as they may not be used to count toward this requirement, and the Landscape Requirements Table should be corrected to accurately indicate the number of plants proposed to meet the ordinance requirements.

2. The calculations accurately indicate that five (5) shade trees and ten (10) shrubs are required along Route 309. No softening buffer trees and shrubs have been provided in this area.
3. Approximately 300' of property line exists along the northern site boundary. Therefore, a total of twelve (12) shade trees and twenty-four (24) shrubs are required. The plans indicate that 135' of existing vegetation is to be utilized to meet the buffer requirement. It appears that the calculations provided in the Landscape Requirements Table have subtracted the 135' of existing vegetation from the length of the property boundary, thereby coming up with seven (7) required shade trees. However, the submitted calculations then go on to count five (5) of the existing shade trees within that existing 135' of existing vegetation toward the requirement, thereby double-counting those trees toward the softening buffer requirement. This is not acceptable. Upon update of the tree survey, the number of applicable trees along the northern property line that are to be preserved may be subtracted from the twelve (12) required shade trees, but there should not be an overall reduction based on the length of the row of vegetation.

One (1) proposed shade tree has been provided in this buffer area. The Landscape Requirements Table indicates that twelve (12) shrubs have been provided within this buffer area. However, SLDO Section 205-52.B(3)(a) requires that plant material used in the softening buffer shall be located within 20 feet of the property line. Only three (3) of the shrubs listed are within 20 feet of the northern site boundary. The plans should be revised to accurately calculate the required amount of plant material for this section of softening buffer and to locate the plant material within 20' of the property boundary.

- D. SLDO Section 205-52C(2)(b) requires that all truck loading, outside storage areas, mechanical equipment and trash receptacles shall be screened from view from streets and abutting residential areas in accordance with the standards for screen buffer size and type. A waiver has been requested.
- E. SLDO Section 205-52.C(3)(b) requires that screen buffers shall be located within 20 feet of the property lines. A number of the proposed screen buffer trees are proposed to be located farther than 20' from the property boundary. The plans should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.

F. A waiver has been requested from the requirements of SLDO Section 205-52.D, Parking Lot Landscaping. However, it is unclear from which portion of the section the Applicant has requested relief, as it appears that a number of sections may be applicable:

1. SLDO Sections 205-52.D(1)(a) requires that, in accordance with Table 1 in the Subdivision and Land Development Ordinance, the following parking area landscaping shall be provided: one (1) shade tree per 10 parking spaces within the entire lot. The Landscape Requirements Chart calculates the required parking lot landscaping based on fifty-four (54) parking spaces and twelve (12) reserve parking spaces. However, a total of seventy-one parking spaces are proposed. If twelve (12) are to be calculated in reserve, then the number to be calculated as permanent parking spaces should be fifty-nine (59). Therefore, two (2) shade trees are required to be installed upon construction of the reserve parking area, and six (6) shade trees are required for the immediate parking lot landscaping. Two (2) parking lot shade trees are shown on the landscape plan, but the Landscape Requirements Chart indicates that no parking lot shade trees are proposed, and that the reserve parking area shade trees will be proposed when the reserve parking area is installed. However, all eight (8) required trees should be shown on the landscape plan, and the Landscape Requirements Chart should be revised to correct these discrepancies in order to demonstrate compliance with the ordinance requirements, or a waiver would be required.
2. SLDO Sections 205-52.D(1)(a) requires that, in accordance with Table 1 in the Subdivision and Land Development Ordinance, the following parking area landscaping shall be provided: six (6) shrubs for every two (2) spaces around the entire parking lot perimeter facing streets or residential districts. Thirty-six (36) shrubs are required to be provided for the reserve parking area. The shrubs have been calculated correctly in the Landscape Requirements Chart. However, the shrubs have not been shown on the Landscape Plan. While the shrubs are not required to be installed until construction of the reserve parking spaces, the shrubs should be shown on the landscape plan in order to demonstrate compliance with the ordinance requirements, or a waiver would be required.
3. SLDO Section 205-52.D(1)(d) requires that raised continuous concrete curbing shall be required around all planting islands. In addition, raised planter islands shall be placed at the end of each row of parking spaces beginning and/or terminating at an internal circulation drive. Several rows of parking spaces are proposed to terminate with striped instead of raised planter islands. The plans should be revised to provide the required planter islands, or a waiver would be required.

4. SLDO Section 205-52.D(1)(f) requires that when parking areas are located within 100 feet of a public street, the perimeter of the parking area that is adjacent to the public street shall be softened by a continuous low hedge around the outside perimeter. Required buffer shrubs may not be used to meet this requirement. Parking lot perimeter shrubs have not been provided along the rear parking lot area along Vilsmeier Road. The plans should be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.
- G. SLDO Sections 205-52.G outlines requirements for individual lot landscaping. One (1) shade tree is required per 5,000 square feet of gross floor area. The plans propose 11,200 SF of gross floor area. However, the Landscape Requirements Chart states that the proposed building square footage is 11,900 sf. The plans should be revised to correct this discrepancy and to accurately calculate the required number of individual lot landscaping shade trees. Lastly, the Landscape Requirements Chart indicates that five (5) existing trees along the west property line are proposed to meet the individual lot landscaping requirement. However, the plans do not indicate which trees these are, and it is unclear whether these trees are still in an acceptable condition to meet the individual lot landscaping requirement. The plans should be revised to update the existing tree survey, to correctly calculate the required number of individual lot landscaping trees, and to demonstrate compliance with the ordinance requirement. A waiver has been requested.

4. 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. It appears that one 8" Maple between Vilsmeier Road and the proposed building will have approximately $\frac{1}{2}$ of the total root area disturbed. Therefore, this tree cannot be considered as to be preserved. While the tree is not required to be removed, the tree should be included as 'to be preserved' within the tree preservation and replacement calculations. The plans should be revised to demonstrate compliance with the ordinance requirements.
- B. 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.
- C. SLDO Section 205-53.C outlines specific preservation requirements and calculations for the preservation of existing trees. The plans state only that three (3) trees at 4" caliper and one (1) tree at 12" caliper are being removed. It appears that the tree preservation and replacement calculations have been performed incorrectly, as numerous trees greater than 8" in caliper exist on the site and are

required to be accounted for in the calculations, regardless of whether they are being removed or not.

In addition, it appears that the sizes of the existing trees as they are currently shown on the plans are no longer accurate. As it has been approximately 11 years since the plan origination date, the trees are now much larger than they were when originally measured. A number of white pine planted along Vilsmeier Road are severely girdled due to never having tree stakes removed, and several appear to be dead. It also appears that several large trees have died in the time period since the last tree survey was conducted. The plans should be revised to provide the correct current quantity, size and status of trees, to provide the correct tree replacement calculations and to clearly demonstrate compliance with all preservation and replacement requirements.

5. Recommended Plant List and Planting Standards and Guidelines

- A. SLDO Section 205-56 provides a list of recommended trees, shrubs and ground cover for use in Montgomery Township. However, the Board of Supervisors may permit other planting types if they are hardy to the area, not subject to blight or disease, and of the same general character and growth habit as those included in the recommended planting list. Three plants have been included in the plant schedule that are not included in the list of recommended trees, shrubs, and ground covers. These are *Picea abies* (Norway Spruce,) *Taxus cuspidata* (Japanese Yew,) and *Callicarpa japonica* (Japanese Beautyberry.) *Picea abies* appears to meet the requirements of this section to be permitted to be planted on the site. However, *Callicarpa japonica* is known to suffer significant stem dieback or die to the ground in harsh winters. At maturity, *Taxus cuspidata* can reach heights of 10'. As these shrubs are proposed to be located between the commercial structure and Route 309 and Vilsmeier road, it is likely that at maturity these shrubs will block the view of motorists of the commercial structure. Therefore, we recommend the plans be revised to replace these shrubs with different shrubs from the recommended plant list. The plans should be revised to demonstrate compliance with the ordinance requirements.
- B. SLDO Appendix C states that plant material shall be shown on the plans in accordance with the standards provided in Appendix C. In order to demonstrate compliance with the Ordinance, the Planting Standards provided in Appendix C should be included on the plan set as they are written in the Ordinance.

6. General Landscape Comments

- A. At maturity, *Abies concolor* and *Picea abies* can reach spreads of 30' in diameter. However, many of the proposed evergreen trees have been proposed to be located within 5' of the reserve parking spaces. We recommend that the trees be located farther away from the parking lot in order to give the trees adequate room to grow and to avoid future conflicts.
- B. Due to recent outbreaks of Emerald Ash Borer, we recommend that different tree species be selected from the Montgomery Township SLDO Section 205-56

Recommended Plant List to replace the proposed *Fraxinus americana* and *Fraxinus pensylvanica* shade trees.

- C. Several of the proposed trees and shrubs are shown located directly overtop of existing/proposed utility lines. The plans should be revised to provide a minimum of ten (10) horizontal feet between all proposed trees and underground utility lines, and shrubs should not be planted directly on top of any underground utility lines. Additionally, trees should be planted a minimum of 5' from curbs. The plans should be revised to eliminate any conflicts between landscaping and utility lines and structures.
- D. The plans should be revised to provide a note indicating that substantial changes to the approved Landscape Plans must be approved by the Township through plan resubmission. If substantial changes to the landscaping are made without prior approval from the Township, the changes will be rejected upon inspection.
- E. The plans should be revised to provide a note indicating that if a plant species or other substitution is made without receiving prior substitution request approval from the Township, the unapproved plants will be rejected upon inspection. All plant substitution requests should be forwarded in writing to this office for review.
- F. The Tree Protection Fence detail on Sheet No. 7 of 8 should be revised to indicate that tree protection fencing shall be located at the dripline of the tree or 15' from the trunk, whichever distance is greater. In addition, the detail should be revised to specify the use of one of the following types of fence: 30" super silt fence, 30" orange super silt fence, 48" orange construction fence, or 48" snow fence. Lastly, a note should be added to the detail requiring that the tree protection fencing shall be maintained until all work and construction have been completed. Any damages to tree protection fencing shall be repaired before construction may continue.
- G. It appears that the proposed tree protection fencing as it is shown on the landscape plan will not provide adequate protection for a number of trees. The tree protection fencing for the 15" Locust along the northern property line should be revised to connect and go straight along the parking lot curb instead of veering back toward the tree trunk. In addition, one 4" Cherry that is proposed to remain along the eastern property line has not been provided with tree protection fencing. Due to the limits of construction on this site, all trees proposed to remain on this site should be provided with tree protection fencing at the dripline or 15' from the trunk, whichever is greater. The plans should be revised to provide for the required tree protection fencing.
- H. The Landscaping Requirements Chart indicates that ten (10) shrubs are proposed to substitute for one (1) reserve parking spaces shade tree. However, the Montgomery Township SLDO does not permit the substitution of shrubs/flowering trees/evergreens for shade trees when it comes to parking lot landscaping. The plans should be revised to demonstrate compliance with the parking lot ordinance requirements.

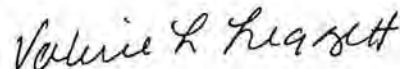
7. General Comments

- 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. SLDO Section 205-55.B permits that this condition may be satisfied through a land development agreement with sufficient and appropriate financial guaranties suitable to the Board of Supervisors.
- B. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



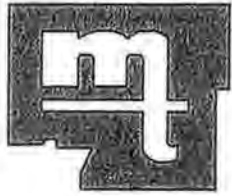
Judith Stern Goldstein, ASLA, R.L.A.
Director of Landscape Architecture and Planning Services



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

JSG/vll/kam

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Karyn Hyland, Gilmore & Associates
Kevin Johnson, P.E., Traffic Planning & Design
Ken Amey, AICP
William Ring, Commerce Limited Partnership #9231, 1280 West Newport Center Drive,
Deerfield Beach, Fl, 33442
Matthew L. Williams, P.E., Hibbeln Engineering Company, L.L.C., 593 Skippack Pike,
Suite 300, Blue Bell, PA 19422
David S. Cavanaugh, Land Concepts, 593 Skippack Pike, Suite 300, Blue Bell, PA 10422



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jonathan Trump, Chairman

DATE: November 21, 2013

RE: Commerce Group
Bethlehem Pike

The Planning Commission has reviewed the plan for the Commerce Group and would like to recommend to the Board of Supervisors that the land development plan be approved and the requested waivers granted.

The motion further recommended that the applicant work with the Township Engineer to incorporate storm water management practices into the plan.

The applicant has stated that a fee-in-lieu of the required landscaping would be provided to the Township.

**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

March 12, 2013

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

RECEIVED

MAR 18 2013

MONTGOMERYTOWNSHIP

Re: MCPC#12-0166-002
Plan Name: Commerce Tract
1 Lot/ 10,800 sq. ft. comprising 1.49 acres)
Situate: Bethlehem Pike (W)/Vilsmeier Road (N)
Montgomery Township

Applicant's Name and Address
Commerce Limited Partnership
1280 West Newport Center Dr.
Deerfield Beach, Florida 33442

Contact: William Ring
Phone: 954-570-3510

Dear Mr. Gegan:

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 February 15, 2013. We forward this letter as a report of our review and recommendations.

Background

The application is a revision of a prior land development proposal seeking final approval for the construction of 10,800 sq. ft. multi-tenant, retail building on a 1.49 acre parcel along with new parking areas, stormwater management facilities and a new public access to the site from Vilsmeier Road. The plan shows that the existing building, a former service station, will be demolished. The subject property is Tax Parcel #46-00-0038-00-7, which is situated at the northwest corner of Vilsmeier Road and Bethlehem Pike. The parcel is in the C-Commercial Zoning District and immediately north of the site is the SC-Shopping Center District. Adjacent to the applicant's tract is an existing retail commercial building in the SC-Shopping Center Zoning District, Tax Parcel #46-00-00391-00-4, owned by the Alfred E. Manning Living Trust. Immediately to the west of the applicant's tract and adjacent is a single family residence, owned by Choi Il Jong & Seon Young.

The applicant's preliminary record plan indicates that there are 10 requests for relief from the Subdivision and Land Development code which include some of the following:

- Various regulations pertaining to Section 205-10.D Streets & Roads
- Various regulations pertaining to Section 205-10.H. Parking and Loading Areas (including Section 205-10.H.6.)

Note: The waiver requests referenced below did not have an accompanying explanation in the site plan notes to support the justification as to why the applicant should not comply with the township's development regulations.

- A request for a waiver for Section 205-52.A. Street Trees
- A waiver request for Section 205-52.B Softening Buffer
- A waiver request for Section 205-52.C.(2) (b.) regarding the provision of screening and standards related to a screen buffer size and type for the trash receptacles and loading areas.
- Waiver requests for Section 205-52.D. Parking Area Landscaping and Section 205-52.G. Individual Lot landscaping
- A waiver request for a partial traffic study, Section 205-100 to 205-102.

Comments

1. Parcel Interconnections with Commercial Property to the North. The township in its review of this proposal may wish to use the redevelopment of this property as an opportunity to interconnect this tract with the adjacent 34,543 sq. ft. commercial parcel along Bethlehem Pike (Tax Parcel # 46-00-00391-00-4; owned by Alfred E. Manning Living Trust. The interconnection of parcels along the Bethlehem Pike commercial corridor can assist the township in its efforts to reduce congestion and provide safer vehicular movements in the corridor. We recommend that a defined access easement area be arranged on the applicant's site in a logical area to serve the purpose of connecting to the adjacent parcel when it is redeveloped.

2. Landscape Plan

- A. Street Trees

The applicant's plan states a waiver is requested from the street tree requirement without stating a reason needed for the waiver request. We suggest the plan needs additional street trees for greening and shading along Vilsmeier Road. There is an informal tree improvement arrangement proposed near the new entrance from along Vilsmeier Road, however it is limited and we suggest additional shade trees are needed. Specifically shade tree canopy is needed in the southeast corner of the property near the Bethlehem Pike intersection where a large gap will exist without future canopy trees.

- B. Diversity of Shrub Plantings.

The applicant's landscape plan proposes planting of 106 each North Coast Yews- (*Taxus cuspidate*) in a total shrub planting of 121 shrubs, resulting in 87% of the proposed shrubs concentrated in one species. This proposal reflects limited biodiversity and we suggest is not a good horticultural "Best management Practice" for an improvement designed for long term plant health and success. We recommend the plan be modified to incorporate greater species diversity in the shrub category for the planned landscape improvements. Typically in a planting of more than 100 shrubs no one species should compose greater than 30% of the shrub planting. We recommend that greater diversity in the plantings of shrubs be included in the plan as a strategy to insure that a devastating pest or disease will not wipe out an entire planting.

C. *Ash Trees in the Landscape Plan*

The applicant's landscape plan proposes the use of nine white ash (*Fraxinus americana*) and green ash (*Fraxinus pennsylvanica*) tree species to fulfill its landscape code requirements. We recommend that the ash tree species be removed from the landscape plan because of the potential and almost inevitable impacts which the Emerald Ash Borer (EAB) is anticipated to have on all existing ash trees in Pennsylvania. The Commonwealth's Department of Conservation and Natural Resources has developed a protocol for recommended management actions for the EAB that the township should be aware of as it manages its land development process and greening requirements.

<http://www.dcnr.state.pa.us/forestry/insectsdisease/eab/index.htm>

D. *Amendment to the Township's Recommended Plant List*

We recommend the Township's "Recommended Plant List" - Section 205-56.A. Shade Trees be amended to delete the two ash tree species because of the Emerald Ash Borer (EAB) which is spreading throughout Pennsylvania. This is a devastating pest for this tree species and it is thought by the arboricultural community to be comparable to the disease/fungus which wiped out both the American Chestnut and the American elm from the nation's streets in the early 20th century.

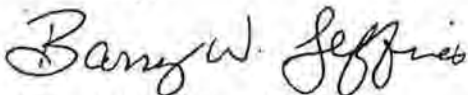
Recommendation

1. We recommend approval of the proposed subdivision and land development proposal provided the above mentioned review comments are addressed to the satisfaction of the township and all local codes and regulations are met.

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

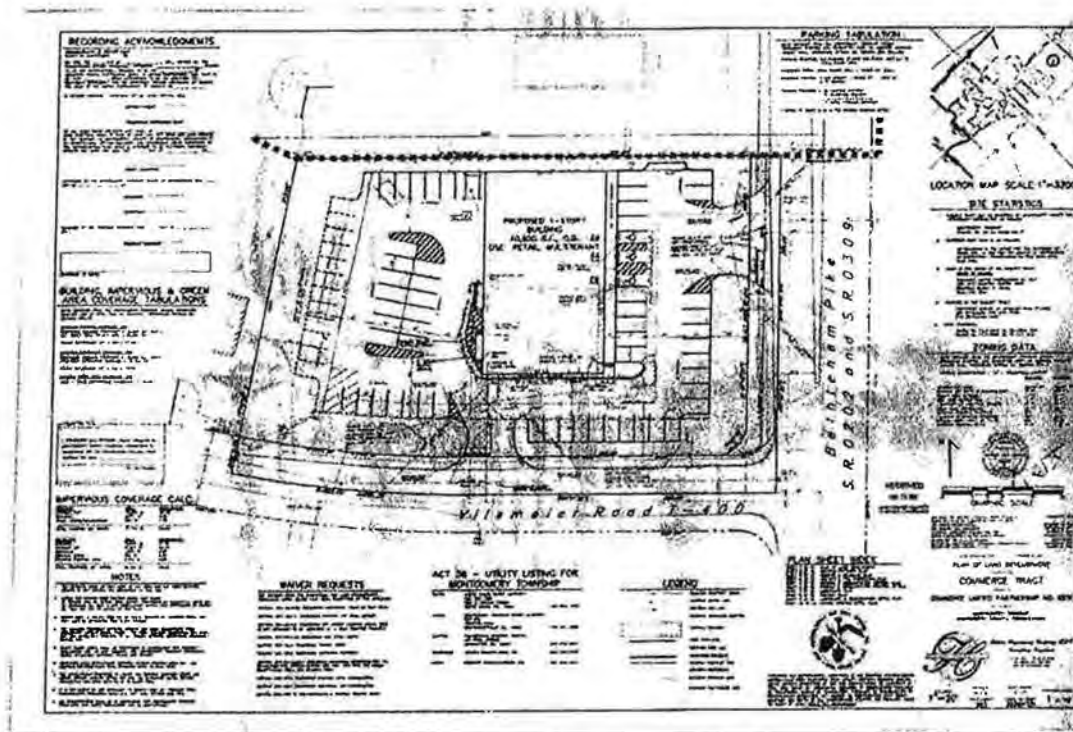
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for stamp and signatures prior to recording with the Record of Deeds Office. A paper copy bearing the municipal seal and signature of approvals must be supplied for our files.

Sincerely,



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

- c: Commerce Limited Partnership, Applicant
Hibbeln Engineering Company, LLC, Applicant's Engineer
Marita Stoerrle, Township Development Coordinator
Jonathan Trump, Chrm., Township Planning Commission
Frank A. Bartle, Township Solicitor
Russell Dunlevy, Township Engineer

Reduction of Applicant's Proposed Site Plan**Aerial view of applicant's development tract (View from the south)**

TRAFFIC PLANNING AND DESIGN, INC.



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

October 31, 2013

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

Re: Commerce Tract
Montgomery Township LD/S# 663
TPD# MOTO-A-00071

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the plan submission for the above referenced project, prepared by Hibbeln Engineering Company, LLC and last revised October 18, 2013. *Since our last review, the size of the proposed retail building has increased 1,100 square feet.*

Based on our review, we offer the following comments, using the same numbering system as our March 12, 2013 review letter for those comments not yet addressed. Any expansion on the previous comments is shown in bold:

Previous Traffic Engineering Comments

1. As previously requested, a Traffic Management Study, in accordance with §205-100 and §205-102 has been submitted for review. As shown in the traffic study, the Level of Service for the Vilsmeier Road approach will drop from LOS C to LOS D during the weekday PM peak hour and Saturday Midday peak hour. In accordance with current PennDOT standards, the intersection Level of Service (ILOS) should be reported for the intersection of Vilsmeier Road and Bethlehem Pike. If the ILOS is increased more than 10 seconds from the No-Build Condition to the Build Condition, specific improvements should be indentified to mitigate that impact.

Documentation should be provided that indicates that the results and conclusions from the previously submitted traffic study are still valid given the increase in building area.

2. The project is within the limits of work of a PennDOT project to improve the five points intersection of Route 202/Route 463/Route 309 (PennDOT Project – Route 202, Section 71A). Specifically, along the site frontage for this site, widening for a right-turn lane into Vilsmeier Road is proposed along the frontage. A portion of the design project, in the area of this property, has been included with this review for the purposes of illustrating the potential impacts.

It is TPD's understanding that the Applicant has contacted PennDOT regarding the property impacts and the locations of any necessary right-of-way and easements related to this project.

3. With the PennDOT improvements in place, the channelization island that exists on the Bethlehem Pike driveway will be reduced such that the effectiveness will be lost and may create additional hazards. It is recommended that the Applicant coordinate the removal of the channelization island with PennDOT. If PennDOT is unwilling to extend the limits of work, it would be recommended that the Township secure enough escrow with this application to remove the island in the future once the Five Points Intersection project is completed.

Within the submitted traffic impact study, specific recommendations regarding additional signs and enhanced pavement markings are identified for this condition. TPD concurs with the recommended enhancements and requests that the Applicant coordinate these changes with PennDOT.

4. As discussed at the January 31, 2013 meeting with the Applicant and Township staff, the alignment of the proposed access to Vilsmeier Road has been shifted to better align with the driveway for the shopping center access across the street. As discussed in Comment 7, while TPD concurs with the location for the driveway because its alignment eliminates the conflict with left turn exits from the two sites overlapping, the relocation creates more difficulty for truck circulation.
6. A waiver from Section 205-10.H (7) (b), relating to dimensions of parking stalls, has been requested. TPD supports a waiver request, as an 8-foot parking stall for handicapped parking meets the applicable federal standards.
7. The following items are noted regarding the submitted truck turn templates:

The below comments are still outstanding as truck turn templates showing the circulation of vehicles through the site have not been included with this resubmission.

- a. The plans indicate that a Single Unit truck will encroach into the opposing travel lane on Vilsmeier Road when entering the site. The applicant's engineer needs to confirm if there is adequate sight distance on Vilsmeier Road to permit this encroachment. With relatively low travel speeds and traffic volumes, it is our opinion this encroachment would be acceptable under these particular circumstances if adequate sight distance exists.
- b. The Single Unit truck should be shown leaving the site from the stopped condition on Vilsmeier Road.
- c. Truck turn templates are not shown for the Bethlehem Pike driveway. If trucks (and deliveries) are to be restricted from using this driveway, "No Trucks" signage should be provided for the access. **As discussed with the Applicant at a Township Staff meeting on June 24, 2013, the Bethlehem Pike access would be signed appropriately to direct all deliveries to the Vilsmeier Road access. These signs should be shown on the plans.**
- d. The turn templates for the Township Fire Truck show that circulation for the rear of the site will significantly impact the proposed parking area, particularly in the Interim Striping condition unless the fire truck exits the site by backing out onto Vilsmeier Road. This should be further reviewed by the Township Fire Marshal

regarding their specific needs. The Applicant should also discuss access to/from the Bethlehem Pike driveway with the Township Fire Marshal, as access to the front of the building will need to be provided. **As discussed with the Applicant at a Township Staff meeting on June 24, 2013, the Township Fire Marshal will review the adequacy of fire truck circulation.**

- e. The following items should also be addressed with truck turn templates:
 - i. Smaller delivery vehicles for UPS/FedEx type deliveries. Those would likely occur at the front of the building.
 - ii. Around garbage collection facilities
 - iii. Since all truck traffic is being directed to the Vilsmeier Road access, truck turning templates should be provided for the intersection of Vilsmeier Road and Bethlehem Pike to ensure the radii are adequate.

Previous Street Lighting Comments

- 11. All outside lighting, including sign lighting, shall be arranged, designed and shielded or directed so as to protect the abutting streets and highways and adjoining property from the glare of lights. Please ensure that lighting is shielded from adjacent properties as well as abutting streets. **The lighting along the property boundary lines is shown as spilling into the adjacent property. A revised lighting plan should be prepared that eliminates this spillover.**
- 12. As previously stated, provide a Luminaire Schedule that includes, but not limited to, number of luminaires by type, *average maintained illuminance level, minimum maintained illuminance level, and Uniformity Ratio*. The calculation results are not included in the provided Luminaire Schedule.
- 13. Per § 205-24.A Streetlighting; *"Streetlighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer, unless specifically waived by the Board of Supervisors..."* TPD would support a waiver of this requirement, as existing lighting is not currently provided along Vilsmeier Rd. and Bethlehem Pike (SR 0309).

New Traffic Engineering Comments

- 14. Should the variance for the reduced parking stalls be granted, the detail on Sheet 3 of 10 should be updated to reflect the 9' x 18' parking stall dimensions.

New Street Lighting Comments

- 15. As a result of the modified parking dimensions, several light poles are located in the middle of the parking stall. Revise the locations of the proposed Light "D" fixtures. Ensure that the light pole location is no longer within a parking stall, but shall be between stalls as previously submitted.

16. The "lighting fixture detail" provided on the Lighting Plan indicates a mounting height of 15' for all pole fixtures. If the specified 15' high aluminum mounting pole is utilized on top of the 30" pedestal for lighting in parking areas, this will result in a mounting height of 17.5'. Revise the detail to indicate the pole height on top of the 30" pedestal if it differs from the 15' pole specified. Similarly, if a 15' high aluminum mounting pole will be installed upon the 30" pedestal, please revise Note 1 to indicate all mounting heights, and ensure the provided calculations reflect the different mounting heights.

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 Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Anthony Hibbeln, P.E., Hibbeln Engineering Company



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

March 12, 2013

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

Re: Commerce Tract
Montgomery Township LD/S# 663
TPD# MOTO-A-00071

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the plan submission for the above referenced project, prepared by Hibbeln Engineering Company, LLC and last revised February 4, 2013.

Based on our review, we offer the following comments, using the same numbering system as our November 7, 2012 review letter for those comments not yet addressed:

Traffic Engineering Comments

1. As previously requested, a Traffic Management Study, in accordance with §205-100 and §205-102 has been submitted for review. As shown in the traffic study, the Level of Service for the Vilsmeier Road approach will drop from LOS C to LOS D during the weekday PM peak hour and Saturday Midday peak hour. In accordance with current PennDOT standards, the intersection Level of Service (ILOS) should be reported for the intersection of Vilsmeier Road and Bethlehem Pike. If the ILOS is increased more than 10 seconds from the No-Build Condition to the Build Condition, specific improvements should be indentified to mitigate that impact.
2. The project is within the limits of work of a PennDOT project to improve the five points intersection of Route 202/Route 463/Route 309 (PennDOT Project – Route 202, Section 71A). Specifically, along the site frontage for this site, widening for a right-turn lane into Vilsmeier Road is proposed along the frontage. A portion of the design project, in the area of this property, has been included with this review for the purposes of illustrating the potential impacts. The schedule for implementation of these improvements is unknown at this time.

It is TPD's understanding that the Applicant has contacted PennDOT regarding the property impacts and the locations of any necessary right-of-way and easements related to this project.

3. With the PennDOT improvements in place, the channelization island that exists on the Bethlehem Pike driveway will be reduced such that the effectiveness will be lost and may create additional hazards. It is recommended that the Applicant coordinate the removal of the channelization island with PennDOT. If PennDOT is unwilling to extend the limits of work, it would be recommended that the Township secure enough escrow with

this application to remove the island in the future once the five points intersection project is completed.

Within the submitted traffic impact study, specific recommendations regarding additional signs and enhanced pavement markings are identified for this condition. TPD concurs with the recommended enhancements and requests that the Applicant coordinate these changes with PennDOT.

4. As discussed at the January 31, 2013 meeting with the Applicant and Township staff, the alignment of the proposed access to Vilsmeier Road has been shifted to better align with the driveway for the shopping center access across the street. As discussed in Comment 7, while TPD concurs with the location for the driveway because its alignment eliminates the conflict with left turn exits from the two sites overlapping, the relocation creates more difficulty for truck circulation.
6. A waiver from Section 205-10.H (7) (b), relating to dimensions of parking stalls, has been requested. TPD supports a waiver request, as an 8-foot parking stall for handicapped parking meets the applicable federal standards.
7. The following items are noted regarding the submitted truck turn templates:
 - a. The plans indicate that a Single Unit truck will encroach into the opposing travel lane on Vilsmeier Road when entering the site. The applicant's engineer needs to confirm if there is adequate sight distance on Vilsmeier Road to permit this encroachment. With relatively low travel speeds and traffic volumes, it is our opinion this encroachment would be acceptable under these particular circumstances if adequate sight distance exists.
 - b. The Single Unit truck should be shown leaving the site from the stopped condition on Vilsmeier Road.
 - c. Truck turn templates are not shown for the Bethlehem Pike driveway. If trucks (and deliveries) are to be restricted from using this driveway, "No Trucks" signage should be provided for the access.
 - d. The turn templates for the Township Fire Truck show that circulation for the rear of the site will significantly impact the proposed parking area, particularly in the Interim Striping condition unless the fire truck exits the site by backing out onto Vilsmeier Road. This should be further reviewed by the Township Fire Marshal regarding their specific needs. The Applicant should also discuss access to/from the Bethlehem Pike driveway with the Township Fire Marshal, as access to the front of the building will need to be provided.
 - e. The following items should also be addressed with truck turn templates:
 - i. Smaller delivery vehicles for UPS/FedEx type deliveries. Those would likely occur at the front of the building.
 - ii. Around garbage collection facilities
 - iii. Since all truck traffic is being directed to the Vilsmeier Road access, truck turning templates should be provided for the intersection of Vilsmeier Road and Bethlehem Pike to ensure the radii are adequate.

Street Lighting Comments

11. All outside lighting, including sign lighting, shall be arranged, designed and shielded or directed so as to protect the abutting streets and highways and adjoining property from the glare of lights. Please ensure that lighting is shielded from adjacent properties as well as abutting streets.
12. As previously stated, provide a Luminaire Schedule that includes, but not limited to, number of luminaires by type, *average maintained illuminance level, minimum maintained illuminance level, and Uniformity Ratio*. The calculation results are not included in the provided Luminaire Schedule.
13. Per § 205-24.A Streetlighting; "*Streetlighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer, unless specifically waived by the Board of Supervisors...*" TPD would support a waiver of this requirement, as existing lighting is not currently provided along Vilsmeier Rd. and Bethlehem Pike (SR 0309).

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 Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Matthew Williams, P.E., Hibbeln Engineering Company



TRAFFIC PLANNING AND DESIGN, INC.

2500 EAST HIGH STREET, STE 650
POTTSTOWN, PA 19464

PHONE: 610.326.3100
FAX: 610.326.9410

TPD@TRAFFICPD.COM
WWW.TRAFFICPD.COM

PA Society of Professional Engineers
Professional Development Award Winner

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

Top 10 Best Place To Work in PA

Philadelphia 100
Hall of Fame Firm

November 7, 2012

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

Re: Commerce Tract
Montgomery Township LD/S# 663
TPD# MOTO-A-00071

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the plan submission for the above referenced project, prepared by Hibbeln Engineering Company, LLC and last revised September 19, 2012.

Based on this review, we offer the following comments:

Traffic Engineering Comments

1. In accordance with §205-100 and §205-102, a Traffic Management Study is required for commercial uses requiring subdivision or land development approvals. The Applicant should contact our office to discuss the scope of this study.
2. The project is within the limits of work of a PennDOT project to improve the five points intersection of Route 202/Route 463/Route 309 (PennDOT Project – Route 202, Section 71A). Specifically, along the site frontage for this site, widening for a right-turn lane into Vilsmeier Road is proposed along the frontage. A portion of the design project, in the area of this property, has been included with this review for the purposes of illustrating the potential impacts. The schedule for implementation of these improvements is unknown at this time.

The applicant should be aware of the following based on TPD's review of the PennDOT improvement plan:

- a. The PennDOT right of way take appears to be approximately 61 feet from the centerline of Bethlehem Pike.
- b. PennDOT appears to need a temporary construction easement of approximately 72 feet from the centerline of Bethlehem Pike.
- c. PennDOT appears to modify and slightly widen the applicant's access to Bethlehem Pike.

The PennDOT plans were designed using metric units of measurement. The Applicant should contact the PennDOT Design Consultant (John Kahill at McCormick Taylor) for more specific information related to the property impacts and the locations of any necessary right-of-way and easements.

3. With the PennDOT improvements in place, the channelization island that exists on the Bethlehem Pike driveway will be reduced such that the effectiveness will be lost and may create additional hazards. It is recommended that the Applicant coordinate the removal of that median with PennDOT. If PennDOT is unwilling to extend the limits of work, it would be recommended that the Township secure enough escrow with this application to remove the island in the future once the five points intersection project is completed.
4. The alignment of the proposed access to Vilsmeier Road creates an offset of about fifteen feet with the driveway for the shopping center access across the street. This offset does not impact the left turn in movements to either site. However, the left turn exits from the two sites will overlap and thus will be unable to be completed at the same time. To align the access points would create a more awkward jog around the southwest corner of the proposed building. Moreover, the majority of the parking spaces for the site are located to the rear of the building. The offset could be minimized by reducing the width of the parking aisle in front of the building from 24 to 22 feet and the parking stall in front of the building from 20 to 18 feet. This change would reduce the offset by four feet, but would reduce the amount of space for internal circulation in front of the stores which will be further reduced by PennDOT's project at five points. A Traffic Management Study that assigns the trip generation to the two access points, that analyses traffic operations at the two access points and at the intersection of Route 309 and Vilsmeier Road and identifies existing and proposed queues along Vilsmeier Road as part of its required tasks will be of great assistance in making a final decision on this access point.
5. The signing related to the turning restrictions for the right-in/right-out driveway does not meet PennDOT standards. The signing should be revised to provide a "STOP" (R1-1) and "All Traffic Must Turn Right" (R3-7-1R) on the right side of the egress lane. Providing the turn restriction signs on the left side of the egress is optional.
6. Per Section 205-10.H (7) (b), the handicapped parking spaces must be increased to 12 feet (from the proposed 8 feet) or a waiver requested. TPD would support a waiver of this requirement, as an 8-foot parking stall for handicapped parking meets the applicable federal standards.
7. In addition to the proposed R7-8 sign for the handicapped parking spaces, a R7-8F (Reserved Parking Penalties sign) must be placed beneath it.
8. Truck turning templates for the largest expected design vehicle and the largest Township fire truck should be provided for review. In addition to the circulation throughout the site, truck turns into and out of all loading areas and garbage collection facilities should also be provided for review.
9. The following note should be provided: "Handicap ramps will be constructed in compliance with the most recent version of PennDOT Publication 72M, RC-67 series".
10. Spot elevations and grades should be labeled in the vicinity of all curb ramps to verify compliance with State and Federal regulations.

Street Lighting Comments

11. Provide a Luminaire Schedule that includes, but not limited to, number of luminaires by type, average maintained illuminance level, minimum maintained illuminance level, and Uniformity Ratio.
12. Provide point-by-point calculations in lieu of the contoured lighting levels on the plan view.
13. If the average levels at the building's main entrance are less than desirable (approx. 5 fc for active entrances), additional wall mounted luminaires may be required.

14. Provide the anticipated hours of operation on the plans. As stated in The Montgomery Township Street Lighting Specifications, lighting for commercial, industrial, public recreational, and institutional applications shall be controlled by automatic switching devices such as time clocks or combination motion detectors and photocells, to permit extinguishing outdoor lighting fixtures between 10 P.M. and dawn. For lighting proposed after 10 P.M., or after normal hours of operation, the lighting shall be reduced by at least 50% from then until dawn, unless supporting a specific purpose.
15. As stated in The Montgomery Township Street Lighting Specifications, Pole supporting lighting fixtures for the illumination of parking areas and located directly behind parking spaces, shall be a minimum of five (5) feet outside paved area, curbing or tire stops. Please revise the lighting layout and "Lighting Fixture Detail" as needed.

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 Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Matthew Williams, P.E., Hibbeln Engineering Company



**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: 3-7-13

DEVELOPMENT NAME: Commerce Tract

LD/S#: 663

LOCATION: Vilsmeier Rd and Bethlehem Pike

PLANS DATE: 11/29/01

REVISION DATE: 2/4/13 **#OF LOTS:** 1

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

All requirements shall meet 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. **This note has been addressed in the revision dated 2/4/13**
 - 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. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed. **This note has been addressed in the revision dated 2/4/13**
3. Fire lanes SHALL be established at buildings as directed by the Fire Marshal's Office. Marking of fire lanes shall include 4" YELLOW traffic striping and pavement lettering "NO PARKING FIRE LANE". "NO PARKING FIRE LANE" signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office. **This note has been addressed in the revision dated 2/4/13**

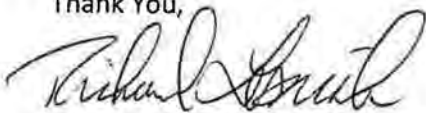
4. Fire lanes SHALL be established at all Fire Department Connections (FDC). Markings SHALL meet the fire lanes criteria. **This note has been addressed in the revision dated 2/4/13**
5. All buildings of truss construction SHALL comply with the Montgomery Township Ordinance #72-5.B.(2). Truss emblems 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. **This note has been addressed in the revision dated 2/4/13**
6. 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. **This note has been addressed in the revision dated 2/4/13**
7. Street address numbers shall be provided for each building as directed by the Fire Marshal's Office. **This note has been addressed in the revision dated 2/4/13**
8. The plans shall be revised to show Montgomery Township fire truck turn path plan. Dimensions can be obtained by the Township Fire Marshal's Office. **Due to insufficient access to the rear of the building the plans must show an alternative plan showing adequate access.**
9. ALL revisions of the above named plan SHALL be reviewed by the Fire Marshal's Office for approval.
10. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13. **This note has been addressed in the revision dated 2/4/13**

Conclusion:

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

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

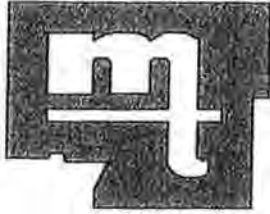
Thank You,



Richard Lesniak, Chief Fire Marshal

Reviewed by: John Scheiter
Captain/Assistant Fire Marshal

Cc:TO FILE



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

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

FIRE MARSHAL OFFICE:
215-393-6936

TO: Marita Stoerrle, Development Coordinator

FROM: Rick Lesniak, Chief Fire Marshal

REVIEW DATE: 11/20/2012

DEVELOPMENT NAME:	Commerce Tract	LOT AMOUNT(S):	1
LD/S#:	663	PLANS DATE:	11/29/2012
LOCATION:	Vilsmeier Rd. and Bethlehem Pike	REVISION DATE:	9/19/12

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

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

1. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.
2. Fire lanes SHALL be established at buildings as directed by the Fire Marshal's Office. Marking of fire lanes shall include 4" YELLOW traffic striping and pavement lettering "NO PARKING FIRE LANE". "NO PARKING FIRE LANE" signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office.
3. Fire lanes SHALL be established at all Fire Department Connections (FDC). Markings SHALL meet the fire lanes criteria.
4. Fire Department Access Roads (including fire lanes) shall be constructed in a manner that will allow fire department apparatus access to ALL sides of the building or within 150 ft. of all portions of the building. The roadway shall have an unobstructed width of at least 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. The surface of the roadway shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
5. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshals Office or Code Enforcement Office. The Fire Marshals Office SHALL be contacted in regards to placement of truss placard.
6. 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.

7. All buildings that are over *TWO* stories in height shall have sprinklers/standpipes in the stairwells as well as the underground parking garages. Location of the standpipes shall be determined by the Fire Marshals office.
8. Street address numbers shall be provided on each building as directed by the Fire Marshal's Office.
9. Fire department key boxes (Knox Box) SHALL be provided on each building at an approved location. Knox box forms are available through the Fire Marshals Office or Code Enforcement Office.
10. ALL revisions of the above named plan SHALL be reviewed by the fire marshals office for approval.
11. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13.
12. The plans shall be revised to show Montgomery Township fire truck turn path plan. Dimensions can be obtained by the Township Planning and Zoning Office.

Conclusion:

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

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

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

Thank You,



Rick Lesniak, Chief Fire Marshal

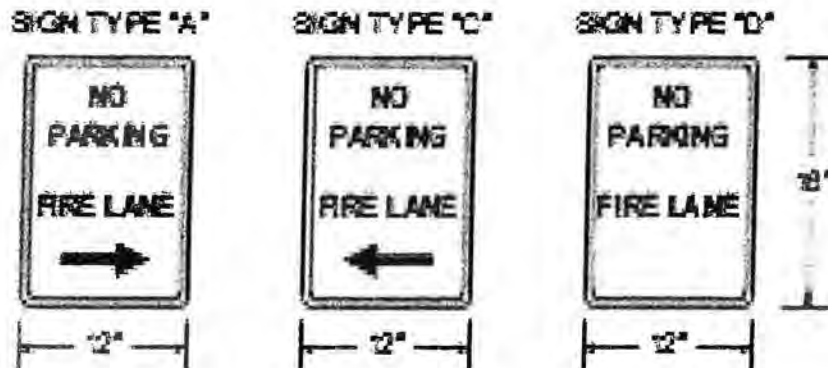
Reviewed by
John Scheiter Assistant Fire Marshal

TO FILE

Signage Attachment

Fire Lanes

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



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

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

Truss Emblem

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

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

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

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

B. Identification of truss construction:

- (1) Except as provided in Subsection C below, the owner of a building or a structure containing truss construction in any form or manner shall install and maintain a truss emblem to the left of the main entrance and at a height of not less than five feet above the floor level. The truss emblem required under this section may be purchased from the Township at a cost determined from time to time by resolution of the Board of Supervisors.

- (2) The owner, developer, and/or homeowners' association of a residential subdivision, residential condominium, or apartment complex shall install and maintain a truss emblem within the public right-of-way or upon the common element/area (in the case of a private street or condominium) at each entrance to such subdivision or condominium.
- C. Exemption. Except for a nonresidential building or structure, the owner of a building or a structure within a residential subdivision, residential condominium, or apartment complex referred to in Subsection B(2) above shall be exempt from installing and maintaining a truss emblem. The owner of any other single-family dwelling unit or semidetached dwelling containing not more than two dwelling units shall also be exempt from installing and maintaining a truss emblem.
- D. Fire Marshal approval. The owner and/or developer of any building or structure required to have a truss emblem under this section shall submit a plan for such truss emblem as to design and location for the prior written approval of the Township Fire Marshal.
- E. Retroactive compliance required. The provisions of this section shall apply to the owners of existing buildings or structures having truss construction, but such owners shall have one year from the effective date of this section to comply.



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 *JB*

Date: February 18, 2013

Re: Subdivision/Land Development Review Request
Revised 2/4/13
Commerce Tract
Vilsmeier Road and Bethlehem Pike
LD/S#: 663

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

Thanks 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

Date: November 6, 2012

Re: Commerce Tract
Vilsmeier Road and Bethlehem Pike
LD/S #: 663

A review of the above referenced subdivision/land development has been conducted on this date. The following area(s) of public safety concern(s) were noted:

Traffic exiting from the parcel onto Vilsmeier Road. This is a potential concern as most vehicles will utilize this point to travel north on Vilsmeier Road, eventually attempting to turn left onto northbound Route 309. The intersection of Route 309 and Vilsmeier Road is an unsignalized intersection. Increased left turning movements could result in amplified traffic on Vilsmeier Road and increased traffic crashes at the intersection.

Thanks 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: November 12, 2012

PLAN REVIEW – Commerce Group – Vilsmeier Road and Bethlehem Pike
LD/S # 663

DEVELOPMENT NAME: Commerce Tract DATE SUBMITTED: 9/12/12
PREVIOUS PLAN SUBMITTED: Sketch Plan submitted March 1997, last revised October 2005
LOCATION: Vilsmeier Road and Bethlehem Pike
LOT NUMBER & SUBDIVISION:
ZONING DISTRICT: C-Commercial
PROPOSED NOTED USE: Multi-tenant Retail
ZONING HEARING BOARD APPROVAL REQUIRED? YES
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 REQUIRED		X	
NONCONFORMITY			X
OTHER: See below			

COMMENTS

A Preliminary/Final Land Development Plans was filed on September 21, 2012. Below is a review of this plan:

Plan notes that the area between the legal and ultimate ROW is not offered for dedication at this time.

Plan does not note building height as required by 230-76A. Amend plans accordingly.

Plan does not provide detail on the trash receptacle enclosure. Amend plans accordingly.

The plans submitted for review should depict the proposed building to be constructed rather than placing a note of the plan that the final building plan dimensions may vary from the plan submitted.

Plans submitted do not provide any detail on accessibility access in accordance with ANSI A117 of 2003 from the parking area and show the incorrect accessibility signs on the detail pages. Please update plans and provide details.

Plan notes it is the intent of the applicant to comply with all Township code requirements regarding signs, 230-127, but the plan shows four (4), six feet high, thirty-six (36) square feet signs and no landscaping detail which is in violation of the above noted section. Amend plans accordingly removing all signs, which is not part of the Land Development process, but rather addressed separately under the Township code.

Section 230-134C(1) defines requested parking spaced based on 6.5 spaces per 1000 square feet of floor area which is defined as the measurement shall be from the exterior walls. Based on this definition, 73 parking spaces are required, whereas page 1 of 7 shows 71, which includes a reserved parking area. A variance from the Zoning Hearing Board is required.

Section 230-138.1 allows the Board of Supervisors to reduce the total number of parking spaces by 25% if the number of required parking spaces is substantially larger than the number of anticipated by the applicant. The parking spaces shown on page 7 of 7 of the plan set shows 54 spaces, whereas a 25% reduction is 55 are required. A variance from the Zoning Hearing Board is required.

Note on plan states information obtained from the Montgomery Township Zoning Ordinance Chapter 230 of April 1998 as amended, reference Article XIII, Section 230-77. Please amend this note and all other reference notes to the Zoning Code to February 2012 as amended.

Construction Notes, note #5 shall be in accordance with the Montgomery Township Sewer Authority and Act 45 of 2000, adoption of the International Building Codes.

The first floor elevation is noted on the plan. The plan should be amended accordingly


ZONING OFFICER

11-12-12
DATE

March 18, 2013

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

Re: Commerce Limited Partnership #9231
Preliminary/Final Land Development Plans
Township File #LD/S 663

Dear Mr. Gregan:

I have completed my second review of the above referenced land development plan, consisting of ten sheets prepared by Hibbeln Engineering Company, LLC, dated November 29, 2001 and last revised February 4, 2013. The subject property is located on the northwest corner of the intersection of Vilsmeier Road and Bethlehem Pike. The property is zoned C-Commercial and is improved with a vacant one story building last used for an automotive repair facility. The current proposal is to raze the existing building and completely redevelop the site.

The property has frontage on both Bethlehem Pike and Vilsmeier Road, and takes access to Bethlehem Pike with a right in/right out driveway. There is no existing access to Vilsmeier Road.

The following comments apply to the latest plan submission:

1. The 25' landscape buffer required by section 230-78.A is not shown along Vilsmeier Road or along the northern property line.
2. The signs shown on the plan do not conform to the requirements of section 230-127.A(4). Zoning relief will be necessary.
3. The plans request a waiver from parking requirements using the standards of section 230-138.1; however, the justification for this reduction has not been offered. If a reduced number of parking spaces is requested, there needs to be more detail regarding the proposed use; as it stands, the plans simply show general retail, and on that basis it would be difficult to justify any reduction.
4. Although the proposal is to redevelop the site and increase impervious cover, there is no additional stormwater management

1122 Old Bethlehem Pike
Lower Gwynedd, PA 19002




phone: 215.283.9619
fax: 215.646.3458
kenamey@aol.com

indicated. We will look to the Township Engineers for their opinion on the need for stormwater controls and BMP's.

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

If there are any questions, please let me know.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Ken Amey', with a stylized flourish at the end.

Kenneth Amey

cc: Bruce S. Shoupe, Township Director of Planning and Zoning
Marita Stoerrie, Development Coordinator
Kevin Johnson, PE, Township Traffic Engineer
Judith Stern Goldstein, ASLA, RLA, Township Landscape Architect
Karyn Hyland, PE, Township Engineer
Anthony Hibbeln, PE, Applicant's Engineer

KENNETH AMEY, AICP
professional land planner

November 19, 2012

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

Re: Commerce Limited Partnership #9231
Preliminary/Final Land Development Plans
Township File #LD/S 663

Dear Mr. Gregan:

I have completed my first review of the above referenced land development plan, consisting of eight sheets prepared by Hibbeln Engineering Company, LLC, dated November 29, 2001 and last revised September 19, 2012. The subject property is located on the northwest corner of the intersection of Vilsmeier Road and Bethlehem Pike. The property is currently zoned C-Commercial, and is improved with a vacant one story building last used for an automotive repair facility. The current proposal is to raze the existing building and completely redevelop the site.

The property has frontage on both Bethlehem Pike and Vilsmeier Road, and takes access to Bethlehem Pike with a right in/right out driveway. There is no existing access to Vilsmeier Road.

These plans will require substantial revision. I have limited my initial comments to the most significant issues, and fully expect that additional comments will follow as plans are revised. My initial comments are as follows:

1. The plans do not contain a complete compliance table for zoning requirements, and should be revised to include the required and proposed standards for zoning ordinance sections 230-76, 230-77, and 230-78.
2. The proposed access to Vilsmeier Road is not aligned with the driveway on the opposite side of the road and no rational has been offered for this offset. The proposed driveway location needs to be approved by the Board of Supervisors, subject to recommendations by the Township Traffic Engineer.
3. The required 25' landscape buffer is not shown along Vilsmeier Road or along the northern property line.

1122 Old Bethlehem Pike
Lower Gwynedd, PA 19002



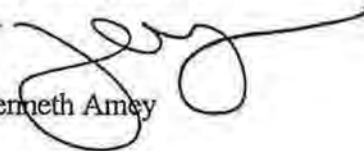
phone: 215.283.9619
fax: 215.646.3458
kenamey@aol.com

4. The parking calculations are based on net building area, while the zoning requirements are based on gross area. These calculations will need to be revised.
5. Not only do the signs indicated not meet zoning ordinance requirements, but one is shown within the required sight triangle.
6. The plans request a waiver from section 230-131.D regarding redevelopment. As a zoning ordinance requirement, the only way to modify this section is to request relief from the Zoning Hearing Board.
7. The plans request a waiver from parking requirements using the standards of section 230-138.1; however, the justification for this reduction has not been offered. If a reduced number of parking spaces is requested, there needs to be more detail regarding the proposed use; as it stands, the plans simply show general retail, and on that basis it would be difficult to justify any reduction.
8. Although the proposal is to redevelop the site and increase impervious cover, there is no additional stormwater management indicated. We will look to the Township Engineers for their opinion on the need for stormwater controls and BMP's.

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

If there are any questions, please let me know.

Very truly yours,


Kenneth Amey

cc: Bruce S. Shoupe, Township Director of Planning and Zoning
Marita Stoerle, Development Coordinator
Kevin Johnson, PE, Township Traffic Engineer
Judith Stern Goldstein, ASLA, RLA, Township Landscape Architect
Karyn Hyland, PE, Township Engineer
Anthony Hibbeln, PE, Applicant's Engineer

CONCLUSIONS

IN WITNESS WHEREOF, I HEREBY SET MY HAND OFFICIAL SEAL.

STORY FORCE

EXPIRATION DATE

TO ALL WHOM THESE PRESENTS MAY COME, WE
GREETING WHEREIN WE THAT WE HAVE LAD OF UPON OUR LAND STONE
IN THE TOWNSHIP OF MONTCALM, COUNTY OF MONTCALM, COMMONWEALTH
OF PENNSYLVANIA CERTAIN BUILDINGS AND VARIOUS AREAS ACCORDING TO
THE ACCOMPANYING PLAN WHICH IS ATTACHED TO IT FOR FORTHWITH ACCORDING
WHEREAS OUR LAND AND STONE, TWO, ONE OF

APPROVED BY THE MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS THIS _____
DAY OF _____ 20__

SECRETARY _____

TOWNSHIP OF GREENE

DATA OBTAINED FROM THE MONITORING AND EVALUATION BOARD DOCUMENT

CHAPTER 20C OF APRIL YEAR AS AMENDED, REFERENCED ARTICLES OR
SECTION 230-75.

PROPOSED BUILDING FOOTPRINT = 11,800 S.F. (2.0)
NET TRACT AREA TO (3.7) R/W = 82,566 S.F.
11,800 S.F. / 82,566 S.F. = 100 = 14.4%

PROPOSED BUILDING FOOTPRINT = 11,900 S.F. (G.D.)
PROPOSED IMPERVIOUS SURFACE = 54,797 S.F.
48,897 S.F./81,268 S.F. = 60% = 74.1%

STRAIN RATE AREA CORRECTION - SEE
NOTE - 74.5 (INTERFACIAL COVERAGE) = 2.05

PROCESSED and REVIEWED. Report prepared for MONTGOMERY COUNTY PLANNING COMMISSION in accordance with the Memorandum Planning Code

For use Director

CRSING	AREA	PERCENTAGE
PADING LOT	34.45 SF	55.5%

BUILDING	2,072 SF	3.5%
COND. STOPS/WALKS/PASS	828 SF	1.2%
TOTAL EXISTING IMP. COVER	27,746 SF	51.4%
PROPOSED	AREA	PERCENTAGE
PARKING	11,400 SF	18.3%
PARKING LOT	20,817 SF	41.6%
BIKEWAY	888 SF	1.6%
LOADING DOCK	170 SF	0.3%
BIKEWAY PARKING AREA	3,118 SF	5.7%
TOTAL PROPOSED IMP. COVER	46,883 SF	87.9%

NOTES

- HOWEVER IS NOT EXTENDED FOR INFORMATION AT THIS TIME.
2. WEEDS ARE REMOVED FROM EXISTING DITCHES AND PLANS OF DITCHES MAY BE ACTUAL FIELD SURVEY PERFORMED BY HERBERT H. NELSON IN TRAILER OR MAY BE A SITE VERIFICATION SURVEY BE PERFORMED ON DITCHES BY THE OFFICER OF THE DISTRICT.
3. DITCH MARKS WILL BE MADE WITH RED OR WHITE BEANS OF MINIMUM SIZE, 1/2 INCH DIAMETER OF BEANS (OR 1/4 INCH).
4. THE BEADING TECHNIQUE SPECIFIED HEREIN HAS BEEN TRANSFERRED FROM PRELIMINARY AGROLOGICAL PLANS, THE FINAL BEADING DITCHES MAY BE BUT WILL ULTIMATELY CONFORM TO ALL FEDERAL BEADING, APPROVED SURVEYING METHODS.
5. ALL DITCH BEADING SHALL BE PERFORMED IN ACCORDANCE WITH PREVIOUS PUBLICATION AND AS LATER AMENDED AND WITHOUT DITCH BEADING BEING APPLICABLE WATERWAYS, FLOODS, AND GRADES.

FROM THE DIRECTOR AND EDITOR

SECTION 305-10D(1): REGARDING ADDITIONAL RIGHT OF WAY WIDTH:
SECTION 305-10H.8. REGARDING OFF STREET LOADING AREAS. (SITE IS NOT DESIGNED TO BE ACCESSED BY A SOA-TRACTOR TRAILER.)

SECTION 205-10 N 30' REGARDING ADA STALL WIDTH.
SECTION 205-10C TO 10E REGARDING A PAINTED TRAFFIC STUDY.
SECTION 205-10.6.1 REGARDING EXISTING FEATURES WITHIN 400 FT.

SECTION 308-11.2 READING STREET WATER
SECTION 308-11.3 READING STREET TRAIL
SECTION 308-11.4 READING STREET TRAIL
SECTION 308-11.5 READING STREET TRAIL

SECTION 309-5.1.2.7.1.1 READING PREVIOUS WORKING PLAN TO
STANDARDS FOR SOILS BUTTER SIZE AND TYPE FOR THE TRASH-
RECEPTACLES AREA AND LOADING AREA.

Address: _____

MAIL	WILLIAM H. HANCOCK COMPANY P.O. BOX 1201 200 W. KENILWORTH STREET NORTH HAVES, PA 19454	215-690-4550
SEWER	MONTGOMERY TOWNSHIP SEWER AUTHORITY 800 314 CONPAT ROAD MONTGOMERYVILLE, PA 19382	215-392-1958
ELECTRIC	PHILADELPHIA ELECTRIC COMPANY 600 PARK AVENUE WYOMETER, PA 19381	215-672-2141
TELEPHONE	SENIOR PHONECARE, INC. 800-840-4788	

LEGEND

Diagram illustrating the layout of a building and its associated utility lines:

- EXISTING MAINLINE WATER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING BUILDING
- NEW WIRE LINE
- EXISTING TRAIL LINE

SHEET 1 OF 10 PLAN OF LAND DEVELOPMENT
SHEET 2 OF 10 EXISTING FEATURES PLAN

SHEET 3 OF 10	SHADING & DRAINAGE PLAN
SHEET 4 OF 10	PLUMBS & FIRE PROTECTION PLAN
SHEET 5 OF 10	UMBRELLA & STORMWATER CONTROL PLAN
SHEET 6 OF 10	UMBRELLA & STORMWATER CONTROL DETAILS
SHEET 7 OF 10	LANDSCAPE PLAN
SHEET 8 OF 10	LANDSCAPE PLAN
SHEET 9 OF 10	LANDSCAPE & CONSTRUCTION DETAIL PLAN
SHEET 10 OF 10	INTERIOR FINISHES DETAIL PLAN



© 2005 Blackwell Publishing Ltd, *Journal of Internal Medicine* 258: 103–110

SPACE MAY BE EXTENDED BY INDUCTION

- ASSIGNMENT INFORMATION AS FOLLOWS:
1. IDENTIFYING TOWNSHIP
(FIND NO. AND NAME OF TOWNSHIP)
2. RECOVERED BUREAU DATA AS FOLLOWS:
- AS RECORDED IN THE OFFICE FOR THE RECORDING OF
DEEDS, IN AND FOR THE COUNTY OF WISCONSIN
AT KOSCIUSKO, POLKOWICHA IN DEED BOOK 5179,
PAGE 183.
3. NAME OF THE OWNER OF THE SUBJECT TRACT:
DANIELS, BECKIE
SUSANNE LOUISE FARMHOUSE NO. 423/
1301 WEST ROBERT CENTER DRIVE
NORTH BLOOMINGTON, IL 62461
(815) 370-3070
4. ADDRESS OF THE SUBJECT TRACT:
NORTHWEST CORNER OF VILLAGES ROAD (H-400)
AND BETHLEHEM PIKE (JAN 0009)
(714) 476-0494 PER 1
5. AREA STATISTICS
30.00 AC. P.T. 1.4000 AC. TO 12.00 AC. 4.76

(2) FROM THE NEIGHBOURING TOWNSHIP

DISTRICT CLASSIFICATION - "C" - CONFIDENTIAL DISTRICT

	STORIES	HEIGHT
ANNEX 1ST FLOOR	25.00 FT.	81.000 FT.
ANNEX 1ST FLOOR + BUILDING GARDEN	11 FT.	220 FT.
FRONT PARK ENTRANCE	60 FT.	96 FT.
DOCK YARD ENTRANCE	10 FT.	10 FT.
100'WIDE 1ST ABL/THING STREET	32 FT.	30 FT.
REAR NORTH ENTRANCE	40 FT.	40 FT.
MARINA BUILDING COVERAGE	210	18.00
MARINA SUPERVISOR ENTRANCE	170	74.00
MARINA UNDER AREA COVERAGE	230	23.00
MARINA BUILDING HEIGHT	30 FT.	4.30 FT.

[illegible]

DOI: 10.1002/for

PLAN OF LAND DEVELOPMENT
 1950-1951

COMMERCE TRACT

COMMERCE LIMITED PARTNERSHIP NO. 9231

MONTGOMERY TOWNSHIP

 Kilbuck Engineering Company, L.L.C.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consideration - Preliminary/Final Land Development Plan -Montgomery Township Community Center - LDS #670

MEETING DATE: December 16, 2013

ITEM NUMBER: *#13*

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Joseph P. Walsh
Chairman

BACKGROUND:

This plan is for the construction of a new township community center, to be located on the corner of Stump Road and Horsham Road. The proposal indicates a 26,898 square foot facility on a 12.89 acre tract. The parcel is zoned BP-Business Office and Professional. The building is proposed on the highest part of the tract which slopes toward Horsham Road and the lowest point near the northwestern corner.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

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

BUDGET IMPACT:

None.

RECOMMENDATION:

The resolution be adopted by the Board of Supervisors.

MOTION/RESOLUTION:

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

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
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 LAND DEVELOPMENT FOR MONTGOMERY TOWNSHIP
COMMUNITY CENTER – HORSHAM ROAD AND STUMP ROAD – LDS#670**

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 **Montgomery Township Community Center, Horsham Road and Stump 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 Montgomery County Planning Commissions letter dated October 15, 2013; and Montgomery Township Planning Commission comments dated November 21, 2013.

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

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this 16th day of December, 2013.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by the applicant this _____

day of _____, 2013.

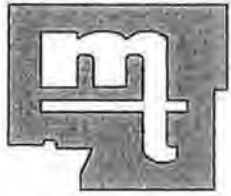
Applicant Signature

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

EXHIBIT "A"

PLANS-STUDIES

<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED DATE</u>
1. Cover Sheet	9-16-13	10-16-13
2. Final Site Plan	9-16-13	10-16-13
3. Existing Features Plan	9-16-13	10-16-13
4. Grading Plan	9-16-13	10-16-13
5. Utility/Lighting Plan	9-16-13	10-16-13
6. Erosion and Sedimentation Control Plan	9-16-13	10-16-13
7. Landscape Plan	9-16-13	10-16-13
8. Profiles and Lighting Detail	9-16-13	10-16-13
9. Construction Details	9-16-13	10-16-13
10. Construction Details	9-16-13	10-16-13
11. Construction Details	9-16-13	10-16-13
12. Landscape Details	9-16-13	10-16-13
13. Landscape Details	9-16-13	10-16-13
14. Landscape Details	9-16-13	10-16-13



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jonathan Trump, Chairman

DATE: November 21, 2013

RE: Montgomery Township Community Center

The Planning Commission has reviewed the plan for the Montgomery Township Community Center and would like to recommend to the Board of Supervisors that the land development plan be approved.

**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

October 15, 2013

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

Re: MCPC #05-0263-004
Plan Name: Montgomery Township Community Center
(1 lot/23,623 sq. ft. comprising 12.89 acres)
Situate: Horsham Road (south)/
Stump Road (east)
Montgomery Township

Applicant's Name and Address
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Dear Mr. Gregan:

We have reviewed the above referenced land development application in accordance with Section 502 of Act 247, "the Pennsylvania Municipalities Planning Code," as you requested on September 23, 2013. We forward this letter as a report of our review and recommendations.

Background

The application is a new proposal requesting approval for the construction of a new township community center, a 23,623-square foot facility on a 12.89-acre development tract. The applicant's tract is Tax Parcel #46-00-03589-00-1 and the development tract has frontage on Horsham Road and public access from Stump Road to the west.

The existing land use of the parcel is as vacant, undeveloped land which appears to be characterized as successional vegetation growth on the tract. The parcel is located in the township's BP - Business Office and Professional Zoning District. Most of the properties surrounding the development tract are in the LI - Limited Industrial Zoning District, with the exception of the bordering stormwater management facility to the west which is in the R-3 A Residential Zoning District, and across Horsham Road, is a mobile home park which is in the MHP-Mobile Home Park District. The building is proposed on the highest part of the tract which slopes towards Horsham Road and the lowest point near the northwestern corner.

The most recent development proposed for this tract was reviewed by the planning commission in a letter to the township dated February 15, 2007. In the development proposal, an office park with 4 two-story office buildings totaling over 80,000 square feet and associated parking lots was planned. This development proposal was approved by the Township's Board of Supervisors in a decision dated April 28, 2008 and a final plan recorded.

Comments

1. Access and Parking for Vans and Buses within the Site. The site development does not include a designated area for bus and large van parking. A designated parking area and safe access for larger vehicles we suggest is a needed component and consideration in a large community center that supports community events. We suggest that plan should accommodate both safe access and parking for these vehicles, and we recommend the township consider in its planning and design for the site these considerations. If this consideration has not been incorporated into development discussions we recommend that it be included in the discussion since it will be more difficult to retro-fit the driveway turning radius and develop larger parking bays for these vehicles later.
2. Perimeter Trail and Horsham Road Sidewalks:
 - a. *Placement and Design of the Perimeter Walk* – We suggest the sidewalk area along Horsham Road frontage could be improved by a design which integrates the proposed perimeter "trail" with the sidewalks. It would help to create a more functional, and useful recreational space within the proposed community center site. This could be accomplished by increasing the width of the path to 8-10 feet wide; varying the alignment of the sidewalk from being exactly parallel to the roadway, allowing it to curve along the frontage. A curving alignment and path would create more interesting views and greater separation away from the busy roadway. Another technique would be to use similar paving materials, such as interlocking pavers in some areas and a wider path/trail surface area which would accommodate and encourage multiple recreational users.
 - b. *Extension of the Sidewalk Along Horsham Road* – The plan shows the sidewalk ending along the Township's Horsham Road frontage ending at the property line, thus leaving a missing link between the property edge and the Stump and Horsham Roads intersection. We suggest that having a complete sidewalk developed to the signalized intersection and pedestrian crossing is an important provision for public health and safety. We recommend the missing link be developed as a sidewalk and township insure that an accessible route to its property is provided from this intersection along the missing link on the adjacent property (Block 13A, Unit 155; N/L Harry E. and Anne E. Hassan).

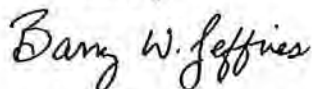
Recommendation

We recommend approval of this proposal provided that the above mentioned review comments are addressed to the satisfaction of the township and 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: Graf Engineering, LLC, Township's Land Development Consultant
Marita Stoerrle, Township Development Coordinator
Jonathan Trump, Chrm., Township Planning Commission
Bruce Shoupe, Township Zoning Officer
Frank A. Bartle, Township Solicitor
Kenneth Amey, AICP, Township Planning Consultant

Attachments: Reduced Copy of Applicant's Plan
Aerial Photo of Site

[illegible]

An aerial photograph showing a city layout. The right side of the image features a dense, regular grid of buildings, likely a residential or commercial district. The left side is darker and less structured, with some larger, isolated buildings and what appears to be a road or railway line running diagonally. The overall image is in black and white, with high contrast.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Escrow Release - #M-12-49 – Wegmans

MEETING DATE: December 16, 2013

ITEM NUMBER: #14

MEETING/AGENDA: WORK SESSION ACTION ☒ NONE

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

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Joseph P. Walsh
Chairman

BACKGROUND:

Wegmans has requested a release of their escrow account which was held as a Cash Escrow to cover any plan review and inspection charges. The original amount of the escrow was \$20,000.00. The current release is in the amount of \$9,678.46. This release would deplete the escrow account.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

Approve or not approve the escrow release.

BUDGET IMPACT:

None.

RECOMMENDATION:

That this escrow be released.

MOTION/RESOLUTION:

The Resolution is attached.

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.

Resolution #

WHEREAS, a request for final release of escrow was received from Wegmans Food Markets for the Wegmans at Montgomery Mall; and

WHEREAS, this escrow account was established to cover any fees associated with plan reviews and inspections for the Wegmans site; and

WHEREAS, this project is now completed.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we authorize the release of \$9,678.46 held as a Cash Escrow. This release would deplete this escrow account.

BE IT FURTHER RESOLVED that all Township fees must be paid before this release can be made.

MOTION BY:

SECOND BY:

VOTE:

DATE:

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


MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Resolution Authorizing Submission of Application to PennDOT – Traffic Signal Improvements - North Wales Road and Knapp Road

MEETING DATE: December 16, 2013 ITEM NUMBER: #15

MEETING/AGENDA: ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan Township Manager  BOARD LIAISON: Robert J. Birch, Supervisor
Liaison – Public Safety Committee

BACKGROUND:

On November 25th, the Board of Supervisors authorized Traffic Planning and Design, Inc. (TPD) to prepare plans and an application to be submitted to PennDOT requesting approval to revise the traffic signal at North Wales Road and Knapp Road to provide for the installation of advanced left turn phases (left turn arrows) at this intersection. This improvement was identified in the Traffic Study performed for the Simon Properties/Wegmans development project and has long been an improvement desired by the Township and area residents.

TPD has prepared the attached plan and application to be submitted to PennDOT for these revisions. The proposed changes will include new South Bound, East Bound and West Bound Left turn signal phases, replacement of the in ground loop detection system with video detection and the addition of emergency vehicle pre-emption to the signal.

The North Bound North Wales Road approach to the intersection does not meet the Left Turn Conflict warrants for a separate left turn lane/signal and also does not have sufficient width to permit the installation of a dedicated left turn arrow within the existing road right of way.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

The Board of Supervisors previously authorized TPD to analyze the intersection and prepare the revised signal permit plan and application.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

The revisions will be funded using funds provided by Simon Properties/Wegmans for the traffic signal improvements.

RECOMMENDATION:

Approve the adoption of the attached Resolution to be submitted to PennDOT requesting revisions to the Traffic Signal Permit for the intersection of North Wales Road and Knapp Road to provide for the installation of dedicated left turn signal phases (left turn signals) on the South Bound, East Bound and West Bound approaches, replacement of the in ground loop detection system with video detection and the addition of emergency vehicle pre-emption for all approaches to this intersection.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby adopt the attached Resolution to be submitted to PennDOT requesting revisions to the Traffic Signal Permit for the intersection of North Wales Road and Knapp Road to provide for the installation of dedicated left turn signal phases (left turn signals) on the South Bound, East Bound and West Bound approaches, replacement of the in ground loop detection system with video detection and the addition of emergency vehicle pre-emption for all approaches to this intersection.

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.

RESOLUTION

BE IT RESOLVED, by authority of the BOARD OF SUPERVISORS
(Name of governing body)
of the TOWNSHIP OF MONTGOMERY, MONTGOMERY County, and
(Name of Municipality)
it is hereby resolved by authority of the same, that the TOWNSHIP MANAGER,
(designate official title)
of said Municipality is authorized and directed to submit the attached
Application for Traffic Signal Approval to the Pennsylvania Department of
Transportation and to sign this Application on behalf of the MUNICIPALITY.

ATTEST

MONTGOMERY TOWNSHIP
(Name of Municipality)

(Signature and designation
of official title)

By: _____
(Signature and designation
of official title)

DEBORAH A. RIVAS, ASSISTANT SECRETARY

JOSEPH P. WALSH, CHAIRMAN

(SEAL)

I, LAWRENCE J. GREGAN, TOWNSHIP MANAGER/SECRETARY
(Official title)
of the TOWNSHIP OF MONTGOMERY, do hereby certify that
(Name of governing body or municipality)
the foregoing is a true and correct copy of the Resolution adopted at a
regular meeting of the BOARD OF SUPERVISORS OF MONTGOMERY TOWNSHIP,
held the 16th day of December, 2013.

DATE: December 16, 2013

(Signature and designation
of official title)

LAWRENCE J. GREGAN, SECRETARY

PHASE	1-2	3-4	5-6	7-8	9-10	11-12	13-14	15-16	17-18	19-20	21-22	23-24	25-26	27-28	29-30	31-32	33-34	35-36	37-38	39-40	41-42	43-44	45-46	47-48	49-50	51-52	53-54	55-56	57-58	59-60	61-62	63-64	65-66	67-68	69-70	71-72	73-74	75-76	77-78	79-80	81-82	83-84	85-86	87-88	89-90	91-92	93-94	95-96	97-98	99-100	101-102	103-104	105-106	107-108	109-110	111-112	113-114	115-116	117-118	119-120	121-122	123-124	125-126	127-128	129-130	131-132	133-134	135-136	137-138	139-140	141-142	143-144	145-146	147-148	149-150	151-152	153-154	155-156	157-158	159-160	161-162	163-164	165-166	167-168	169-170	171-172	173-174	175-176	177-178	179-180	181-182	183-184	185-186	187-188	189-190	191-192	193-194	195-196	197-198	199-200	201-202	203-204	205-206	207-208	209-210	211-212	213-214	215-216	217-218	219-220	221-222	223-224	225-226	227-228	229-230	231-232	233-234	235-236	237-238	239-240	241-242	243-244	245-246	247-248	249-250	251-252	253-254	255-256	257-258	259-260	261-262	263-264	265-266	267-268	269-270	271-272	273-274	275-276	277-278	279-280	281-282	283-284	285-286	287-288	289-290	291-292	293-294	295-296	297-298	299-300	301-302	303-304	305-306	307-308	309-310	311-312	313-314	315-316	317-318	319-320	321-322	323-324	325-326	327-328	329-330	331-332	333-334	335-336	337-338	339-340	341-342	343-344	345-346	347-348	349-350	351-352	353-354	355-356	357-358	359-360	361-362	363-364	365-366	367-368	369-370	371-372	373-374	375-376	377-378	379-380	381-382	383-384	385-386	387-388	389-390	391-392	393-394	395-396	397-398	399-400	401-402	403-404	405-406	407-408	409-410	411-412	413-414	415-416	417-418	419-420	421-422	423-424	425-426	427-428	429-430	431-432	433-434	435-436	437-438	439-440	441-442	443-444	445-446	447-448	449-450	451-452	453-454	455-456	457-458	459-460	461-462	463-464	465-466	467-468	469-470	471-472	473-474	475-476	477-478	479-480	481-482	483-484	485-486	487-488	489-490	491-492	493-494	495-496	497-498	499-500	501-502	503-504	505-506	507-508	509-510	511-512	513-514	515-516	517-518	519-520	521-522	523-524	525-526	527-528	529-530	531-532	533-534	535-536	537-538	539-540	541-542	543-544	545-546	547-548	549-550	551-552	553-554	555-556	557-558	559-560	561-562	563-564	565-566	567-568	569-570	571-572	573-574	575-576	577-578	579-580	581-582	583-584	585-586	587-588	589-590	591-592	593-594	595-596	597-598	599-600	601-602	603-604	605-606	607-608	609-610	611-612	613-614	615-616	617-618	619-620	621-622	623-624	625-626	627-628	629-630	631-632	633-634	635-636	637-638	639-640	641-642	643-644	645-646	647-648	649-650	651-652	653-654	655-656	657-658	659-660	661-662	663-664	665-666	667-668	669-670	671-672	673-674	675-676	677-678	679-680	681-682	683-684	685-686	687-688	689-690	691-692	693-694	695-696	697-698	699-700	701-702	703-704	705-706	707-708	709-710	711-712	713-714	715-716	717-718	719-720	721-722	723-724	725-726	727-728	729-730	731-732	733-734	735-736	737-738	739-740	741-742	743-744	745-746	747-748	749-750	751-752	753-754	755-756	757-758	759-760	761-762	763-764	765-766	767-768	769-770	771-772	773-774	775-776	777-778	779-780	781-782	783-784	785-786	787-788	789-790	791-792	793-794	795-796	797-798	799-800	801-802	803-804	805-806	807-808	809-810	811-812	813-814	815-816	817-818	819-820	821-822	823-824	825-826	827-828	829-830	831-832	833-834	835-836	837-838	839-840	841-842	843-844	845-846	847-848	849-850	851-852	853-854	855-856	857-858	859-860	861-862	863-864	865-866	867-868	869-870	871-872	873-874	875-876	877-878	879-880	881-882	883-884	885-886	887-888	889-890	891-892	893-894	895-896	897-898	899-900	901-902	903-904	905-906	907-908	909-910	911-912	913-914	915-916	917-918	919-920	921-922	923-924	925-926	927-928	929-930	931-932	933-934	935-936	937-938	939-940	941-942	943-944	945-946	947-948	949-950	951-952	953-954	955-956	957-958	959-960	961-962	963-964	965-966	967-968	969-970	971-972	973-974	975-976	977-978	979-980	981-982	983-984	985-986	987-988	989-990	991-992	993-994	995-996	997-998	999-1000	1001-1002	1003-1004	1005-1006	1007-1008	1009-1010	1011-1012	1013-1014	1015-1016	1017-1018	1019-1020	1021-1022	1023-1024	1025-1026	1027-1028	1029-1030	1031-1032	1033-1034	1035-1036	1037-1038	1039-1040	1041-1042	1043-1044	1045-1046	1047-1048	1049-1050	1051-1052	1053-1054	1055-1056	1057-1058	1059-1060	1061-1062	1063-1064	1065-1066	1067-1068	1069-1070	1071-1072	1073-1074	1075-1076	1077-1078	1079-1080	1081-1082	1083-1084	1085-1086	1087-1088	1089-1090	1091-1092	1093-1094	1095-1096	1097-1098	1099-1100	1101-1102	1103-1104	1105-1106	1107-1108	1109-1110	1111-1112	1113-1114	1115-1116	1117-1118	1119-1120	1121-1122	1123-1124	1125-1126	1127-1128	1129-1130	1131-1132	1133-1134	1135-1136	1137-1138	1139-1140	1141-1142	1143-1144	1145-1146	1147-1148	1149-1150	1151-1152	1153-1154	1155-1156	1157-1158	1159-1160	1161-1162	1163-1164	1165-1166	1167-1168	1169-1170	1171-1172	1173-1174	1175-1176	1177-1178	1179-1180	1181-1182	1183-1184	1185-1186	1187-1188	1189-1190	1191-1192	1193-1194	1195-1196	1197-1198	1199-1200	1201-1202	1203-1204	1205-1206	1207-1208	1209-1210	1211-1212	1213-1214	1215-1216	1217-1218	1219-1220	1221-1222	1223-1224	1225-1226	1227-1228	1229-1230	1231-1232	1233-1234	1235-1236	1237-1238	1239-1240	1241-1242	1243-1244	1245-1246	1247-1248	1249-1250	1251-1252	1253-1254	1255-1256	1257-1258	1259-1260	1261-1262	1263-1264	1265-1266	1267-1268	1269-1270	1271-1272	1273-1274	1275-1276	1277-1278	1279-1280	1281-1282	1283-1284	1285-1286	1287-1288	1289-1290	1291-1292	1293-1294	1295-1296	1297-1298	1299-1300	1301-1302	1303-1304	1305-1306	1307-1308	1309-1310	1311-1312	1313-1314	1315-1316	1317-1318	1319-1320	1321-1322	1323-1324	1325-1326	1327-1328	1329-1330	1331-1332	1333-1334	1335-1336	1337-1338	1339-1340	1341-1342	1343-1344	1345-1346	1347-1348	1349-1350	1351-1352	1353-1354	1355-1356	1357-1358	1359-1360	1361-1362	1363-1364	1365-1366	1367-1368	1369-1370	1371-1372	1373-1374	1375-1376	1377-1378	1379-1380	1381-1382	1383-1384	1385-1386	1387-1388	1389-1390	1391-1392	1393-1394	1395-1396	1397-1398	1399-1400	1401-1402	1403-1404	1405-1406	1407-1408	1409-1410	1411-1412	1413-1414	1415-1416	1417-1418	1419-1420	1421-1422	1423-1424	1425-1426	1427-1428	1429-1430	1431-1432	1433-1434	1435-1436	1437-1438	1439-1440	1441-1442	1443-1444	1445-1446	1447-1448	1449-1450	1451-1452	1453-1454	1455-1456	1457-1458	1459-1460	1461-1462	1463-1464	1465-1466	1467-1468	1469-1470	1471-1472	1473-1474	1475-1476	1477-1478	1479-1480	1481-1482	1483-1484	1485-1486	1487-1488	1489-1490	1491-1492	1493-1494	1495-1496	1497-1498	1499-1500	1501-1502	1503-1504	1505-1506	1507-1508	1509-1510	1511-1512	1513-1514	1515-1516	1517-1518	1519-1520	1521-1522	1523-1524	1525-1526	1527-1528	1529-1530	1531-1532	1533-1534	1535-1536	1537-1538	1539-1540	1541-1542	1543-1544	1545-1546	1547-1548	1549-1550	1551-1552	1553-1554	1555-1556	1557-1558	1559-1560	1561-1562	1563-1564	1565-1566	1567-1568	1569-1570	1571-1572	1573-1574	1575-1576	1577-1578	1579-1580	1581-1582	1583-1584	1585-1586	1587-1588	1589-1590	1591-1592	1593-1594	1595-1596	1597-1598	1599-1600	1601-1602	1603-1604	1605-1606	1607-1608	1609-1610	1611-1612	1613-1614	1615-1616	1617-1618	1619-1620	1621-1622	1623-1624	1625-1626	1627-1628	1629-1630	1631-1632	1633-1634	1635-1636	1637-1638	1639-1640	1641-1642	1643-1644	1645-1646	1647-1648	1649-1650	1651-1652	1653-1654	1655-1656	1657-1658	1659-1660	1661-1662	1663-1664	1665-1666	1667-1668	1669-1670	1671-1672	1673-1674	1675-1676	1677-1678	1679-1680	1681-1682	1683-1684	1685-1686	1687-1688	1689-1690	1691-1692	1693-1694	1695-1696	1697-1698	1699-1700	1701-1702	1703-1704	1705-1706	1707-1708	1709-1710	1711-1712	1713-1714	1715-1716	1717-1718	1719-1720	1721-1722	1723-1724	1725-1726	1727-1728	1729-1730	1731-1732	1733-1734	1735-1736	1737-1738	1739-1740	1741-1742	1743-1744	1745-1746	1747-1748	1749-1750	1751-1752	1753-1754	1755-1756	1757-1758	1759-1760	1761-1762	1763-1764	1765-1766	1767-1768	1769-1770	1771-1772	1773-1774	1775-1776	1777-1778	1779-1780	1781-1782	1783-1784	1785-1786	1787-1788	1789-1790	1791-1792	1793-1794	1795-1796	1797-1798	1799-1800	1801-1802	1803-1804	1805-1806	1807-1808	1809-1810	1811-1812	1813-1814	1815-1816	1817-1818	1819-1820	1821-1822	1823-1824	1825-1826	1827-1828	1829-1830	1831-1832	1833-1834	1835-1836	1837-1838	1839-1840	1841-1842	1843-1844	1845-1846	1847-1848	1849-1850	1851-1852	1853-1854	1855-1856	1857-1858	1859-1860	1861-1862	1863-1864	1865-1866	1867-1868	1869-1870	1871-1872	1873-1874	1875-1876	1877-1878	1879-1880	1881-1882	1883-1884	1885-1886	1887-1888	1889-1890	1891-1892	1893-1894	1895-1896	1897-1898	1899-1900	1901-1902	1903-1904	1905-1906	1907-1908	1909-1910	1911-1912	1913-1914	1915-1916	1917-1918	1919-1920	1921-1922
-------	-----	-----	-----	-----	------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	--------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------

**Application for
Traffic Signal Approval**

Please Type or Print all information in Blue or Black Ink

**pennsylvania**
DEPARTMENT OF TRANSPORTATION

County : _____

Engineering District : _____

Department Tracking # : _____

Initial Submission Date : _____

A - Applicant's (Municipal) Contact InformationMunicipal Contact's Name : Lawrence J. Gegan Title : Township ManagerMunicipal Name : Montgomery TownshipMunicipal Address : 1001 Stump Road, Montgomeryville PA 18936Municipal Phone Number : 215-393-6900 Alternative Phone Number : _____E-mail Address : LGegan@montgomerytp.orgMunicipal Hours of Operation : Monday-Friday; 8:30AM - 4:30PM**B - Application Description**Location (Intersection) : North Wales Road and Knapp RoadTraffic Control Device Is : ☐ NEW Traffic Signal ☒ EXISTING Traffic Signal (Permit Number) : 64-2090Type of Device (select one) ☒ Traffic Control Signal
(MUTCD Section 4D, 4E, 4G) ☐ Flashing Beacon
(MUTCD Section 4L) ☐ School Warning System
(MUTCD Section 7B)☐ Other : _____Is Traffic Signal part of a system? : ☒ YES ☐ NO System Number (If applicable) : I-0258

If YES, provide locations of all signalized intersections in system.

North Wales Road and Entrance "F" Montgomery Mall
North Wales Road and Harbob Lane/Shopping Center Drive

Explain the proposed improvements :

Add left turn phases to the intersectionAssociated with Highway Occupancy Permit (HOP)? : ☐ YES ☒ NO If YES, HOP Application # : _____**C - Maintenance and Operation Information**

Maintenance and Operations are typically performed by? :

☐ Municipal Personnel ☐ Municipal Contractor ☒ Municipal Personnel & Contractor☐ Other : _____Maintenance and Operations Contact Name : Kevin A. Costello Company/Organization : Township Public WorksPhone # : 215-855-0510 Alternative Phone # : _____ E-mail : kcostello@montgomerytp.org**D - Attachments Listing**

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Municipal Resolution (required) | <input type="checkbox"/> Location Map | <input type="checkbox"/> Traffic Volumes / Pedestrian Volumes |
| <input type="checkbox"/> Letter of Financial Commitment | <input type="checkbox"/> Photographs | <input type="checkbox"/> Turn Lane Analysis |
| <input checked="" type="checkbox"/> Traffic Signal Permit | <input type="checkbox"/> Straight Line Diagram | <input type="checkbox"/> Turn Restriction Studies |
| <input type="checkbox"/> Warrant Analysis | <input type="checkbox"/> Capacity Analysis | <input type="checkbox"/> Other : _____ |
| <input type="checkbox"/> Crash Analysis | <input type="checkbox"/> Traffic Impact Study (TIS) | |
| <input type="checkbox"/> Traffic Signal Study | <input type="checkbox"/> Condition Diagram | |

**Application for
Traffic Signal Approval**

Please Type or Print all information in Blue or Black Ink



County : _____

Engineering District : _____

Department Tracking # : _____

Initial Submission Date : _____

E - Applicant (Municipal) Certification

The applicant desires to own, operate, and maintain the traffic control device in the location indicated above; and the Vehicle Code requires the approval of the Department of Transportation ("Department") before any traffic signals may be legally erected or modified. A signed Application for Traffic Signal Approval (TE-160) must be submitted in conformance with the instructions provided by the Department, and a Traffic Signal Permit must be issued, before any work can begin.

If the Department approves a traffic signal after a traffic engineering study and engineering judgment indicates the need, the traffic signal shall be installed, owned, operated, and maintained within the parameters indicated in the Vehicle Code and the Department's regulations relating to traffic signs, signals, and markings. The Department may direct appropriate alterations to the design or operation (including, but not limited to, hours of operation) of the traffic signal, or require removal of the traffic signal, if traffic conditions or other considerations necessitate alteration or removal.

All items associated with the traffic control device (geometric features, signs, signals, pavement markings, pedestrian accommodations, and other traffic control device associated items) are the applicant's responsibility. The Traffic Signal Permit will then document all of the items associated with operation of each traffic control device. The applicant, at its sole expense, shall provide the necessary inspection, maintenance, and operation activities in conformance with the Department's Publication 191 or as otherwise agreed to by the Department. The applicant shall perform the preventative and responsive maintenance requirements and recordkeeping in accordance with the exhibits specified below. If the applicant fails to provide the required inspection, maintenance, or operation services within thirty (30) days of receipt of written notice from the Department, the Department shall have the right to perform the required inspection, maintenance, or operation services in the applicant's stead and the applicant shall reimburse the Department for all costs incurred. Federal- and/or state-aid participation may be withheld on all future projects if the applicant fails to demonstrate to the Department the ability to provide all required maintenance and operation services. The applicant certifies that it has funds available and committed for the operation and maintenance of the traffic control device and that it will make available sufficient funds for all required future inspection, maintenance, and operation activities.

The applicant shall indemnify, save harmless and, defend (if requested) the Commonwealth of Pennsylvania, its agents, representatives, and employees from and against any damages recoverable under the Sovereign Immunity Act, 42 Pa. C.S. §§ 8521-8528, up to the limitations on damages under said law, arising out of any personal injury or damage to property which is finally determined by a court to be caused by or result from acts or omissions of the applicant and for which a court has held applicant, its officials, or employees to be liable. This provision shall not be construed to limit the applicant in asserting any rights or defenses. Additionally, the applicant shall include in any contracts into which it enters for maintenance, operation, or inspection of the traffic control device this same obligation to indemnify the Commonwealth and its officers, agents, and employees; and it shall require its contractor(s) to provide public liability insurance coverage, naming the Commonwealth and the applicant as additional insureds for bodily injury, including death and property damage, in the minimum amounts of \$500,000 per person, \$1,000,000 per occurrence, it being the intention of parties to have the contractor fully insure and indemnify the Commonwealth and the applicant.

The applicant shall comply with the study and ordinance requirements of 75 Pa. C.S. § 6109. The applicant submits this application with the intention of being legally bound.

Neither this application nor any Traffic Signal Permit creates any rights or obligations with respect to parties other than the applicant and the Department. Third parties may not rely upon any representations made by either the applicant or the Department in connection with the submission or approval of this application or any work permitted or approved that is related to this application, as regards either payment of funds or performance of any particular item of maintenance precisely as specified.

The applicant agrees to comply with the attached Exhibits:

- Exhibit "A": Preventative and Response Maintenance Requirements (Sheet 3 of 5)
- Exhibit "B": Recordkeeping (Sheet 4 of 5)
- Exhibit "C": Signal Maintenance Organization (Sheet 5 of 5)

Printed Municipal Contact Name : _____ Date : _____

Signed By : _____ Witness or Attest : _____

Title of Signatory : _____ Title of Witness or Attester: _____

**Exhibit "A":
Preventative and Response Maintenance
Requirements**
 County : _____
 Engineering District : _____
 Department Tracking # : _____
 Initial Submission Date : _____
Preventive Maintenance

The APPLICANT or its contractor will provide preventive maintenance for each individual component of the traffic signal installation covered by this application at intervals not less than those indicated in the Preventive Maintenance Summary, PA DOT Publication 191, current version. This is the recommended level of maintenance to keep the intersection control equipment and signals in mechanically, structurally and aesthetically good condition.

Response Maintenance

The APPLICANT or its contractor will provide response maintenance in accordance with the provisions of the Response Maintenance Schedule. It encompasses the work necessary to restore a traffic signal system to proper and safe operation. Includes Emergency Repair and Final Repair.

FINAL REPAIR:

Repair or replace failed equipment to restore system to proper and safe operation in accordance with permit within a 24-hour period.

EMERGENCY REPAIR:

Use alternative means or mode to temporarily restore system to safe operation within a 24-hour period. Final repair must then be completed within 30 days unless prohibited by weather conditions or availability of equipment.

Response Maintenance Schedule**KNOCKDOWNS**

Support - Mast arm
 Support - Strain pole
 Span wire/tether wire
 Pedestal
 Cabinet
 Signal heads

TYPE OF REPAIR PERMITTED

Emergency or Final
 Emergency or Final
 Final Only
 Emergency or Final
 Emergency or Final
 Final Only

EQUIPMENT FAILURE

Lamp burnout (veh. & ped.)
 Local controller
 Master controller
 Detector sensor
 - Loop
 - Magnetometer
 - Sonic
 - Magnetic
 - Pushbutton
 Detector amplifier
 Conflict monitor
 Flasher
 Time clock
 Load switch/relay
 Coordination unit
 Communication interface, mode
 Signal cable
 Traffic Signal Communications
 Traffic Signal Systems

Final Only
 Emergency or Final
 Emergency or Final
 Emergency or Final
 Emergency or Final
 Emergency or Final
 Emergency or Final
 Emergency or Final
 Final Only
 Final Only
 Emergency or Final
 Final Only
 Emergency or Final
 Emergency or Final
 Final Only
 Final Only
 Final Only

Exhibit "B":
Recordkeeping



Sheet 4 of 5
DEPARTMENT USE ONLY

County : _____

Engineering District : _____

Department Tracking # : _____

Initial Submission Date : _____

Recordkeeping

Accurate and up-to-date recordkeeping is an essential component of a good traffic signal maintenance program. In recognition of this fact, the APPLICANT must prepare, retain, and make available to the COMMONWEALTH, on request, a record of all preventive and response maintenance activities performed on the traffic signal equipment covered by this application.

The APPLICANT shall establish a separate file for each installation and keep its records in the municipal building, signal maintenance shop, or other weather-protected enclosure.

At a minimum, the following records will be kept by the APPLICANT or its contractor for each traffic signal. These forms can be found in Section 10.0, Maintenance Record Forms, PA DOT Publication 191, current version.

FORM 1 - Master Intersection Record

This form, which lists all maintenance functions performed at the intersection, should be updated within one day of the activity but no more than one week later.

FORM 2 - Response Maintenance Record

Each time response maintenance is required at the intersection, this form is to be completed. Once the pertinent information is transferred to the master intersection record, this form is to be placed in the intersection file.

FORM 3 - Preventive Maintenance Record

This form will be used to provide a record of the preventive maintenance activities performed at each intersection. The date, the activities performed, and the signature of the person in charge of the work must be recorded in the form.

This form may be kept at the intersection, if it is adequately protected from the weather. Form 1 must be updated at the central file, however, to reflect the date and activity.

**Exhibit "C":
Signal Maintenance Organization**



Sheet 5 of 5
DEPARTMENT USE ONLY

County : _____

Engineering District : _____

Department Tracking # : _____

Initial Submission Date : _____

Personnel Classifications

In order to properly maintain the traffic signal equipment covered by this applicant, the APPLICANT agrees to provide, as minimum, the following staff throughout the useful life of equipment. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Traffic Engineer - The administrative position which has prime responsibility for the proper operation of traffic signal equipment. The principal function of this position is the supervision and control of subordinate personnel and the planning of their activities to ensure adequate preventive and response maintenance programs.

Minimum Position Requirements

1. A thorough understanding of traffic signal design, installation and maintenance.
2. A working knowledge of the interaction between the following traffic characteristics: Intersection geometry, traffic flow theory, control type (fixed time, actuated, etc.), signal phasing and timing, and interconnection.
3. An ability to supervise subordinate personnel effectively in the assignment of their work.
4. Possession of a college degree in engineering, which includes course work in traffic engineering.
5. Either four years experience in the field of traffic engineering or its equivalent in graduate college work.

Signal Specialist - The individual responsible for the diagnostics and repair of all traffic signal equipment including solid state equipment.

Minimum Position Requirements

1. Extensive training and troubleshooting skills in electronics and software.
2. Ability to repair modules in the shop and to design test equipment needed to diagnose and repair a problem.
3. Ability to make design and modifications to implement or omit special functions.
4. Ability to implement a recordkeeping system to include maintenance activities, inventory control and identification of recurring problems.
5. Ability to perform all tasks required of a signal technician.

Signal Technician - Individual responsible for the operation and maintenance of traffic signals and electromechanical equipment.

Minimum Position Requirements

1. Ability to perform response maintenance on solid state equipment up to the device exchange level.
2. Capability to diagnose a vehicle loop failure and initiate corrective action.
3. Ability to tune detector amplifiers.
4. Ability to follow wiring schematics, check and set timings from plan sheet and check all field connections.
5. Ability to perform preventive maintenance on all equipment and to maintain accurate records of all work perform.

Training

The APPLICANT agrees to secure training in order to upgrade the ability of its present staff to properly perform the required maintenance functions. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Budget Requirements

The APPLICANT agrees to provide, in its annual operating budget, dedicated funds which are sufficient to cover the cost of the personnel, training, contractors (if utilized) and specialized maintenance equipment which are required, by virtue of this application. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191..

Application Instructions



A - Applicant's (Municipal) Contact Information

Municipal Contact's Name: Provide the municipal contact name that is (or will be responsible) for the traffic signal. Typically this is either the Municipal Manager or Roadmaster.

Title: Provide the title of the municipal contact name.

Municipal Name: Provide the official municipal name.

Municipal Address: Provide the full address of the municipal building.

Municipal Phone Number: Provide the municipal phone number of the municipal contact.

Alternative Phone Number: Provide an alternative phone number of the municipal contact.

E-mail Address: Provide the e-mail address of the municipal contact.

Municipal Hours of Operation: Please provide the municipalities normal operating hours (i.e. Monday-Thursday 9 AM - 2 PM)

B - Application Description

Location (intersection): Please provide a detailed location of the device or devices being considered for approval.

Please include any State Route and/or local road names in your description.

Traffic Control Device Is: (Please select one of the two following categories)

NEW Traffic Signal: This item should be selected when requesting approval of a traffic signal that is currently not in operation at the device location indicated above.

EXISTING Traffic Signal: This item should be selected when requesting approval to make a modification or update to an existing traffic signal.

(Permit Number): Please provide the traffic signal permit number.

Type of Device (select one): (Please select one of the four following categories)

Traffic Control Signal: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Sections 4D, 4E, and 4G. When selecting this category this is the typical red/yellow/green and pedestrian signal indications

Flashing Beacon: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 4L. When selecting this category, this is typically either the flashing yellow/red signal at an intersection and/or the flashing yellow warning sign.

School Warning System: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 7B. When selecting this category, this is typically the flashing school warning sign with a 15 mph indication.

Other: When selecting this category, this pertains to all other permitted electrically powered traffic control devices approved by the Department.

Is Traffic Signal part of a system?: Check off the appropriate box, either YES or NO. If YES, please fill in the **System Number (if applicable):** line.

Explain the proposed improvements: Provide a description of the proposed improvements to the intersection. This may be as complex as installing and/or upgrading a traffic signal or as non-complex as placement of a new traffic sign to supplement an existing traffic signal.

Associated with Highway Occupancy Permit (HOP): Check off the appropriate box, either YES or NO. If YES, please fill in the **Application #:** line.

C - Maintenance and Operation Information

Maintenance and Operations are typically performed by?: Please indicate if maintenance and operation will be performed by Municipal Personnel or through Contract Services.

Maintenance and Operations Contact Name: Provide the primary maintenance contact name for the individual that is (or will be responsible) for the maintenance and operation of the traffic signal.

Company/Organization: Provide the name of the company/organization with which the primary maintenance contact is affiliated.

Phone #: Provide the phone number for the primary maintenance contact.

Alternative Phone #: Provide an alternative phone number for the primary maintenance contact or affiliated company/organization.

E-mail: Provide the e-mail address for the primary maintenance contact.

D - Attachments Listing

Check off all documents which will be submitted along with this application. Note that a Municipal Resolution, authorizing the municipal contact to submit and sign the application, is a required document.

A sample Municipal Resolution has been provided on the next page.

E - Applicant (Municipal) Certification

Printed Municipal Contact Name: Please print the name of the municipal contact person signing the application.

Date: Please provide the date on which the application was signed.

Signed By: Please provide the signature of the named municipal contact.

Title of Signatory: Please provide the title of municipal contact.

Witness or Attest: Please provide the signature of the person witnessing or attesting the signature.

Witness or Attester: Please provide the title of the person witnessing or attesting the signature.

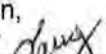
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Resolution Approving the Extension of the Term of the Montgomery Township
Municipal Sewer Authority for Fifty Years

MEETING DATE: December 16, 2013 ITEM NUMBER: #16

MEETING/AGENDA: ACTION XX CONSENT NONE

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

INITIATED BY: Lawrence J. Gregan, Township Manager  BOARD LIAISON: Joseph P. Walsh, Chairman
Liaison - MTMSA

BACKGROUND:

The Montgomery Township Municipal Sewer Authority (MTMSA) was incorporated on June 24, 1963 with an initial term of fifty (50) years which expired on June 24, 2013. The provision of the Municipal Authorities Act, Pa. C.S.A Sections 5623, provides for the revival of the Authority for an additional term not exceeding 50 years by the adoption of amended Articles of Incorporation requesting the filing of a Municipal Statement of Revival with the Commonwealth at any time within five years of the expiration of the current term.

The MTMSA has submitted a copy of their resolution proposing and adopting an Amendment to their Articles of Incorporation extending its term for an additional period of 50 years and requesting that the Township take the necessary steps to file a Municipal Statement of Revival.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

The MTMSA was incorporated in 1963 for an initial term of fifty (50) years.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

It is recommended that the Board of Supervisors approve the Resolution approving the filing of a Municipal Statement of Revival of the Montgomery Township Municipal Sewer Authority for an additional term of fifty (50) years.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors that we hereby adopt an Amendment to the Articles of Incorporation of the Montgomery Township Sewer Authority (MTMSA) extending its term for an additional period of fifty (50) years and authorize, approve and direct the filing of a Municipal Statement of Revival of MTMSA in the Office of the Pennsylvania Secretary of the Commonwealth.

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 MUNICIPAL SEWER AUTHORITY

MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 004 - 2013

**RESOLUTION PROPOSING AND ADOPTING AN AMENDMENT
TO THE ARTICLES OF INCORPORATION OF THE
MONTGOMERY TOWNSHIP MUNICIPAL SEWER AUTHORITY
EXTENDING ITS TERM FOR AN ADDITIONAL PERIOD OF
FIFTY (50) YEARS AND AUTHORIZING THE PREPARATION OF A
MUNICIPAL STATEMENT OF REVIVAL OF SAID SEWER
AUTHORITY**

WHEREAS, by the filing of Articles of Incorporation on or about June 24, 1963 in the Office of the Pennsylvania Secretary of the Commonwealth, Montgomery Township created the Montgomery Township Municipal Sewer Authority; and

WHEREAS, pursuant to appropriate provisions of the Municipality Authorities Act, 53 Pa.C.S.A. §§ 5601, *et seq.*, the term of said Authority is fifty (50) years, said term having expired on June 24, 2013; and

WHEREAS, the said Municipality Authorities Act further provides at 53 Pa.C.S.A. § 5605 that the Articles of Incorporation of a municipal authority may be amended to modify or add a provision to increase its term of existence to a date not exceeding fifty (50) years from the date of approval of the Articles of Amendment; and

WHEREAS, the said Municipality Authorities Act further provides at 53 Pa.C.S.A. § 5623 for the revival of said Authority for an additional term not exceeding fifty (50) years by the filing of a Municipal Statement of Revival in the Office of the Pennsylvania Secretary of the Commonwealth at any time within five (5) years of the expiration of the term of existence of said Authority; and

WHEREAS, it is the desire of the Authority that Articles of Amendment extending the term of the Authority for an additional fifty (50) years be approved by Montgomery Township, that said

Articles be filed by the Authority in the Office of the Pennsylvania Secretary of the Commonwealth, that a Municipal Statement of Revival of the Authority extending its term for an additional fifty (50) years be executed by said Township, and that said Municipal Statement of Revival be filed in the Office of the Pennsylvania Secretary of the Commonwealth.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Montgomery Township Municipal Sewer Authority as follows:

1. Paragraph ____ of the Articles of Incorporation of the Authority is hereby revised to read as follows:

“The term of existence of the Authority shall expire on June 24, 2063.”

2. Appropriate officers of the Authority are hereby authorized and directed to prepare appropriate Articles of Amendment for submittal to Montgomery Township for approval and adoption.

3. Appropriate officers of the Authority are hereby authorized and directed to prepare a Municipal Statement of Revival of the Montgomery Township Municipal Sewer Authority and submit said Statement thereof to Montgomery Township for authorization, approval and execution.

4. Upon approval and adoption of the aforesaid Articles of Amendment, and approval and execution of the aforesaid Municipal Statement of Revival by Montgomery Township, the appropriate officers of the Authority are hereby authorized and directed to file said Articles of Amendment and Municipal Statement of Revival in the Office of the Pennsylvania Secretary of the Commonwealth.

RESOLVED, this day of , 2013.

Attest:

**MONTGOMERY TOWNSHIP MUNICIPAL
SEWER AUTHORITY**


Secretary

By: 

John J. Crowe, Jr., Chairman

PENNSYLVANIA DEPARTMENT OF STATE
BUREAU OF CORPORATIONS AND CHARITABLE ORGANIZATIONS

Articles of Amendment – Municipal Authority

Return to:
Richard S. Watt, Esquire
Kerns, Pearlstine, Onorato * Hladik, LLP
298 Wissahickon Avenue
North Wales, PA 19454

In compliance with the requirements of the applicable provisions (relating to articles of amendment), the undersigned municipal authority, desiring to amend its articles, hereby states that:

1. The name of the authority is the Montgomery Township Municipal Sewer Authority.
2. The location of its registered office is 1001 Stump Road, Montgomeryville, Montgomery County, PA 18936.
3. The statute by or under which it was incorporated is the Municipality Authorities Act of 1945, Act of May 2, 1945, P.L. 382, No. 164.
4. The original Articles of Incorporation of the Authority were approved and filed on June 24, 1963.
5. By Resolution dated _____, 2013, a full copy of which is attached hereto as Exhibit "A" and made a part hereof, Montgomery Township, as the municipality composing the Authority, adopted and approved an amendment to the Articles of Incorporation of said Authority extending its term for an additional period of fifty (50) years.
6. The amendment to the Articles of Incorporation of said Authority proposed by said Authority and adopted by Montgomery Township is set forth in full as follows:

"Paragraph ____ of the Articles of Incorporation of the Montgomery
Township Municipal Sewer Authority is hereby amended to read as
follows:

"The term of existence of the Authority shall expire on June 24,
2063."

IN TESTIMONY WHEREOF, the undersigned
corporation has caused these Articles of Amendment
to be signed by two duly authorized officers this
20th day of November, 2013:

Attest:


John J. Crowe, Jr.

Attest:



EXHIBIT “A”

**BOARD OF SUPERVISORS OF
MONTGOMERY TOWNSHIP, PENNSYLVANIA**

IN RE: MONTGOMERY TOWNSHIP MUNICIPAL SEWER AUTHORITY

MUNICIPAL STATEMENT OF REVIVAL

1. On June 24, 1963, Montgomery Township, 1001 Stump Road, Montgomeryville, Pennsylvania 18936 created a municipal sewer authority known as the Montgomery Township Municipal Sewer Authority ("Authority") by filing Articles of Incorporation of said Authority in the Office of the Pennsylvania Secretary of the Commonwealth. A copy of said Articles is attached hereto as Exhibit "A."

2. Pursuant to the provisions of the Municipality Authorities Act, Act of June 19, 2001, P.L. 287, No. 22, § 1, *et seq.* at 53 Pa.C.S.A. § 5607(d)(1), the Authority has a term of existence of fifty (50) years, and said term accordingly expired on June 24, 2013.

3. The address of the Authority is 1001 Stump Road, Montgomeryville, Pennsylvania 18936.

4. Montgomery Township desires that the Authority be revived as a body politic and corporate for an additional term of fifty (50) years.

5. The filing of a Municipal Statement of Revival pursuant to the Municipality Authorities Act at 53 Pa.C.S.A. § 5623(b)(5) has been authorized and approved by said Township by Resolution dated _____, 2013. A copy of said Resolution is attached hereto as Exhibit "B."

6. Montgomery Township prays that the Secretary of the Commonwealth issue a Certificate of Revival for the Montgomery Township Municipal Sewer Authority pursuant to the provisions of 53 Pa.C.S.A. § 5623(d) extending the term of said Authority for a period of fifty (50) years.

EXECUTED this day of , 2013.

MONTGOMERY TOWNSHIP

Attest:

By: _____
Joseph P. Walsh, Chairman

EXHIBIT “A”

EXHIBIT “B”

MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION NO. _____ - 2013

**RESOLUTION ADOPTING AN AMENDMENT TO THE ARTICLES
OF INCORPORATION OF THE MONTGOMERY TOWNSHIP
MUNICIPAL SEWER AUTHORITY EXTENDING ITS TERM FOR
AN ADDITIONAL PERIOD OF FIFTY (50) YEARS AND
AUTHORIZING, APPROVING AND DIRECTING THE FILING OF A
MUNICIPAL STATEMENT OF REVIVAL OF SAID SEWER
AUTHORITY**

WHEREAS, by the filing of Articles of Incorporation on or about June 24, 1963 in the Office of the Pennsylvania Secretary of the Commonwealth, Montgomery Township created a municipal sewer authority known as the Montgomery Township Municipal Sewer Authority; and

WHEREAS, pursuant to appropriate provisions of the Municipality Authorities Act, 53 Pa.C.S.A. §§ 5601, *et seq.*, the term of said Authority is fifty (50) years, said term having expired on June 24, 2013; and

WHEREAS, the said Municipality Authorities Act further provides at 53 Pa.C.S.A. § 5605 that the Articles of Incorporation of a municipal authority may be amended to modify or add a provision to increase its term of existence to a date not exceeding fifty (50) years from the date of approval of the Articles of Amendment; and

WHEREAS, the said Municipality Authorities Act further provides at 53 Pa.C.S.A. § 5623 for the revival of said Authority for an additional term not exceeding fifty (50) years by the filing of a Municipal Statement of Revival in the Office of the Pennsylvania Secretary of the Commonwealth at

any time within five (5) years of the expiration of the term of existence of said Authority; and

WHEREAS, it is the desire of the Township that Articles of Amendment proposed by the Authority extending its term for an additional fifty (50) years be approved and that a Municipal Statement of Revival of said Authority extending its term for an additional fifty (50) years be prepared and so filed.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. Articles of Amendment proposed by the Board of the Montgomery Township Municipal Sewer Authority by Resolution dated _____ attached hereto as Exhibit "A" extending the term of said Authority for an additional fifty (50) years are hereby adopted and approved.

2. The filing of a Municipal Statement of Revival of the Montgomery Township Municipal Sewer Authority for an additional term of fifty (50) years is hereby authorized and approved.

3. Appropriate officers of the Township are hereby directed to expeditiously prepare, have executed and file with the Pennsylvania Secretary of the Commonwealth the aforesaid Municipal Statement of Revival so as to extend the term of the Montgomery Township Municipal Sewer Authority for an additional period of fifty (50) years.

RESOLVED, this day of , 2013.

Attest:

MONTGOMERY TOWNSHIP

Secretary

By: _____
Joseph P. Walsh, Chairman

EXHIBIT “A”

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Montgomery Township Sewer Authority 2014 Budget

MEETING DATE: December 16, 2013

ITEM NUMBER: #17

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:

Attached please find a copy of the 2014 Montgomery Township Sewer Authority Budget for your consideration. The MTMSA approved this budget at their regular meeting on October 16, 2013.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Consider approval of the MTMSA 2014 Budget.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the Montgomery Township Sewer Authority Budget for the fiscal year 2014 for the period from January 1, 2014 to December 31, 2014.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candace 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

MUNICIPAL SEWER AUTHORITY

1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936-9605



Proposed Budget Package 2014

TABLE OF CONTENTS

	PAGES
BUDGET TIMETABLE	2
STANDARD WORKSHOP AGENDA	3
MONTGOMERY TOWNSHIP MISSION STATEMENT	4
PROPOSED 2014 REVENUE ANALYSIS	5
PROPOSED 2014 EXPENSE ANALYSIS	6
FIGURES AND TABLES	7
CAPITAL REPLACEMENT PLAN – EQUIPMENT	23
16 YEAR ROAD PLAN – ROAD PROJECTS	25
PROPOSED CAPITAL EXPENDITURES	27
REVENUES	30
 GOALS AND BUDGETS:	
➤ ADMINISTRATION	34
➤ FINANCE	38
➤ POLICE	42
➤ COMBINED FIRE DEPARTMENT/FDMT/FRAMT	48
➤ PLANNING & ZONING	57
➤ PUBLIC WORKS	59
➤ PARKS & RECREATION / AUTUMN FESTIVAL	68
➤ CAPITAL RESERVE	74
➤ 300 TH ANNIVERSARY	79
➤ ENVIRONMENTAL ADVISORY COMMITTEE	80
➤ SHADE TREE	81
➤ HISTORICAL SOCIETY	82
➤ OTHER FUNDS	83
➤ FUND BALANCES	87
➤ STATEMENT: CHANGES IN FUND BALANCE – ALL FUNDS	89

SUMMARY OF 2014 BUDGET

No rate increase

2.5% overall salary increase

Instituting use of debit and credit cards for sewer rental payments

Continue pro-active sewer line maintenance throughout township

Utilizing staff for construction of capital projects wherever possible for cost effectiveness

REVENUE	Actual 2012	Budget 2013	YTD 8/31/2013	Budget 2014
Residential Sewer Rental	4,671,040	4,445,000	2,915,986	4,377,500
Sewer Rent Hatfield	2,494,828	2,400,000	1,531,553	2,297,300
Sewer Rent Misco	132,031	100,000	57,275	86,000
Sewer Rent Chalfont/New Britian	52,256	52,000	31,151	46,700
Sewer Rent Lansdale	23,495	23,000	14,455	24,700
Sewer Rent Eureka	1,444,547	1,350,000	939,664	1,409,500
Sewer Rent Upper Gwynedd	349,396	335,000	232,900	349,400
Sewer Rent Neshaminy Falls	174,487	185,000	108,586	162,900
Revenue - Wells			402	1,000
Commercial Sewer Rental	1,070,782	1,118,000	640,049	968,100
Sewer Rent Hatfield	535,327	555,000	298,150	447,200
Sewer Rent Lower Gwynedd	154,709	170,000	74,631	112,000
Sewer Rent Eureka	297,843	310,000	212,006	318,000
Sewer Rent Upper Gwynedd	82,903	83,000	55,262	82,900
Total Sewer rentals	5,741,822	5,563,000	3,556,036	5,337,600
Other Revenue	1,447,806	543,207	508,590	582,007
Penalties/Interest on Sewer Rent	23,400	7,000	38,463	55,000
Certification Fees	13,425	13,000	16,585	25,000
Admin Fees Developers	11,980	-		
Tapping Fees	1,010,959	150,000	298,147	250,000
Lateral Inspection	4,135	1,000	5,695	8,000
Connection Fee	250	375	4,473	6,500
Auxiliary Waste Income	292,656	286,832	110,786	200,000
Rental Income	12,693	15,000	9,067	15,900
Interest Income	54,360	7,000	-	
Dividend Income	8,585	8,000	11,608	11,607
Grant Income	-	-		
Miscellaneous Income	15,364	55,000	13,768	10,000
Total Revenues	7,189,628	6,106,207	4,064,626	5,919,607

EXPENDITURES	Actual 2012	Budget 2013	YTD 8/31/2013	Budget 2014
Administrative Expenditures	883,876	970,361	520,664	941,982
Compensation & Benefits	283,626	239,411	89,671	258,453
Board Member's Compensation	2,800	3,500	1,200	3,500
Dues & Subscriptions	1,610	1,000		500
Audit Fees	16,450	15,250	15,750	16,000
Office Supplies	31,281	20,000	4,752	10,000
Bank Fees	9,771	4,000	4,861	10,000
Travel	40	500	258	1,000
Interest Expense	197,196	205,000	72,171	164,622
Billing Supplies			5,599	22,400
Legal Fees - Prep & Meetings	24,286	85,000	26,831	35,000
Legal Fees - Litigation	25,886		9,954	40,000
Legal Fees - Miscellaneous	21,367		3,721	6,000
Trustee Fees	1,244		2,000	2,000
Engineer Fees - Feasibility	6,289	346,000		20,000
Engineer Fees - Eureka WWTP	22,430		53,821	85,000
Engineer Fees - Ret., Mtg, Genl	126,517		135,541	205,000
IT Support	41,898	15,000	24,584	26,000
Telephone	8,031	10,500	3,781	10,000
Postage	8,811	15,000	5,420	5,000
Advertising	2,858	1,500	6,313	10,000
Insurance	4,656	5,000	49,217	4,507
Education	820	3,500	685	2,000
Miscellaneous Admin. Expense	175	200	4,533	5,000
Realized (gain)/loss	33,774			
Unrealized (gain)/loss	12,058			

	Actual 2012	Budget 2013	YTD 8/31/2013	Budget 2014
Plant Expenditures	2,828,715	2,858,389	1,361,409	2,822,230
Compensation & Benefits	937,335	974,509	594,446	1,026,839
Dues & Subscriptions	1,621	3,000	215	500
Office Supplies	7,303	6,000	15,793	10,000
Uniform Expense	6,509	6,200	3,802	6,000
Licenses	1,250	2,000	300	5,000
IT Support	1,148	1,500	8,805	10,000
Telephone	16,665	32,000	11,100	18,000
Postage	-		231	400
Education	2,212	1,680	200	5,000
Property Insurance	52,207	50,000	-	49,981
Workers Comp Insurance	22,213	25,000	-	25,260
Propane	6,362	10,000	8,777	13,500
Drug Testing	462	200	149	250
Equipment Repairs & Maint	31,152	60,000	12,752	25,000
Equip Rental	3,820	5,800	2,995	4,500
Vehicle Fuel	35,087	20,000	14,510	30,000
Small Tools	6,413	10,000	4,111	6,500
Operating Supplies	5,772	7,000	3,593	6,500
PA One Call	1,382	2,000	287	500
Outside Services	3,917	6,500		
Misc. Operating Expense	8,895	10,000	2,258	3,500
Depreciation	1,545,838	1,575,000	656,250	1,575,000
Bond Amortization	133,889	50,000	20,833	-
Gain/loss on sale of equipment	(2,736)			

	Actual 2012	Budget 2013	YTD 8/31/2013	Budget 2014
Knapp Road Pumping Station	24,055	32,700	20,552	19,300
Maintenance & Repairs	7,852	7,500	9,857	4,000
Telephone	-	150		200
Water	27	50	50	100
Electric	16,175	25,000	10,646	15,000
Eureka WWTP	777,470	679,500	603,805	872,000
Maintenance & Repairs	102,978	150,000	151,739	150,000
Telephone	19			
Water	143	250	9,523	15,000
Electric	297,698	325,000	206,139	300,000
Trash/Grit Removal	1,959	3,000	8,498	15,000
Pest Control	1,900	2,500	1,187	2,000
Security Load Shaver	175	250		
Chemicals	148,442	150,000	95,225	150,000
Laboratory	13,140	18,500	5,956	15,000
Sludge Disposal	189,930		112,230	200,000
Outside Laboratory	21,085	30,000	13,308	25,000
Park Creek I Pumping Station	10,901	25,050	1,458	8,750
Maintenance & Repairs	1,429	12,300	108	6,000
Telephone	-	150		
Water	157	100	126	250
Electric	8,212	11,000	1,023	2,000
Security	1,103	1,500	201	500
Gwynedd Lea Pumping Station	6,019	18,650	11,783	16,000
Maintenance & Repairs	2,500	12,600	8,983	10,000
Water	12	50	12	
Electric	3,116	5,000	2,364	5,000
Security	392	1,000	424	1,000
Park Creek II Pumping Station	-	1,400	37,523	20,000
Maintenance & Repairs		1,400	32,656	10,000
Telephone				
Water				
Electric			4,866	10,000
Security				

	Actual 2012	Budget 2013	YTD 8/31/2013	Budget 2014
Montgomery Ave. Pumping Station	-	2,500	-	2,500
Maintenance & Repairs	-	2,500		2,500
Knapp Road Load Shaver Pumping Station	-	4,500	24,675	10,000
Maintenance & Repairs		4,500	21,829	5,000
Electric			2,846	5,000
Knapp Road Load Shaver Tank Site	-	8,000	-	5,000
Maintenance & Repairs		8,000		5,000
Sewer System	1,240,455	1,500,575	451,303	1,200,200
Maintenance & Repairs	36,446	80,000		15,000
Electric Mont Common MP	335	500	88	200
HTMA WTP Treatment Fees	787,860	1,000,000	227,762	750,000
Chaffont/New Britain Treatment	32,636	34,400	26,519	40,000
Lansdale Borough Treatment Fee	20,653	21,200	15,913	25,000
Lower Gwynedd Treatment Fees	112,464	115,672	51,421	120,000
Upper Gwynedd Treatment Fees	250,060	248,803	129,600	250,000
Misco	999	1,498	-	1,500
Maintenance & Repairs	999	1,498		1,500
Total Expenditures	5,772,489	6,103,123	3,111,495	5,919,462
Net Revenues in excess of Expenditures	1,417,139	3,084	953,131	145

**MONTGOMERY TOWNSHIP MUNICIPAL SEWER AUTHORITY
SANITARY SEWERAGE FACILITIES
FIVE-YEAR CAPITAL IMPROVEMENT PLAN**

ITEM NO.	PROJECT	YEAR/ESTIMATED PROJECT COST (1)(2)(3)					
		2012	2013	2014	2015	2016	2017
1	Eureka WWTP Soda Ash Feed System Rehabilitation (4)	\$25,000	\$115,000	—	—	—	—
2	Eureka WWTP Tank "B" Decant/Storage Transfer Pumping System (5)	\$9,000	—	\$70,000	—	—	—
3	Eureka WWTP Effluent Meter Chamber Electrical Modifications (6)	\$6,000	\$21,000	—	—	—	—
4	Montgomery Glen Development Collection System Rehab (7)	—	—	—	—	—	—
	a. Internal Manhole Repairs	\$5,200	\$12,500	—	—	—	—
	b. Manhole Structural Repairs/Casting Replacements	\$6,800	\$16,800	—	—	—	—
5	Gwynedd Lea SPS Flow Meter Installation (8)	—	\$4,500	—	—	—	—
6	Construction/Maintenance Equipment Purchase/Replacement (9)	—	—	—	—	—	—
	a. Montgomery Avenue SPS Emergency Generator	—	\$16,000	—	—	—	—
	b. Sewer System Maintenance Vehicle	—	\$30,000	—	—	—	—
	c. Bulk Hauling Tanker/Truck	—	—	\$220,000	—	—	—
7	Eureka WWTP Main Switchgear Circuit Breaker Replacement (10)	—	\$60,000	—	—	—	—
8	Eureka WWTP Influent Screening System (11)	—	\$100,000	\$375,000	—	—	—
9	Eureka WWTP Disinfection System Replacement (12)	—	\$70,000	—	—	—	—
10	Basins AIB and C/D/G Collection/Conveyance System Rehab (13)	—	\$253,000	\$469,000	\$483,000	\$497,000	\$512,000
11	Potential HTMA WWTP Capital Improvements (14)	—	—	\$16,000	\$92,000	\$210,000	\$173,000
12	Misco Industrial Park Area Collection System Rehab (15)	—	—	\$30,000	\$345,000	—	—
13	Eureka WWTP Security Improvements (16)	—	—	\$150,000	\$50,000	\$50,000	—
14	Eureka WWTP Honey-Dipper Offload Station Improvements (17)	—	\$20,000	\$465,000	—	—	—
15	Eureka WWTP Influent Flow Equalization System (18)	—	\$50,000	\$1,000,000	\$1,980,000	—	—

ITEM NO.	PROJECT	YEAR/ESTIMATED PROJECT COST (1)(2)(3)					
		2012	2013	2014	2015	2016	2017
16	Eureka WWTP Grit Dumping/Draining Pad (19)	—	—	\$30,000	—	—	—
17	Eureka WWTP Tank "A" Mixer Rehabilitation (20)	—	—	\$17,000	\$17,500	\$18,000	—
18	Basin "E" Manhole Replacements (21)	—	—	\$100,000	\$150,000	—	—
19	Install Equipment Storage/Garage Facility (22)	—	—	—	—	\$515,000	—
20	Eureka WWTP Grinder Chamber Enclosure (23)	—	—	—	—	—	\$285,000
21	Eureka WWTP Phosphorous Reduction Facilities (24)	—	—	—	—	—	\$3,300,000
TOTALS		\$52,000	\$768,800	\$2,942,000	\$3,117,500	\$1,290,000	\$4,270,000

NOTES

- (1) Budgetary project cost estimates include estimated contingencies/engineering/legal/inspection costs, based upon type/scope of each project, unless otherwise noted.
 - (2) Budgetary project cost estimates do not include easement or property acquisition costs.
 - (3) Budgetary project cost estimates are based upon 2013 Construction Year (Sept. 2013) data, or have been adjusted for future year construction cost.
 - (4) Project scope involved replacement of soda ash mixing tank and feed system electrical/instrumentation within soda ash silo.
 - (5) Project scope involves installation of Decant Pumping System within Tank "B" sludge storage area to remove excess supernatant thereby reducing sludge dilution/disposal costs, as well as a pumping system to facilitate the transfer of Tank "B" surge storage to Tank "A". Costs noted based on equipment/materials installation by MTMSA personnel.
 - (6) Project scope involved replacement and/or relocation of existing electrical/instrumentation equipment inside of the WWTP effluent metering chamber to above grade enclosure due to severe environmental conditions.
 - (7) Project scope involved rehabilitation of sanitary sewer manholes within sanitary sewer collection system to repair damage caused by adjacent trees/plantings, and/or address potential I/I conditions based upon inspections performed by MTMSA Staff in late 2011. Costs noted exclude reimbursement by Montgomery Glen HOA for "extraordinary" repairs per 1999 Settlement Agreement.
 - (8) Project scope involved the replacement of existing flow meter at the MTMSA's Gwynedd Lea SPS.
 - (9) Proposed purchase of construction/maintenance equipment for use by MTMSA personnel, as requested by WWTP Superintendent. Cost information provided by WWTP Superintendent.
 - (10) Project scope involved the replacement of the existing obsolete main circuit breakers within the WWTP main switchgear to ensure reliability of electrical systems.
-

- (11) Project scope involves the installation of an influent screening system at Tank "A" to remove rags and floatable debris to address ongoing O/M concerns in downstream process/treatment equipment.
- (12) Project scope involves the replacement of the existing chlorine gas feed equipment with hypochloride solution feed system to facilitate handling and storage of disinfection chemicals.
- (13) Project scope involves completion of various I/I Reduction Program Projects within existing collection/conveyance systems located in Basins A/B and C/D/G based upon ongoing investigative work performed by MTMSA Staff. Work completed in 2013 was focused on Basin "B".
- (14) Potential HTMA WWTP Capital Improvement Projects to be based upon information/costs provided by HTMA Executive Director via e-mail dated 10/1/13. Costs will be based on MTMSA's capital cost sharing percentage per current Intermunicipal Sewer Service Agreement.
- (15) Project scope involves repair/replacement of defective sections of sanitary sewer collection system within Misco Basin to address excessive root growth and I/I issues. Scope of project must be further refined by impending internal pipeline video inspection work. Cost for corrective work to be assessed to Misco Sewer District users upon completion.
- (16) Project scope involves installation of improvements to increase security at the Eureka WWTP site, including a controlled access gate, security cameras and building access key card system. Estimated costs provided by MTMSA Manager.
- (17) Project scope involves the installation of improvements at existing honey dipper off load station to preliminarily process septic waste prior to discharge to WWTP headworks.
- (18) Project scope involves the installation of a 2.5 MG wastewater storage tank at the Eureka WWTP site to temporarily store wet weather flows discharged to the plant during significant rainfall events related to I/I conditions within the tributary sanitary sewer collection/conveyance system.
- (19) Project scope involves installation of grit dumping/draining pad and associated enclosure to allow dewatering of grit to reduce disposal costs. Estimated costs provided by WWTP Superintendent.
- (20) Project scope involves rehabilitation of three (3) original anoxic mixers within Tank "A" at Eureka WWTP site.
- (21) Project scope involves replacement of existing brick manholes with precast concrete structures to address I/I conditions with Basin "E".
- (22) Project scope involves construction of a 50' x 80' steel fabricated building on the Eureka WWTP site to house MTMSA equipment/vehicles.
- (23) Project scope involves construction of a 26' x 24' pole building with odor control system and associated appurtenances to enclose influent grinder chamber at Eureka WWTP site.

Project scope involves the installation of tertiary treatment process to reduce phosphorous concentrations in plant effluent based upon anticipated standards to be established in conjunction with impending Neshaminy Creek TMDL Study. Project costs noted are preliminary, as detailed evaluation of available best technology alternatives can not be completed until actual future effluent discharge limits have been established.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Montgomery Township Municipal Sewer Authority 2013 Tapping Fee Agreements

MEETING DATE: December 16, 2013

ITEM NUMBER: *418*

MEETING/AGENDA: WORK SESSION

ACTION XX NONE

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

INITIATED BY: Karyn Koerwer
MTMSA Manager

BOARD LIAISON: Joseph P. Walsh, Chairman
Liaison - MTMSA

BACKGROUND:

Please see attached memo containing the Montgomery Township Municipal Sewer Authorities Tapping Fee Agreements from Karyn Koerwer, Montgomery Township Sewer Authority Manager.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Consider approval of the Sewer Authority's Tapping Fee Agreements for 2013.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we have reviewed the Montgomery Township Sewer Authority Agreements per the attached memo.

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.



TOWNSHIP

MUNICIPAL SEWER AUTHORITY

1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936-9605

TELEPHONE (215) 393-6930

FAX (215) 362-8711

December 9, 2013

To: Montgomery Township Board of Supervisors
Larry Gregan, Township Manager

From: Karyn L. Koerwer 
Montgomery Township Municipal Sewer Authority Manager

Re: Tapping Fee Agreements approved in 2013

Following are the Tapping Fees & Development Agreements approved by the Board of the Authority in 2013:

Montgomery Pointe Phase 3	36 EDU's	Eureka Basin
Assi Plaza	11 EDU's	Eureka Basin
Montgomery Preserve Phase 1	18 EDU's	Eureka Basin
Montgomery Knoll	7 EDU's	Eureka Basin
Montgomery Walk Ph. II B	30 EDU's	Eureka Basin
Beer & Wine Mill	3 EDU's	Hatfield Basin
Gwynmont West	9 EDU's	Upper Gwynedd
Little Pods	2 EDU's	Upper Gwynedd
Orleans	18 EDU's	Eureka Basin
Shetland Group	2 EDU's	Hatfield Basin

If you would like a copy of any of the above mentioned agreements please let me know and we will be happy to provide same to you.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Adoption of Montgomery Township 2014 Final Budget

MEETING DATE: December 16, 2013

ITEM NUMBER: *#19*

MEETING/AGENDA: WORK SESSION

ACTION **xx**

NONE

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

INITIATED BY: Shannon Q. Drosnock
Finance Director

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

BACKGROUND:

The Proposed Budget for 2014 was presented to the Board of Supervisors in early October 2013. The Board held four public workshop meetings on the budget in October and approved the Preliminary Budget on November 25, 2013. The proposed budget was advertised on November 26, 2013 for consideration for final adoption at the Board Meeting on December 16, 2013. A brief presentation on the proposed Final Budget will be made at the December 16th public meeting. Please see the attached budget summary documents.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

Adoption of Preliminary Budget.

ALTERNATIVES/OPTIONS:

The deadline for adoption of the Final Budget is December 31, 2013. For any revisions to the proposed final budget, if the estimated revenues or expenses in the final budget are increased more than ten percent in the aggregate or more than twenty-five percent in any major category over the proposed budget, the budget may not be legally adopted with those increases unless it is again advertised once, the same as the original proposed budget, and an opportunity (twenty days) given to taxpayers to examine the proposed amended budget. This would result in delay of adoption of the Final Budget until January 2014 and possible loss of authority to spend money in the new year until a budget is adopted.

BUDGET IMPACT:

Adopts entire budget for the 2014 fiscal year.

RECOMMENDATION:

Adoption of the final 2014 Montgomery Township Budget.

MOTION/RESOLUTION:

There are four (4) separate Resolutions to approve the 2014 Budget. Please see attached four (4) sheets for these Resolutions.

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.

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that the 2014 Montgomery Township Budget be adopted as presented on November 25, 2013 and as advertised on November 26, 2013 and as described in the attached summary.

MOTION BY:

SECOND BY:

VOTE:

DATE: December 16, 2013

cc: L. Gregan, S. Drosnock, Minute Book, Resolution File

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that the 2014 Tax Levy Resolution of Montgomery Township be adopted as follows:

General Fund	.89 mills or 8.9 cents per every \$100 of assessed value
Debt Service	.24 mills or 2.4 cents per every \$100 of assessed value
Fire Protection	.17 mills or 1.7 cents per every \$100 of assessed value
<u>Park & Recreation</u>	<u>.19 mills or 1.9 cents per every \$100 of assessed value</u>
Total	1.49 mills or 14.9 cents per every \$100 of assessed value

BE IT FURTHER RESOLVED by the Board of Supervisors of Montgomery Township that Montgomery Township establishes the Homestead Exclusion amount for the year 2014 at \$30,000, to be applicable to residential properties that are owner occupied and have been approved by the Montgomery county Board of Assessments.

MOTION BY:

SECOND BY:

VOTE:

DATE: December 16, 2013

cc: L. Gegan, S. Drosnock, P. Gallagher, Minute Book, Resolution File

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby establish the following street light assessments for 2014:

DISTRICT	ASSESSMENT PER EACH PROPERTY BENEFITTED (DWELLING UNIT)
District 1	\$40.00
District 2	\$10.00

MOTION BY:

SECOND BY:

VOTE:

DATE: December 16, 2013

cc: L. Gregan, S. Drosnock, P. Gallagher, Minute Book, Resolution File

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the following maximum departmental salary/wage increases for 2014 with the adoption of the 2014 Budget:

Administration	Maximum of \$15,250
Finance	Maximum of \$12,200
Police (Uniformed)	Per Collective Bargaining Agreement
Police (Command)	Maximum of \$8,150
Police (Non-Uniformed)	Maximum of \$10,575
Planning	Maximum of \$9,250
Public Works	Maximum of \$26,200
Fire (Non-Union)	Maximum of \$2,800
Fire (union)	Per Collective Bargaining Agreement
Park & Recreation	Maximum of \$2,100

MOTION BY:

SECOND BY:

VOTE:

DATE: December 16, 2013

cc: L. Gegan, A. Shade, M. Swiggard, K. Costello, R. Lesniak, B. Shoupe,
Chief S. Bendig, Minute Book, Resolution File

**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**

Fund-Dept	2013 Org. Budget	2014 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: Announcement of Re-Organization Meeting Date and Consideration of Authorization to Advertise for Re-Organization meeting on January 6, 2014

MEETING DATE: December 16, 2013

ITEM NUMBER: #20

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:

The Second Class Township Code requires municipalities to reorganize on the first Monday of the year. January 6, 2014 is the date for the Montgomery Township reorganization meeting. The township is required to advertise this meeting.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Authorize the Township Manager to advertise the reorganization meeting for Montgomery Township on Monday, January 6, 2014.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the advertisement of the reorganization meeting of the Township for Monday, January 6, 2014 at 8:00 p.m. at the Township building.

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.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Payment of Bills

MEETING DATE: December 16, 2013

ITEM NUMBER: #21


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:

Please find attached a list of bills for your review.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approval all bills as presented.

MOTION/RESOLUTION:

None.

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

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
25532	12/4/13	00000967	DELAWARE VALLEY HEALTH INSURANCE	946.96
25533	12/4/13	00000499	MONTGOMERY TWP. PROFESSIONAL	196.26
25534	12/4/13	1264	MORGAN STANLEY SMITH BARNEY INC	6,454.71
56084	12/5/13	00001783	THE HOMER GROUP	2,213.08
56085	12/16/13	00000565	ABOUT ALL FLOORS	17,370.93
56086	12/16/13	00000006	ACME UNIFORMS FOR INDUSTRY	519.82
56087	12/16/13	00902448	ADP	12.96
56088	12/16/13	00000053	ALLIED WASTE SERVICES #320	3,283.15
56089	12/16/13	00000031	AT&T	235.01
56090	12/16/13	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	95.48
56091	12/16/13	00000417	NANCY J. LARKIN	846.00
56092	12/16/13	BT006398	BATTERIES PLUS BULBS	25.00
56093	12/16/13	00000043	BERGEY'S	589.62
56094	12/16/13	00001938	BILL WIEGMAN	90.00
56095	12/16/13	00001903	BRIAN JANSSENS	45.00
56096	12/16/13	00000076	GREGORY BENCSIK	16.50
56097	12/16/13	00000069	C L WEBER CO INC.	22.50
56098	12/16/13	00000380	CARL HERR	120.00
56099	12/16/13	00000295	AVAYA, INC	2,941.76
56100	12/16/13	00001601	CDW GOVERNMENT, INC.	59.39
56101	12/16/13	BT005815	COLOR ME MINE ENTERPRISES INC.	431.28
56102	12/16/13	00000363	COMCAST CABLE	216.90
56103	12/16/13	00000335	COMCAST CORPORATION	942.53
56104	12/16/13	00001937	STEPHEN P. DIGIOVANNI	2,631.28
56105	12/16/13	00000108	COUNTY ELECTRIC SUPPLY COMPANY, INC	33.77
56106	12/16/13	00000326	COUNTY OF MONTGOMERY	48.21
56107	12/16/13	00000159	SSL GROUP LP	84.98
56108	12/16/13	00001265	DANIEL J. ROSE	60.00
56109	12/16/13	00000024	DAVID P. BENNETT	75.00
56110	12/16/13	00001945	DAVID S. WOLFE	75.00
56111	12/16/13	00000629	DAVIDHEISER'S INC.	190.50
56112	12/16/13	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	140.13
56113	12/16/13	00000208	DELL MARKETING L.P.	927.00
56114	12/16/13	00001172	DETLAN EQUIPMENT, INC.	79.87
56115	12/16/13	00001166	DRUMHELLER CONSTRUCTION, INC.	22,583.69
56116	12/16/13	00000967	DELAWARE VALLEY HEALTH INSURANCE	137,088.50
56117	12/16/13	00001332	EAGLE POWER & EQUIPMENT CORP	156.50
56118	12/16/13	00000161	EUREKA STONE QUARRY, INC.	73.14
56119	12/16/13	00000605	CAMP SPIRIT, LLC	759.00
56120	12/16/13	00000169	FEDEX	32.73
56121	12/16/13	00001466	FEDEX OFFICE	13.95
56122	12/16/13	LST06107	FITNESS TOGETHER	86.00
56123	12/16/13	00000611	FUN EXPRESS LLC	124.87
56124	12/16/13	00001852	G.L. SAYRE, INC.	27.24

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
56125	12/16/13	00000191	GENERAL CODE, LLC	4,583.24
56126	12/16/13	00001842	GLEN ROETMAN	60.00
56127	12/16/13	00001323	GLICK FIRE EQUIPMENT COMPANY INC	11,444.36
56128	12/16/13	00000229	GRAINGER	87.82
56129	12/16/13	00000215	HAVIS, INC.	174.40
56130	12/16/13	00000133	BYM INC.	165.00
56131	12/16/13	00001857	HORSHAM VETERINARY HOSPITAL P.C.	266.79
56132	12/16/13	00000102	INTERSTATE BATTERY SYSTEMS OF	36.95
56133	12/16/13	00001067	INTOXIMETERS, INC.	325.00
56134	12/16/13	00001272	J & M TIRE & AUTO TRANSPORT INC.	2,092.96
56135	12/16/13	00000522	JOE BIFOLCO	140.00
56136	12/16/13	00000890	JOHN H. MOGENSEN	105.00
56137	12/16/13	00001817	A & B SUPPLY	116.00
56138	12/16/13	00001581	JOSEPH J. SIMES	240.00
56139	12/16/13	00001843	JOSEPH M. BENNETT	60.00
56140	12/16/13	00000264	KENCO HYDRAULICS, INC.	662.76
56141	12/16/13	00000271	LANSDALE CHRYSLER PLYMOUTH INC.	23,068.65
56142	12/16/13	00000284	LIZELL OFFICE FURNITURE	765.00
56143	12/16/13	00001706	LOWE'S COMPANIES INC.	107.84
56144	12/16/13	BT003446	LUV MY PET	36.95
56145	12/16/13	00000421	LYNN CARD COMPANY	73.70
56146	12/16/13	00001170	MARTIN STONE QUARRIES, INC.	3,649.01
56147	12/16/13	00000578	MARVIN MOSEBY	75.00
56148	12/16/13	00000440	MARY NEWELL	45.00
56149	12/16/13	00000201	LAWRENCE J. MURPHY	1,295.39
56150	12/16/13	00000974	MCCARTHY AND COMPANY, PC	300.00
56151	12/16/13	00001920	MICHAEL H. BEAN	225.00
56152	12/16/13	00001961	MICHAEL LONG	80.00
56153	12/16/13	00000867	MICHAEL SHEARER	45.00
56154	12/16/13	00002016	MICHAEL SHINTON	45.00
56155	12/16/13	00001247	NELSON WIRE ROPE CORPORATION	455.11
56156	12/16/13	00000534	NORTH PENN YMCA	400.00
56157	12/16/13	00000356	NORTH WALES WATER AUTHORITY	73.07
56158	12/16/13	00000356	NORTH WALES WATER AUTHORITY	81,650.00
56159	12/16/13	00000186	JAROTH INC.	178.12
56160	12/16/13	00001840	PAUL R. MOGENSEN	15.00
56161	12/16/13	00000095	PAUL SMITH	60.00
56162	12/16/13	00000399	PECO ENERGY	9,949.08
56163	12/16/13	00000397	PECO ENERGY	11,026.03
56164	12/16/13	00000726	PENN-HOLO SALES & SERVICES	84.30
56165	12/16/13	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC.	114.65
56166	12/16/13	00000613	PETER CHIMERA	30.00
56167	12/16/13	00000009	PETTY CASH	800.00
56168	12/16/13	00000446	PHISCON ENTERPRISES, INC.	500.00

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
56169	12/16/13	00000345	PRINTWORKS & COMPANY, INC.	1,140.71
56170	12/16/13	00001689	AMERICAN BUSINESS FORMS INC	137.93
56171	12/16/13	00000252	SUNG K. KIM	657.75
56172	12/16/13	BT005461	QUINTILES COMMERCIAL US INC	39.94
56173	12/16/13	00000519	RACHEL TROUTMAN	60.00
56174	12/16/13	00000439	RED THE UNIFORM TAILOR	26,229.20
56175	12/16/13	00001146	RESERVE ACCOUNT	3,000.00
56176	12/16/13	00902835	RICHARD C. MCCORMICK	562.50
56177	12/16/13	00000117	RIGGINS INC	3,038.79
56178	12/16/13	00000115	RIGGINS, INC	5,207.39
56179	12/16/13	00000653	SCATTON'S HEATING & COOLING, INC.	1,133.42
56180	12/16/13	00000163	SHARON TUCKER	209.54
56181	12/16/13	00000015	NEXTEL PARTNERS OPERATING CORP	414.57
56182	12/16/13	00001847	STAPLES CONTRACT & COMMERCIAL, INC	1,457.85
56183	12/16/13	00000593	SUBURBAN SALES & SERVICE, INC.	220.30
56184	12/16/13	00000939	SUNGARD PUBLIC SECTOR	6,914.60
56185	12/16/13	00001781	SUPPLEE BROS. INC.	341.48
56186	12/16/13	00001200	SYNATEK	2,817.50
56187	12/16/13	00000485	SYRENA COLLISION CENTER, INC.	3,669.30
56188	12/16/13	00001783	THE HOMER GROUP	3,490.00
56189	12/16/13	00001791	PHILADELPHIA PROTECTION BUREAU, INC	281.00
56190	12/16/13	00000065	TIMOTHY MURRAY	45.00
56191	12/16/13	00000327	U.S. MUNICIPAL SUPPLY INC.	996.72
56192	12/16/13	00000032	VISA	36.00
56193	12/16/13	00000520	VALLEY POWER, INC.	495.00
56194	12/16/13	00000040	VERIZON PENNSYLVANIA INC	798.06
56195	12/16/13	00001033	VERIZON CABS	542.02
56196	12/16/13	00000170	VERIZON COMMUNICATIONS, INC.	129.99
56197	12/16/13	00000170	VERIZON COMMUNICATIONS, INC.	129.99
56198	12/16/13	00000038	VERIZON WIRELESS SERVICES, LLC	814.42
56199	12/16/13	00000038	VERIZON WIRELESS SERVICES, LLC	166.04
56200	12/16/13	00001839	VINAY SETTY	120.00
56201	12/16/13	00000442	VINCENT ZIRPOLI	270.00
56202	12/16/13	00000131	WAREHOUSE BATTERY OUTLET	10.58
56203	12/16/13	00001191	WARREN FUCHS	45.00
56204	12/16/13	00000760	WASTE MANAGEMENT OF	545.61
56205	12/16/13	00001329	GENUINE PARTS COMPANY - NAPA	477.12
56206	12/16/13	00000632	WEST GENERATOR SERVICES INC.	792.00
56207	12/16/13	00001948	WILLIAM H. FLUCK IV	40.00
56208	12/16/13	00000249	WILLIAM R. GOLTZ	105.00
56209	12/16/13	00000116	WINZER CORPORATION	68.40
56210	12/16/13	00001317	WIRELESS COMMUNICATIONS &	2,126.43
56211	12/16/13	00000547	WORLDWIDESTEREO	675.94
56212	12/16/13	00000551	XPEDX/PHILADELPHIA DIVISION	620.00

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
56213	12/16/13	00000590	YOCUM FORD	390.76
56214	12/16/13	00000209	BOUCHER & JAMES, INC.	15,373.29
56215	12/16/13	00000085	CHAMBERS ASSOCIATES, INC.	2,842.00
56216	12/16/13	00001902	ELLIOTT GREENLEAF &	425.00
56218	12/16/13	00000817	GILMORE & ASSOCIATES, INC.	58,235.60
56219	12/16/13	00001023	KERNS, PEARLSTINE, ONORATO	8,333.00
56220	12/16/13	00000610	RUBIN, GLICKMAN, STEINBERG AND	416.00
56222	12/16/13	00001984	TRAFFIC PLANNING AND DESIGN, INC.	43,686.80
56223	12/16/13	00000077	TRISTATE ENVIRONMENTAL	1,800.00
TOTAL				561,248.92

MONTGOMERY TOWNSHIP ELECTRONIC PAYROLL TAX PAYMENTS

<u>DATE</u>	<u>VENDOR NAME</u>	<u>REASON FOR PAYMENT</u>	<u>AMOUNT</u>
11/27/2013	Commonwealth of PA	State Tax Payment	\$7,960.74
12/02/2013	IRS	945 Payment	\$3,911.04
12/02/2013	ICMA	DROP Plan Payment	\$16,922.39
12/05/2013	IRS	941 Payment	\$125,086.68
12/05/2013	BCG	401/457 Plan Payment	\$24,844.43
12/05/2013	SCDU	Withholding Payment	\$2,996.44
12/09/2013	City of Philadelphia	Nov. Wage Tax Payment	\$702.90
12/11/2013	Commonwealth of PA	State Tax Payment	\$12,928.20
Total Paid as of 12/16/2013			\$195,352.82